

Agenda Including Addeds

Planning and Environment Committee

The 4th Meeting of the Planning and Environment Committee

February 3, 2020, 4:00 PM

Council Chambers

Members

Councillors M. Cassidy (Chair), J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, Mayor E. Holder

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The Committee will recess at approximately 6:30 PM for dinner, as required.

	Pages
1. Disclosures of Pecuniary Interest	
2. Consent	
2.1 Urban Design Peer Review Panel Terms of Reference	3
2.2 Application - 865 Kleinburg Drive (H-9136)	26
2.3 Application - Exemption from Part-Lot Control - 1877 Sandy Somerville Lane-Block 1-33M-758 (P-9076)	39
2.4 Application - Exemption from Part-Lot Control - 3316 Strawberry Walk and 2675 Asima Drive (P-9150)	46
2.5 2019 Annual Development Report	55
2.6 Building Division Monthly Report for December 2019	68
3. Scheduled Items	
3.1 Not to be heard before 4:00 PM - Delegation - S. Levin, Chair, Environmental and Ecological Planning Advisory Committee - 1st Report of the Environmental and Ecological Planning Advisory Committee	76
3.2 Public Participation Meeting - Not to be heard before 4:00 PM - 464-466 Dufferin Avenue and 499 Maitland Street (OZ-9130)	96
3.3 Public Participation Meeting - Not to be heard before 4:00 PM - Application - 6682 Fisher Lane (TZ-9132)	131
3.4 Public Participation Meeting - Not to be heard before 4:00 PM - Victoria Park Secondary Plan (O-8978)	149
a. <i>(ADDED) S. Stapleton, Auburn Developments</i>	391
4. Items for Direction	
4.1 Councillor A. Hopkins - Review of Bill 108 at it relates to Conservation Authorities	400

4.2	1st Report of the Agricultural Advisory Committee	401
4.3	1st Report of the Trees and Forests Advisory Committee	416

5. Deferred Matters/Additional Business

6. Confidential

6.1 Solicitor-Client Privilege/Litigation or Potential Litigation

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal (“LPAT”), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

7. Adjournment

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: George Kotsifas, P. Eng.
Managing Director, Development and Compliance Services &
Chief Building Official
Subject: Urban Design Peer Review Panel Terms of Reference
Meeting on: February 3, 2020

Recommendation

That, on the recommendation of the Director, Development Services, with the concurrence of the City Clerk, the following actions be taken with respect to the proposed amendments to the Terms of Reference for the Urban and Design Peer Review Panel (UDPRP):

- a) the staff report dated February 3, 2020 **BE RECEIVED**;
- b) the Urban Design Peer Review Panel Terms of Reference – April, 2008 attached as Appendix “B” **BE REPEALED**; and,
- c) the Urban Design Peer Review Panel Terms of Reference attached as Appendix “A”, **BE APPROVED**.

Executive Summary

Summary of Request

This report is seeking approval from the Municipal Council of the revised Urban Design Peer Review Panel (UDPRP) Terms of Reference attached as Appendix “A” to this report. A copy of the current Terms of Reference is attached as Appendix “B” to this report.

Purpose and the Effect of Recommended Action

The purpose and effect of the revised UDPRP Terms of Reference is to allow for greater clarity, certainty and consistency with respect to the operation and functioning of the Panel.

Rationale of Recommended Action

The Civic Administration is recommending that the current Terms of Reference be revised to address concerns related to the investigation and adjudication of UDPRP member conduct.

Analysis

1.0 Relevant Background

On December 10, 2019, Municipal Council resolved the following:

That the matter of the Urban Design Peer Review Panel Terms of Reference Update BE REFERRED back to the Civic Administration in order to further review and report back on implications related to the Municipal Conflict of Interest Act.

This report provides information regarding conflict of interest matters for the UDPRP as well as recommended solutions which have been incorporated into the revised UDPRP Terms of Reference.

2.0 Key Issues and Considerations

2.1 December 2019 Proposed UDPRP Terms of Reference

The December 2019 proposed revised UDPRP Terms of Reference provided the following section related to conflict of interest:

8.0 Conflict of Interest

In this section:

“Relative” means a person’s spouse, common-law spouse, same-sex partner, child, parents, siblings or a spouse of any of the forgoing.

“Spouse”, “Child”, “parent” shall have the meanings ascribed to them in the Municipal Conflict of Interest Act, R.S.O. 1990, c M.50.

In the performance of his or her duties, a UDPRP member shall not:

- place him or herself in a position where a member is under obligation to any person who might benefit from special consideration or favour or who might seek preferential treatment in any way;*
- accord preferential treatment to relatives or to organizations in which the member, his or her child, parent or spouse, have an interest, financial or otherwise;*
- deal with an application to the City for a grant, award, contract, permit or other benefit involving the member or his or her immediate relative;*
- place his or herself in a position where the member could derive any direct benefit or interest from any matter about which he/she can influence decisions; and*
- benefit from the use of information acquired during the course of his or her official duties which is not generally available to the public.*

Where a UDPRP Member believes he or she has a conflict of interest in a particular matter, he or she shall:

- prior to any consideration of the matter, disclose his or her interest and the general nature thereof;*
- remove themselves from the table for the duration of time that the matter is being considered; take part in the discussion or recommendation in respect of the matter; and*
- not attempt in any way whether before, during or after the meeting to influence the voting on any such question or recommendation.*

A request for an investigation of a complaint that a UDPRP member has contravened the above shall be:

- made in writing, setting out reasonable and probable grounds for the allegation that a member has contravened the above Conflict of Interest Policies and signed by an identifiable individual (which includes the authorized signing officer of an organization);*
- filed with the Director, Development Services (or designate), who, in the case of a complaint shall investigate the matter and present the findings to Council in a closed meeting of Council.*

Council, may determine:

- *that there has been no contravention of the Conduct Policy;*
- *that a contravention occurred although the member took all reasonable measures to prevent it;*
- *that a contravention occurred that was trivial or committed through inadvertence or an error of judgment made in good faith; or*
- *that the member has contravened the Conduct Policy and take any corrective actions, including removal from the Advisory Committee.*

The above-noted language reflected an enhanced approach to identifying and addressing potential conflicts of interest of Panel members from the current Terms of Reference (2008) and suggested an approach similar to that of Council's Advisory Committees.

The matter was referred back to the Civic Administration for further consideration based on Municipal Council's concerns about the applicability of the *Municipal Conflict of Interest Act* (MCIA) and the adjudicating body for allegations being Municipal Council.

2.2 Municipal Conflict of Interest Act

The MCIA establishes principles, expectations and remedies for matters of conflicts of interest by Members of Municipal Council and Members of Local Boards. The UDPRP is not established as an Advisory Committee of Municipal Council or Local Board, nor does it possess specific powers or authority as recognized in the purpose and scope of the Terms of Reference. The Panel provides suggestions to development proponents regarding their proposals and recommendations to the Civic Administration for consideration in the formulation of the planning recommendation to Municipal Council or the Approval Authority.

Although the MCIA does not apply to the UDPRP, the Civic Administration has recommended and continue to recommend that a wording be included in the Terms of Reference to address Panel members conduct. The Civic Administration has also recognized the need for greater clarity regarding the status of the UDPRP as being differentiated from Municipal Council's Advisory Committees.

2.3 Integrity Commissioner

The City's Integrity Commissioner reviews allegations of conflict of interest by Members of Council and provides recommendations, based on the investigation, for Municipal Council's consideration. The Integrity Commissioner does not have independent decision-making powers for the adjudication and determination of conduct and conflicts of interest.

It is also noted that the Integrity Commissioner does not review allegations of conflicts of interest for the City's Advisory Committees. The City Clerk conducts investigations and makes recommendations to Municipal Council on the findings.

2.3 Recommended Change

Development Services staff, with the concurrence of the City Clerk, are of the opinion that the best way to address concerns related to the adjudication of conflicts of interest is to revise the approach to the selection and appointment of Panel members and the body reviewing a potential breach of conduct. The following revisions are proposed and incorporated into the recommended Terms of Reference attached as Appendix "A" to this report (revisions are indicated in **bold**):

4.2 Selection

Panel members shall be selected from a qualified pool of candidates and approved by the Director, Development Services. A minimum of one member of the Panel must be practicing or have practiced in the field within London. No member shall be appointed to the UDPRP if they are employees of The Corporation of the City of London or if they are a Member of Council.

8.0 Panel Conduct

In this section:

“Relative” means a person’s spouse, common-law spouse, same-sex partner, child, parents, siblings or a spouse of any of the forgoing.

“Spouse”, “Child”, “parent” shall have the meanings ascribed to them in the Municipal Conflict of Interest Act, R.S.O. 1990, c M.50.

In the performance of his or her duties, a UDPRP member shall not:

- *place themselves in a position where a member is under obligation to any person who might benefit from special consideration or favour or who might seek preferential treatment in any way;*
- *accord preferential treatment to relatives or to organizations in which the member, their child, parent or spouse, have an interest, financial or otherwise;*
- *deal with an application to the City for a grant, award, contract, permit or other benefit involving the member or his or her immediate relative;*
- *place themselves in a position where the member could derive any direct benefit or interest from any matter about which they can influence decisions; and*
- *benefit from the use of information acquired during the course of their official duties which is not generally available to the public.*

Where a UDPRP Member believes they have a conflict of interest in a particular matter, they shall:

- *prior to any consideration of the matter, disclose their interest and the general nature thereof;*
- *remove themselves from the table for the duration of time that the matter is being considered; take part in the discussion or recommendation in respect of the matter; and*
- *not attempt in any way whether before, during or after the meeting to influence the voting on any such question or recommendation.*

A request for an investigation of a complaint that a UDPRP member has contravened the above shall be:

- *made in writing, setting out reasonable and probable grounds for the allegation that a member has contravened the **Panel Conduct of the Terms of Reference** and signed by an identifiable individual (which includes the authorized signing officer of an organization);*
- *filed with the Director, Development Services (or designate), who, in the case of a complaint shall investigate the matter.*

A Conduct Review Committee comprised of the Managing Director, Development and Compliance Services, the Director, Development Services and the Director, City Planning, may determine:

- *that there has been no contravention of the **Panel Conduct**;*
- *that a contravention occurred although the member took all reasonable measures to prevent it;*
- *that a contravention occurred that was trivial or committed through inadvertence or an error of judgment made in good faith; or*
- *that the member has contravened the **Panel Conduct** and take any corrective actions, including removal from the **Panel**.*

With the above revisions to the Terms of Reference, Municipal Council will not be asked to adjudicate allegations of conflicts of interest given that they are not appointing the Panel members. Consistent with the previous version of the Terms of Reference, the Director, Development Services (or designate) will undertake an investigation should a complaint against a Panel member be received. The revisions also provide for a “Conduct Review Committee” comprised of senior-level members of the Civic Administration in order to provide procedural fairness and the avoidance of a single individual appointing UDPRP members, conducting investigations and making determinations on the findings of investigations.

The appointment of Panel members by the Civic Administration is consistent with the approach taken by a number of municipalities with urban design peer review panels.

The proposed recommended changes recognize that the UDPRP is an organized body providing advice to the Civic Administration for consideration in the formulation of planning recommendations, rather than being an Advisory Committee of Council. UDPRP comments are conveyed with the Civic Administration recommendation and Municipal Council or the Approval Authority is the ultimate decision-making authority for planning matters.

3.0 Conclusion

The Civic Administration is recommending an alternative means of addressing Municipal Council’s concerns regarding the investigation and adjudication of UDPRP member conduct. The UDPRP Terms of Reference has been revised to provide for the appointment of members by the Director, Development Services and the establishment of a Conduct Review Committee to review and make determinations on allegations of Panel member conduct. These changes are intended to clarify the status of the Panel being an advisory body to the Civic Administration and to provide an identified group of individuals to adjudicate matters of conduct.

No further changes have been made to the UDPRP Terms of Reference that were considered by Municipal Council in December. It is recommended that the revised Terms of Reference be approved.

Prepared and Recommended by:	Paul Yeoman RPP, PLE Director, Development Services
Concurred by:	Catharine Saunders MPA, RPP City Clerk
Submitted by:	George Kotsifas P.ENG Managing Director, Development and Compliance Services and Chief Building Official
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 Development Services.	

January 27, 2020
JS/js

CC: Heather McNeely, Manager, Development Services (Site Plan)
Michael Pease, Manager, Development Planning
Michael Tomazincic, Manager, Current Planning
Britt O'Hagan, Manager, City Building and Design

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URBAN DESIGN PEER REVIEW PANEL
TERMS OF REFERENCE

February, 2020

TABLE OF CONTENTS

- 1.0 PURPOSE AND RESPONSABILITIES OF THE URBAN DESIGN PEER REVIEW PANEL (UDPRP)**
 - 1.1 Purpose
 - 1.2 Responsibilities
- 2.0 SCOPE OF WORK**
- 3.0 APPLICATIONS REVIEWED BY THE UDPRP**
- 4.0 MEMBER SELECTION, TERM AND REMUNERATION**
 - 4.1 Composition
 - 4.2 Selection
 - 4.3 Term
 - 4.4 Election and Role of Chair
 - 4.5 Remuneration
- 5.0 URBAN DESIGN BRIEF**
- 6.0 MEETINGS**
 - 6.1 UDPRP Meeting Structure
 - 6.2 Quorum
- 7.0 ADMINISTRATION OF PANEL**
- 8.0 CONFLICT OF INTEREST**
- 9.0 CONFIDENTIALITY**

1.0 PURPOSE AND RESPONSIBILITIES OF THE URBAN DESIGN PEER REVIEW PANEL (UDPRP)

1.1 Purpose

The Urban Design Peer Review Panel serves as an independent urban design advisory panel to the City of London. The Panel is strictly an advisory body and does not have the authority to approve or refuse projects or make policy decisions.

1.2 Responsibilities

To provide timely, consistent and effective urban design advice within the planning and development approvals processes by:

- (a) Reviewing development proposals to ensure the intent of the Official Plan, other relevant City policies, and urban design guidelines are met;
- (b) Providing City staff, and through them to development proponents, advice that encourages and supports high-quality design that fits well within the applicable context, aids in contributing to the success of projects, and enhances the quality of life for London's citizens; and,
- (c) Acting as a resource for City staff in the development of urban design policy, goals, guidelines and implementation processes within the approved urban design context of the City of London.

2.0 SCOPE OF WORK

The UDPRP operates as part of the established development review process and supplements the development review process.

The UDPRP provides advice to City staff on applicable planning applications, including Official Plan Amendments, Zoning By-law Amendments, Subdivision Applications and Site Plan Applications pertaining to urban design, as well as advice on urban designed-focused policy amendments and other initiatives. The advice of the UDPRP will be included in the applicable staff reports to the appropriate Committee of Council and/or to the applicable Approval Authority.

The UDPRP will evaluate applications related to their potential role in fostering:

- A well-designed built form;
- Development that is compatible and a good fit within its context;
- A high-quality, distinctive and memorable city image;
- Development that supports a positive pedestrian environment;
- All types of active mobility and universal accessibility;
- High-quality public spaces that are safe, accessible, attractive and vibrant;
- A mix of housing types;
- Sustainability; and,
- A sense of place and character through healthy, diverse and vibrant neighbourhoods.

City staff will consult with the UDPRP members and the development industry, on an as needed basis to review and update the Terms of Reference - Scope of Work of the UDPRP in order to ensure effective outcomes.

3.0 APPLICATIONS REVIEWED BY THE UDPRP

Applications that are to be reviewed by the UDPRP will be selected by the Director, Development Services (or designate). Applications may be selected based on meeting one or more of the following criteria:

- Planning and Development Applications:
 - All public projects of significant scale. Small-scale projects such as pump stations, field houses, and minor park improvements may be exempt;
 - All developments within the Downtown, Transit Village, Mainstreet, Urban Corridor, and Rapid Transit Corridor Place Types (as identified on the map in Appendix 1);
 - All residential, commercial, and mixed-use developments 5-storeys in height and greater;
 - Infill developments (as defined by development of vacant or under-utilized parcels within existing urban areas that are already largely developed), where the proposed intensity is greater than the surrounding neighbourhood **AND** the form proposed is different than existing forms adjacent to the site (i.e. proposed townhouses or apartment with higher density than existing single family dwelling surrounding neighbourhood);
 - Development located at or visible from gateways (identified in *The London Plan*) along entrance streets into the city, including Veterans Memorial Parkway and Highways 401 and 402 (as identified on the map in Appendix 1);
 - Development in special character areas, such as those for which urban design guidelines have been adopted or those in the City's list of established Heritage Conservation Districts (as identified on the map in Appendix 1);
- City Initiated:
 - Urban designed-focused policy amendments and other initiatives lead by the City (such as: guideline documents, secondary plans, etc.)

All qualifying planning applications will be required to submit an Urban Design Brief prior to appearing at the UDPRP. The Panel members will have the opportunity to “green light” any application that is deemed by the Panel to meet all relevant urban design policies, guidelines and overall good urban design principles, thus eliminating the need to go to the panel meeting.

The Director, Development Services (or designate) has the discretionary authority to exempt a development application from additional UDPRP review if it has already received UDPRP review and no further urban design issues are identified.

4.0 MEMBER SELECTION, TERM AND REMUNERATION

4.1 Composition

The Urban Design Peer Review Panel (UDPRP) shall be comprised of not less than six (6) members, with at least three (3) architects and three (3) other professionals that influence the design of the built environment and are qualified in their field; these fields include, landscape architecture, urban design, planning or other professional fields that influence the design of the built environment.

4.2 Selection

Panel members shall be selected from a qualified pool of candidates and approved by the Director, Development Services. A minimum of one member of the Panel must be practicing or have practiced in the field within London. No member shall be appointed to the UDPRP if they are employees of The Corporation of the City of London or if they are a Member of Council.

4.3 Term

Panel members shall serve a two (2) year term from the date of their appointment and shall not sit for two (2) consecutive terms. There will be staggered terms based upon the following schedule to provide for a degree of continuity on the UDPRP:

Two (2) architects and one (1) individual from a profession that influences the design of the built environment, appointed on years ending in even numbers (i.e. 2020).

One (1) architect and two (2) individuals from professions that influence the design of the built environment, appointed on years ending in odd numbers (i.e. 2021).

4.4 Election and Role of Chair

Members of UDPRP will elect a Chair at the first UDPRP meeting of the year with a term of (1) one calendar year. The Chair should have a minimum of one (1) year experience on the UDPRP to be eligible.

The role of Chair, or their designate, will be to preside over the discussions for each agenda item to ensure it receives a fair and thorough consideration from all members.

The Chair, or their designate, will provide a verbal summary of UDPRP advice and commentary at the end of each agenda item.

Within 10 business days of the relevant UDPRP meeting, a formal memo signed by the UDPRP Chair, or their designate, will be issued to relevant City Staff and he applicant.

4.5 Remuneration

There shall be no remuneration for UDPRP members.

Panel members travelling from locations outside of London may be compensated for their travel expenses within reason and at the discretion of the Director, Development Services (or designate).

5.0 URBAN DESIGN BRIEF

Proponents of developments selected to be reviewed by the UDPRP will be required to submit an Urban Design Brief for their proposal. Submission materials are required to provide sufficient and appropriate detail to be understood by the UDPRP members (including visuals), with explanatory written material, when necessary.

The requirements of the Urban Design Brief are outlined in the *Urban Design Brief - Terms of Reference*. Depending on the nature of the application, staff may work with the applicant to scope the Urban Design Brief and exempt certain aspects, as required.

Applicants should meet with the City's Urban Design Staff at the pre-consultation stage of development and planning applications, and receive project feedback prior to appearing before the UDPRP.

Urban designed-focused policy amendments and other policy initiatives lead by the City may not require an Urban Design Brief. However, all background information as well as the proposed policy changes or new policy initiatives should be provided to the Panel in line with the deadlines for submitting Urban Design Briefs.

6.0 MEETINGS

UDPRP meetings shall be held monthly, during the third week of the month. Exceptions may be made on the advice of the Director, Development Services or on the availability of members of the UDPRP, as required.

UDPRP meetings shall be attended by the Urban Designer assigned to the file with support from other applicable staff involved in the review of the proposal, to address specific matters.

UDPRP meetings shall be open to the public, but there shall be no written or verbal submissions by any individuals other than City staff, the applicant and/or their design consultant, and members of the UDPRP. The public will have an opportunity to make written or verbal submissions on applications through applicable public participation opportunities.

6.1 UDPRP Meeting Structure

Pre-meeting (UDPRP members and City staff only):

The pre-meeting will allow the UDPRP members to discuss administrative items and give City staff the opportunity to provide clarification regarding any of the items on the agenda as necessary.

Meeting (open to the public):

At the start of the meeting, the UDPRP members will have the opportunity to formally declare conflicts.

Individual items:

Time allotted for each individual item will be determined depending on the complexity of the applications. In the case of City Initiated Zoning By-law and Official Plan Amendments that are primarily design-based related to broad policy, secondary plans, guidelines, and other design related initiatives, City staff leading the project would be considered as the applicant.

Approximately 5 minutes

The applicant and their design consultant, present their project's context, design objectives and how it responds to relevant policies of the City's Official Plan and associated guidelines. **Emphasis should be placed on demonstrating the merits of the development through a series of images, diagrams, models and other visuals.**

Approximately 20 minutes

The UDPRP will deliberate and offer their comments and recommendations to the proponent. The UDPRP's comments will be based on Council-approved Official Plan policy and associated policies of the City. UDPRP comments may range from an acknowledgement of the positive design qualities of a proposal, to suggestions that encourage a design which better complies with Official Plan policy and relevant guidelines.

Relevant City staff involved in the review of the application will be present to respond to any questions or requests for clarification.

Within 10 business days following the UDPRP meeting, a formal memo signed by the UDPRP Chair, or his/her designate, will be issued to relevant City staff and the applicant. The memo will summarize the UDPRP's comments with respect to the proposed development or design-based initiative in relation to the Official Plan and applicable City policies.

6.2 Quorum

Quorum is achieved when 50% or greater of UDPRP members are present.

Prior to a scheduled meeting:

- If quorum cannot be achieved prior to the scheduled meeting the UDPRP members who are unable to attend the meeting, will digitally review all applications and provide their individual comments to the UDPRP Chair, who will include the comments as part of the deliberations at the meeting.

Day of the scheduled meeting:

- If quorum is not attained at the start of the meeting, or if quorum cannot be met due to a conflict of interest, the UDPRP members may decide collectively if they will continue with the scheduled meeting without quorum with the focus of providing information exchange only. Alternatively, the UDPRP members could choose to adjourn the meeting and review all of the applications digitally and provide their comments to the UDPRP Chair, or their designate, who will compile the comments into a formal memo.

In either case no application will be postponed and each application will receive either a formal memo or a memo providing advice following their scheduled appearance at the UDPRP.

7.0 ADMINISTRATION OF PANEL

The following monthly submission sequence of Urban Design Briefs will apply to all applications appearing before the UDPRP:

1 st week of the month	Wednesday; submission deadline for Briefs submitted to City staff. Friday; Deadline for City staff to review Briefs for completeness and inform applicants of deficiencies.
2 nd week of the month	Wednesday; Deadline for applicant to resubmit materials and complete Urban Design Briefs are forwarded to the UDPRP.
3 rd week of the month	Monday; Deadline for UDPRP Chair to provide staff with a list of “green lit” projects, if applicable. Wednesday; Meeting of the UDPRP.

The agenda for each UDPRP meeting will be provided to UDPRP members along with the applicant submitted Urban Design Brief(s) a minimum of one (1) week prior to each UDPRP meeting. At that time the Panel will have the opportunity to “green light” any application that is deemed by the Panel to meet all relevant urban design policies, guidelines and overall good urban design principles. Upon receipt of written communication from the UDPRP Chair, by end of day on the third Monday of the month, these applications would be removed from the agenda and allowed to proceed immediately to the next step in the application process.

The minutes of all UDPRP meetings will be recorded by staff. Individual UDPRP members will not be identified in the meeting minutes. All comments will be recorded without attribution.

Within five (5) business days following the UDPRP meeting, staff will distribute the minutes the Chair of UDPRP and applicable City staff.

Within eleven (11) business days following the UDPRP meeting, staff will distribute the formal memo signed by the UDPRP Chair, or his/her designate, and the meeting minutes to relevant City staff and the applicant. Along with the formal memo and minutes, a UDPRP Comment Response Table will also be sent to the applicant that will need to be filled out and returned to the City as part of the application review process.

All relevant UDPRP materials including: UDPRP meeting agenda, submitted Urban Design Briefs, UDPRP meeting minutes, and the formal memo issued by the UDPRP Chair shall be published to the UDPRP web page on the City of London website.

Following the review of the application by the UDPRP, should it be determined that the changes made to the development proposal are significant, the applicant may request or be asked by way of a written communication from the Director, Development Services (or designate) to reappear before the UDPRP.

8.0 PANEL CONDUCT

In this section:

“Relative” means a person’s spouse, common-law spouse, same-sex partner, child, parents, siblings or a spouse of any of the foregoing.

“Spouse”, “Child”, “parent” shall have the meanings ascribed to them in the Municipal Conflict of Interest Act, R.S.O. 1990, c M.50.

In the performance of his or her duties, a UDPRP member shall not:

- place themselves in a position where a member is under obligation to any person who might benefit from special consideration or favour or who might seek preferential treatment in any way;
- accord preferential treatment to relatives or to organizations in which the member, their child, parent or spouse, have an interest, financial or otherwise;
- deal with an application to the City for a grant, award, contract, permit or other benefit involving the member or his or her immediate relative;
- place themselves in a position where the member could derive any direct benefit or interest from any matter about which they can influence decisions; and
- benefit from the use of information acquired during the course of their official duties which is not generally available to the public.

Where a UDPRP Member believes they have a conflict of interest in a particular matter, they shall:

- prior to any consideration of the matter, disclose their interest and the general nature thereof;
- remove themselves from the table for the duration of time that the matter is being considered; take part in the discussion or recommendation in respect of the matter; and

- not attempt in any way whether before, during or after the meeting to influence the voting on any such question or recommendation.

A request for an investigation of a complaint that a UDPRP member has contravened the above shall be:

- made in writing, setting out reasonable and probable grounds for the allegation that a member has contravened the Panel Conduct of the Terms of Reference and signed by an identifiable individual (which includes the authorized signing officer of an organization);
- filed with the Director, Development Services (or designate), who, in the case of a complaint shall investigate the matter.

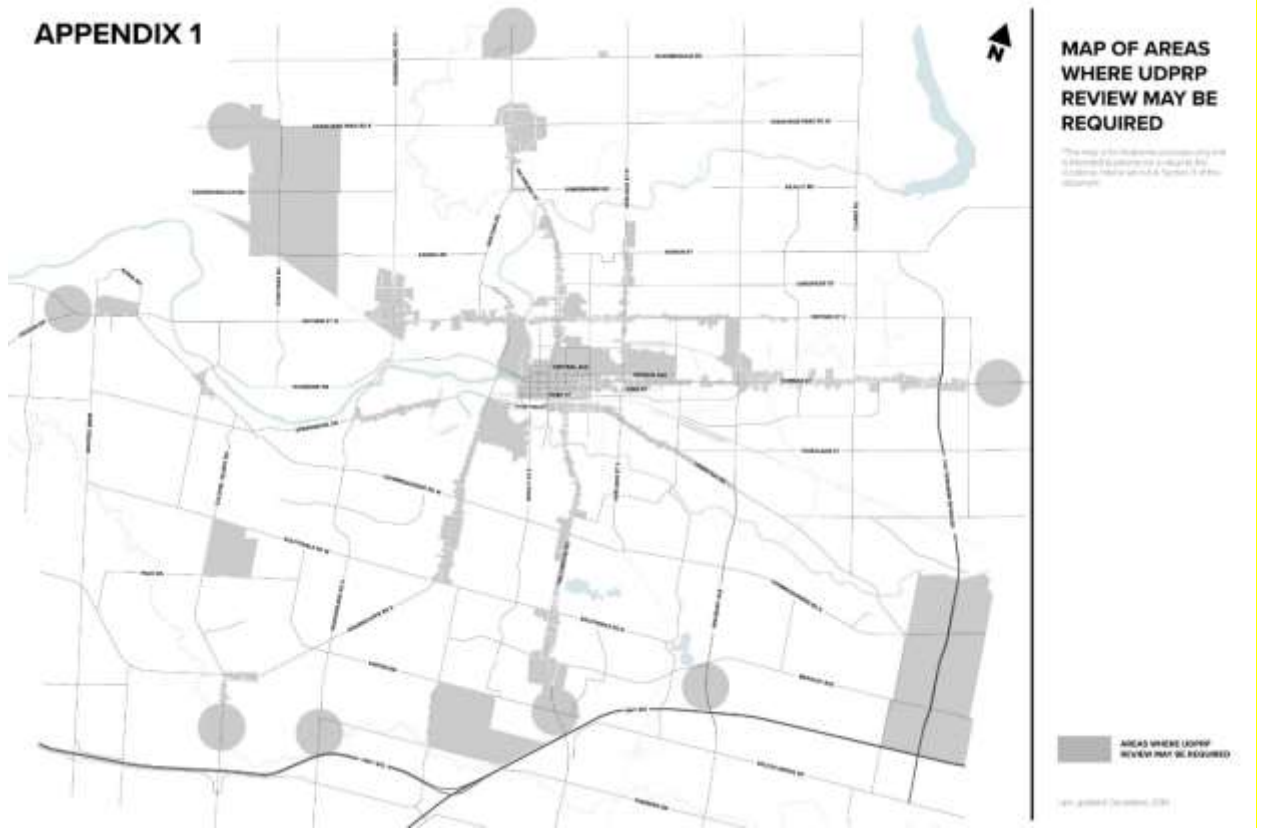
A Conduct Review Committee comprised of the Managing Director, Development and Compliance Services, the Director, Development Services and the Director, City Planning, may determine:

- that there has been no contravention of the Panel Conduct;
- that a contravention occurred although the member took all reasonable measures to prevent it;
- that a contravention occurred that was trivial or committed through inadvertence or an error of judgment made in good faith; or
- that the member has contravened the Panel Conduct and take any corrective actions, including removal from the Panel.

9.0 CONFIDENTIALITY

UDPRP Members may be required to sign a confidentiality agreement pertaining to any material of a proprietary nature which is forwarded to them in carrying out the UDPRP's mandate.

APPENDIX 1



URBAN DESIGN PEER REVIEW PANEL
TERMS OF REFERENCE

April 7, 2008

1.0 PROTOCOL

1.1 PURPOSE

To provide timely, consistent and effective urban design advice within the development approvals process by:

- (d) clarifying urban design policy goals to development proponents that will aid them in delivering projects which contribute good quality design to the public realm;
- (e) reviewing development proposals to ensure the goals of the Official Plan and other City policies are met within in the context of urban design;
- (f) ensuring that new buildings and public spaces demonstrate a high level of design, that fit well within their context, to contribute to London's economic success, competitive advantage and the quality of life for its citizens;
- (g) supporting creative design responses in new development;
- (h) fostering an effective working relationship with the development industry; and
- (i) broadening public discussion about design in London and strengthening public input within the development approvals process.

1.2 COMPOSITION, SELECTION, TERM AND REMUNERATION

Composition:

The Urban Design Peer Review Panel (UDPRP) shall be comprised of not less than six (6) members, with at least three (3) architects, one (1) landscape architect, one (1) LEED Accredited professional; and, one (1) urban planner/designer.

Selection:

Panel members shall be selected from a qualified pool of candidates and approved by Council upon the recommendation of the General Manager of Planning and Development, in consultation with the City's Urban Designer. No member shall be appointed to the UDPRP if they are employees of The Corporation of the City of London or if they are a Member of Council.

Term:

Panel members shall serve a two (2) year term from the date of their appointment and shall not sit for two consecutive terms, noting that there will be staggered terms for the inaugural members, based upon the following schedule, in order to provide for a degree of continuity on the UDPRP:

Two (2) architects; and, one (1) landscape architect for a term ending twelve (12) months from the first meeting of the UDPRP.

One (1) architect; one (1) LEED Accredited professional; and, one (1) urban planner/designer for a term ending twenty-four (24) months from the first meeting of the UDPRP.

Upon completion of the first term of the Panel's existence all new members will then operate on a two year term basis in staggered fashion as mentioned above.

Remuneration:

There shall be no remuneration for UDPRP members.

1.3 OPERATION

- The UDPRP shall provide advice to Planning staff on Planning applications with respect to Official Plan amendments, rezonings and subdivision and site plan applications in the context of urban design.
- The UDPRP shall provide advice to Planning staff on urban design policy, guidelines and other initiatives.
- Applications that are to be reviewed by the UDPRP will be selected by the General Manager of Planning and Development based on the identification of substantive design issues. At the pre-consultation stage characteristics of the project, which will be considered in identifying substantive design issues may include, size, location, prominence, visibility, design sensitivity and surrounding context.

Meetings:

- Submission materials for projects to be reviewed shall be compiled by Planning staff and sent to UDPRP members to review not less than three weeks in advance of the UDPRP's meeting to ensure the Members' familiarity with the project(s).

- Submission materials should provide enough detail to be understood by the UDPRP members and should include the following:
 1. key plan;
 2. coloured copies of the site plan, building elevation plans and landscape plans;
 3. photographs of the surrounding streetscape and adjacent lands;
 4. coloured renderings, digital perspectives or a physical massing model showing the proposed development and its relationship to the adjacent lands;
 5. floor plans for all ground related floors and as required to explain the scheme;
 6. building elevations and materials;
 7. a sun/shadow study;
 8. a brief project description;
 9. a letter from the design consultants addressing the merits of the proposed design recognizing: the design policies contained in the Official Plan and any applicable planning policies and urban design guideline documents and the surrounding building context;

it being noted that:

- (a) all presentation material should be mounted on panels of no more than 0.9m x 1.2 m (3' x 4') in size;
 - (b) the preferred method for submissions to the UDPRP will be electronically; and,
 - (c) the applicant may choose to prepare a PowerPoint presentation with the above information to further explain the proposed application at the UDPRP Panel Meeting.
- UDPRP meetings shall be attended by City planning staff and, where needed, Development Services and Transportation Planning and Design staff.
 - UDPRP meetings shall be open to the public, but there shall be no written or verbal submissions by any individuals other than staff, except by the proponent and their design consultant who shall have an opportunity to make a brief presentation to explain the project's objectives and how it responds to the City's Official Plan and associated policies. Others will have an opportunity to make written or verbal submissions on an application at the appropriate time during the Planning Committee's review process.
 - The UDPRP will commence its review of a project with a brief presentation by Planning and other relevant staff to provide the UDPRP with an understanding of the planning and technical analysis and community context, including comments from any public information meetings held in relation to the project. The presentation by Planning and other relevant staff will then be followed by a brief presentation by the proponent and their design consultant who shall explain the

project's objectives and how it responds to the City's Official Plan and associated policies.

- Following staff and proponent presentations, the UDPRP will have the opportunity to ask questions for clarification before beginning their deliberations and developing its advice with respect to the project(s).
- The UDPRP's comments will be based on Council-approved Official Plan policy and associated policies of the City. UDPRP comments will range from an acknowledgement of the positive design qualities of a proposal, to suggestions that encourage a design which better complies with Official Plan Policy and relevant guidelines.
- Within 10 business days of the relevant UDPRP meeting, a communication signed by the UDPRP Chair, or his/her designate, will be issued to the coordinating development review planner and/or site plan approvals officer and the applicant. The communication will summarize the UDPRP's comments with respect to the proposed development in relation to the Official Plan and applicable City policies.
- If the Planning Committee holds a public participation meeting after a meeting of the UDPRP, which relates to a matter under review by the UDPRP, the comments of the UDPRP will be presented at the public participation meeting by City staff.

Note: Details of all required documentation noted above is outlined in the document Staff Protocol for the Urban Design Peer Review Panel.

1.4 CONFLICT OF INTEREST

The *Municipal Conflict of Interest Act* shall apply to the UDPRP Members in carrying out their duties as a Member of the UDPRP. Accordingly, each member of the UDPRP will be expected to disclose any conflict of interest with respect to matters before the UDPRP and shall not participate in deliberations pertaining to any matter for which they have declared a conflict.

1.5 CONFIDENTIALITY

UDPRP Members may be required to sign a confidentiality agreement pertaining to any material of a proprietary nature which is forwarded to them in carrying out the UDPRP's mandate.

2.0 INTEGRATION WITH THE DEVELOPMENT APPROVALS PROCESS

2.1 COORDINATION OF DESIGN REVIEW

- The assigned planner or site plan approvals officer processing an application that is subject to design review shall coordinate the design review process for those development applications.

2.2 DEVELOPMENT APPROVALS PROCESS

- The UDPRP will operate as part of the established development review process for the City of London.
- The UDPRP will be given the opportunity to comment to Planning staff on proposed applications prior to the commencement of a statutory public meeting relating to the applicable planning application.
- Upon consideration of the application by the UDPRP, should it be determined that the requested changes are significant, the applicant may request or be asked by way of a written communication from the General Manager of Planning and Development or his/her designate, to reappear before the UDPRP to advise the UDPRP as to how the applicant has addressed the requested changes.
- The advice of the UDPRP will be included in the applicable planning application staff reports to the Planning Committee.

Note: Proponents should meet with the City and planning staff (Urban Designer) as early as possible in the planning process. Accordingly, the applicant's appearance before the UDPRP will not present the first discussion regarding urban design that applicant has been engaged in through the process.

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Application By: 660 Sunningdale LP
865 Kleinburg Drive

Meeting on: February 3, 2020

Recommendation

That, on the recommendation of the Director, Development Services, based on the application by 660 Sunningdale LP relating to the property located at 865 Kleinburg Drive, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Holding Business District Commercial Special Provision/Temporary (h*h-100*h-173*BDC2(9)*H18*T-76) Zone **TO** a Business District Commercial Special Provision/Temporary (BDC2(9)*H18*T-76) Zone to remove the "h", "h-100" and "h-173" holding provisions.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the h, h-100 and h-173 holding symbols from the zone map to permit the development of a commercial/residential mixed use building with 116 units.

Rationale of Recommended Action

The conditions for removing the holding provisions have been met, as the required security has been submitted and the subdivision and development agreement has been signed, water looping has been installed, a secondary access is available, and the urban design guidelines have been implemented through the subdivision agreement. All issues have been resolved and the holding provisions are no longer required.

1.0 Site at a Glance

1.1 Property Description

The sites is addressed as 865 Kleinburg Drive, on the southwest corner of Kleinburg Drive and Blackwater Road, north of Sunningdale Road. The subject site previously contained a single detached home which was recently demolished. There are existing residential uses to the south, and west, and vacant lands to the east and north.

1.2 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Main Street
- Existing Zoning –Holding Business District Commercial Special Provision/Temporary (h*h-100*h-173*BDC2(9)*H18*T-76)

1.3 Site Characteristics

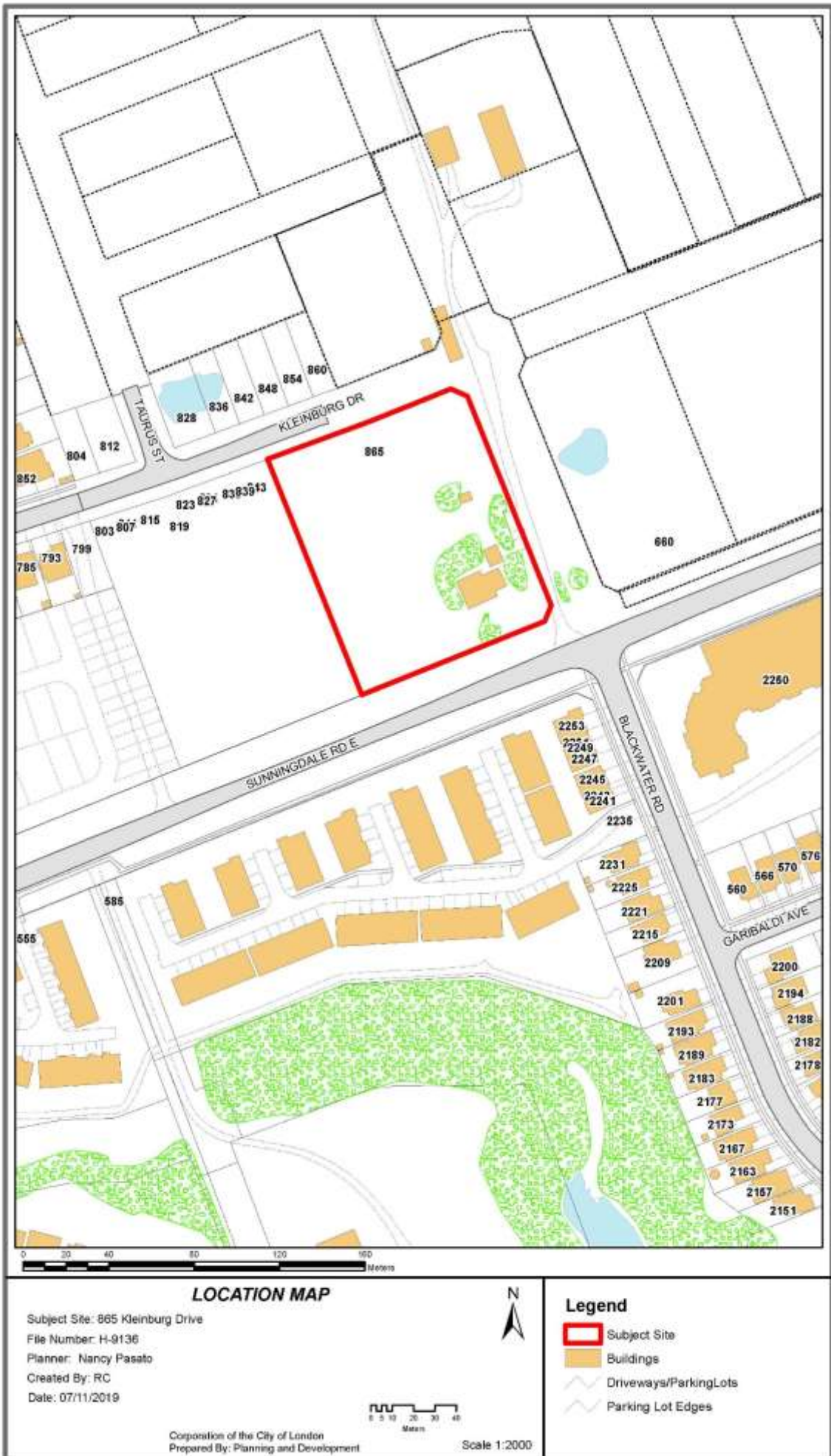
- Current Land Use – vacant
- Frontage – 93 m (305.1 feet)
- Depth – approx. 117 m (383.9 feet)

- Area – approx. 1.15 ha (2.84 acres)
- Shape – rectangular

1.4 Surrounding Land Uses

- North – Vacant – future commercial and residential
- East – Vacant - future commercial and residential
- South – Medium density residential
- West – residential

1.5 Location Map



1.6 Site Plan and Elevations

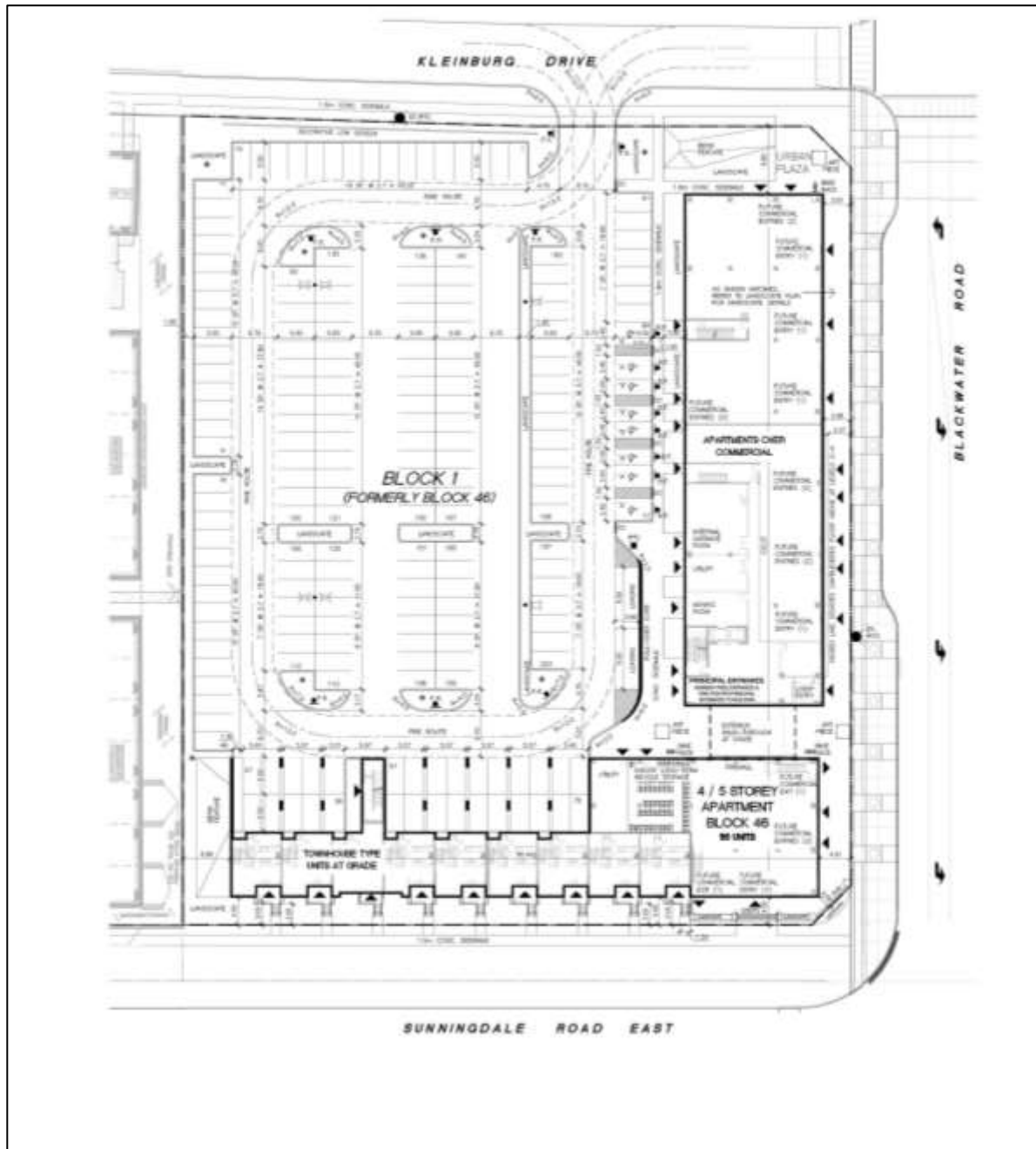


Figure 2 - Rendering of facade at Sunningdale Road and Blackwater Road

2.0 Description of Proposal

2.1 Development Proposal

The requested amendment will permit the development of a commercial/residential mixed use building, five (5) storeys in height, with 116 units.

3.0 Relevant Background

3.1 Planning History

The Uplands North Area Plan was adopted in 2003, and the zoning on the lands was approved in 2014 with the Draft Approval of the Applewood Subdivision (39T-09501). Phase 1 of the subdivision was granted final approval on August 10, 2018, and was registered as 33M-749. Phase 1B, which included the registration of 865 Kleinburg Drive, was granted final approval on June 20, 2019, and was registered as 33M-764.

3.2 Requested Amendment

The applicant is requesting the removal of the “h”, “h-100” and “h-173” holding provisions from the Zone on the subject lands, which requires that the necessary securities be received, the execution of a subdivision agreement, a looped watermain be installed, a secondary emergency access be available, and that the development is consistent with the City of London Urban Design Principles and Placemaking Guidelines.

3.3 Community Engagement (see more detail in Appendix B)

No comments were received in response to the Notice of Application.

3.4 Policy Context

The Planning Act permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, Municipal Council must pass a zoning by-law with holding provisions (“h” symbol), an application must be made to Council for an amendment to the by-law to remove the holding symbol, and Council must make a decision on the application within 150 days to remove the holding provision(s).

The London Plan and the 1989 Official Plan contain policies with respect to holding provisions, the process, and notification and removal procedures.

4.0 Key Issues and Considerations

4.1 What is the purpose of the “h” holding provision and is appropriate to consider its removal?

The “h” holding provision states:

“To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.”

Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law.”

The Applicant has provided the necessary security and has entered into a subdivision agreement with the City. As well, the Applicant has now entered into a development

agreement for the proposed development, and has provided the necessary security for the site. This satisfies the requirement for the removal of the “h” holding provision.

4.2 What is the purpose of the “h-100” holding provision and is appropriate to consider its removal?

The purpose of the holding (“h-100”) provision in the Zoning By-law is as follows:

Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.

Permitted Interim Uses: A maximum of 80 residential units.

The Applicant has recently installed the watermain looping which connects to Sunningdale Road via Blackwater Road. The Applicant has also constructed Blackwater Road to Kleinburg Drive, which ensures a secondary access. These works have been inspected by the City and conditional approval has been granted. The conditions for removing the holding (h-100) provision in this instance have been met.

4.3 What is the purpose of the “h-173” holding provision and is it appropriate to consider its removal?

The “h-173” holding provision states that:

“Purpose: To ensure that development is consistent with the City of London Urban Design Principles and Placemaking Guidelines, the h-173 shall not be deleted until urban design guidelines have been prepared and implemented through the subdivision agreement, to the satisfaction of the City of London.

Permitted Interim Uses: Existing Uses.”

The Owner has entered into a subdivision agreement, and the urban design guidelines for this phase were implemented through the subdivision agreement. This satisfies the requirement for the removal of the “h-173” holding provision.

5.0 Conclusion

The Applicant has provided the necessary security and has entered into a subdivision agreement and development agreement with the City. The Applicant has recently installed the watermain looping and constructed Blackwater Road to Sunningdale Road. The urban design guidelines have been completed and have been adopted through the subdivision agreement. Therefore, the required conditions have been met to remove the “h”, “h-100” and “173” holding provisions. The removal of the holding provisions is recommended to Council for approval.

Prepared by:	Nancy Pasato, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
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 Development Services	

December 2, 2019
 CC: Matt Feldberg, Manager, Development Services (Subdivisions)
 Lou Pompilii, Manager, Development Planning
 Ismail Abushehada, Manager, Development Engineering

NP/np

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Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 865 Kleinburg Drive.

WHEREAS 660 Sunningdale LP applied to remove the holding provisions from the zoning for the lands located at 865 Kleinburg Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 865 Kleinburg Drive, as shown on the attached map, to remove the h, h-100 and h-173 holding provisions so that the zoning of the lands as a Business District Commercial Special Provision/Temporary (BDC2(9)*H18*T-76) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

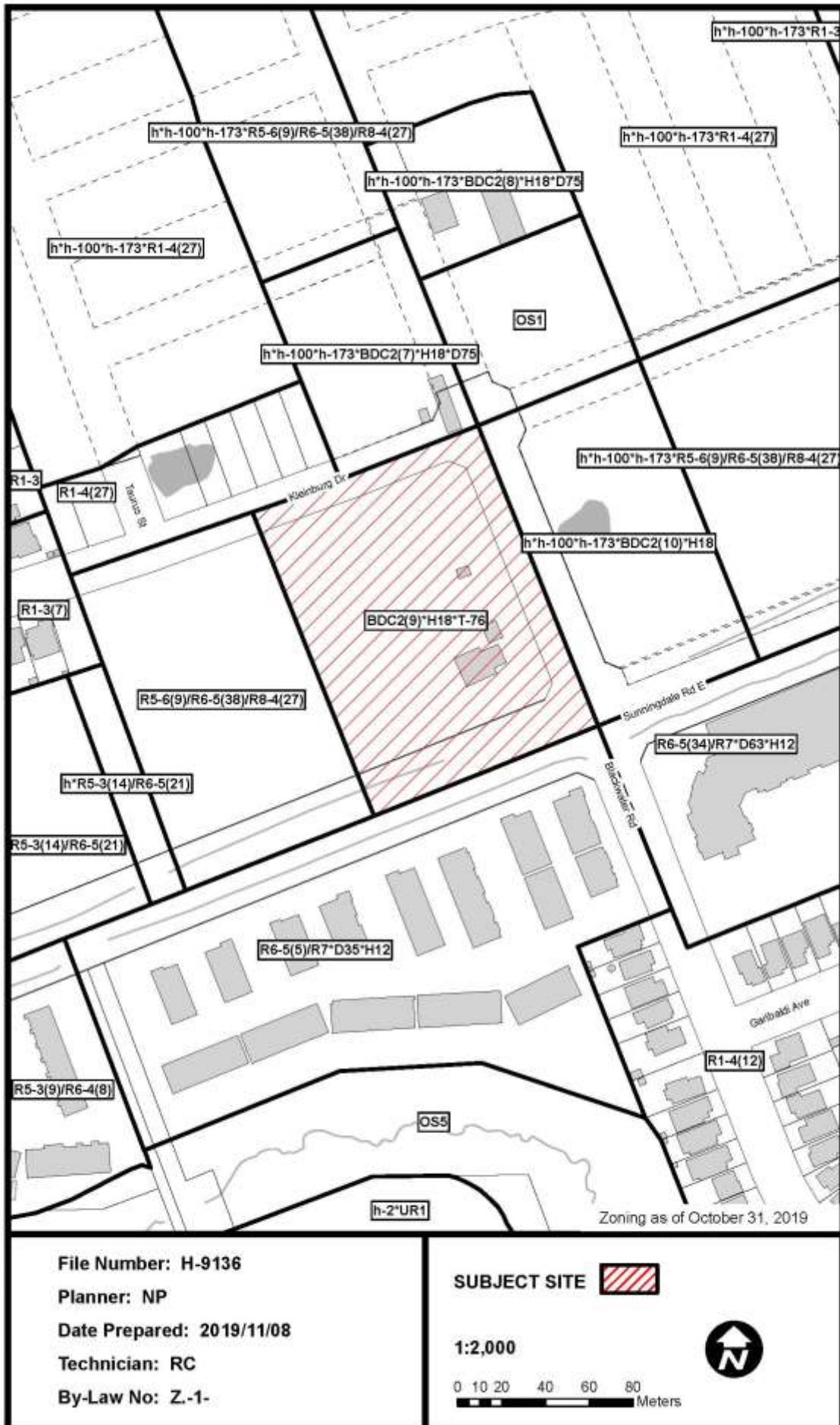
PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: H-9136
 Planner: NP
 Date Prepared: 2019/11/08
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Geotitles.com

Previous Reports and Applications Relevant to this Application

June 9, 2003: Report to Planning Committee recommending adoption of the Uplands North Area Plan.

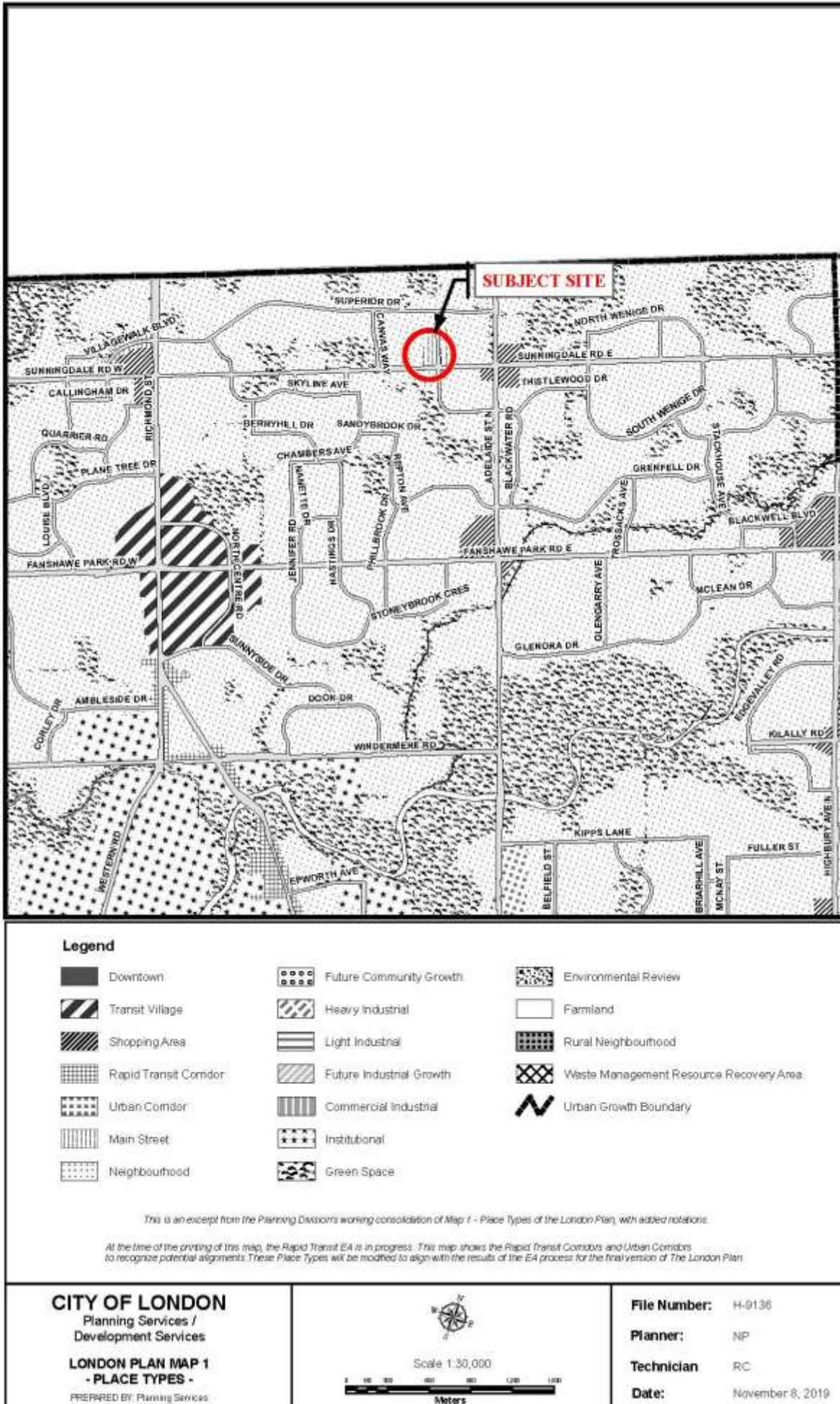
July 28, 2014: Report to Planning and Environment Committee for Draft Plan Approval of Subdivision, Official Plan Amendment and Zoning By-law Amendment (39T-09501/OZ-7638)

January 22, 2018: Report to Planning and Environment Committee for Revisions to Draft Plan Approval of Subdivision and Zoning By-law Amendments (39T-09501/Z-8818)

April 15, 2019: Report to Planning and Environment Committee for Special Provisions for Phase 1B of the subdivision. (39T-09501)

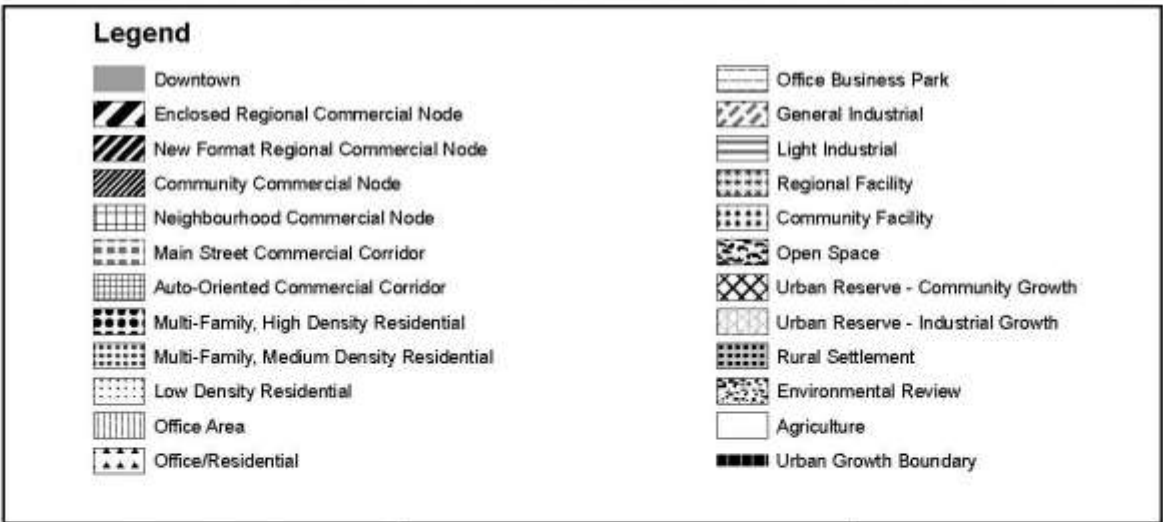
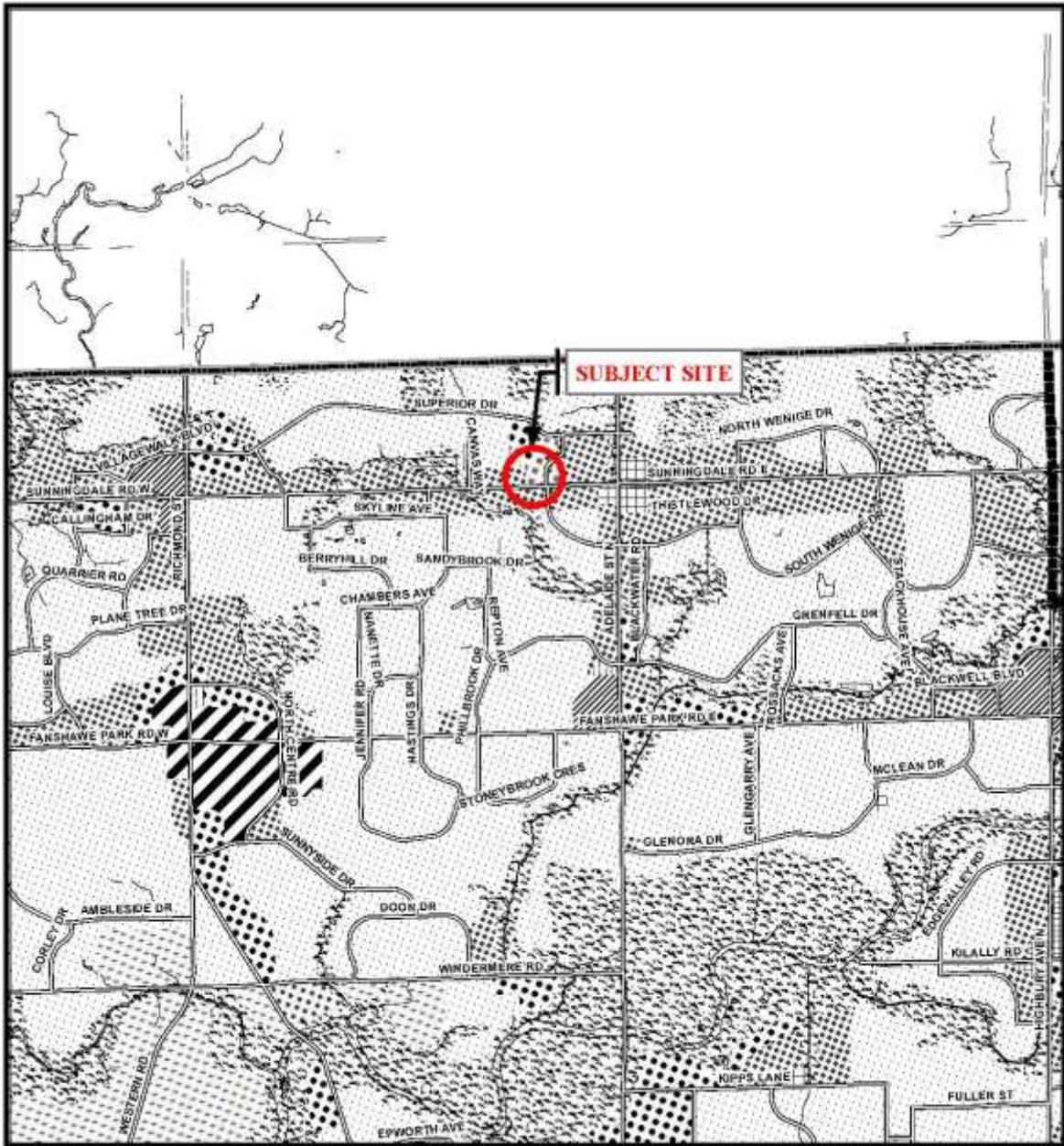
Appendix B – Relevant Background

London Plan Excerpt

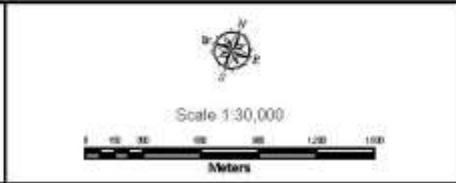


Project Location: E:\Planning\Projects\p_officialplan\work\conso\00\excerpts_LondonPlan\mxd\H-9136-Map1-PlaceTypes.mxd

1989 Official Plan Excerpt



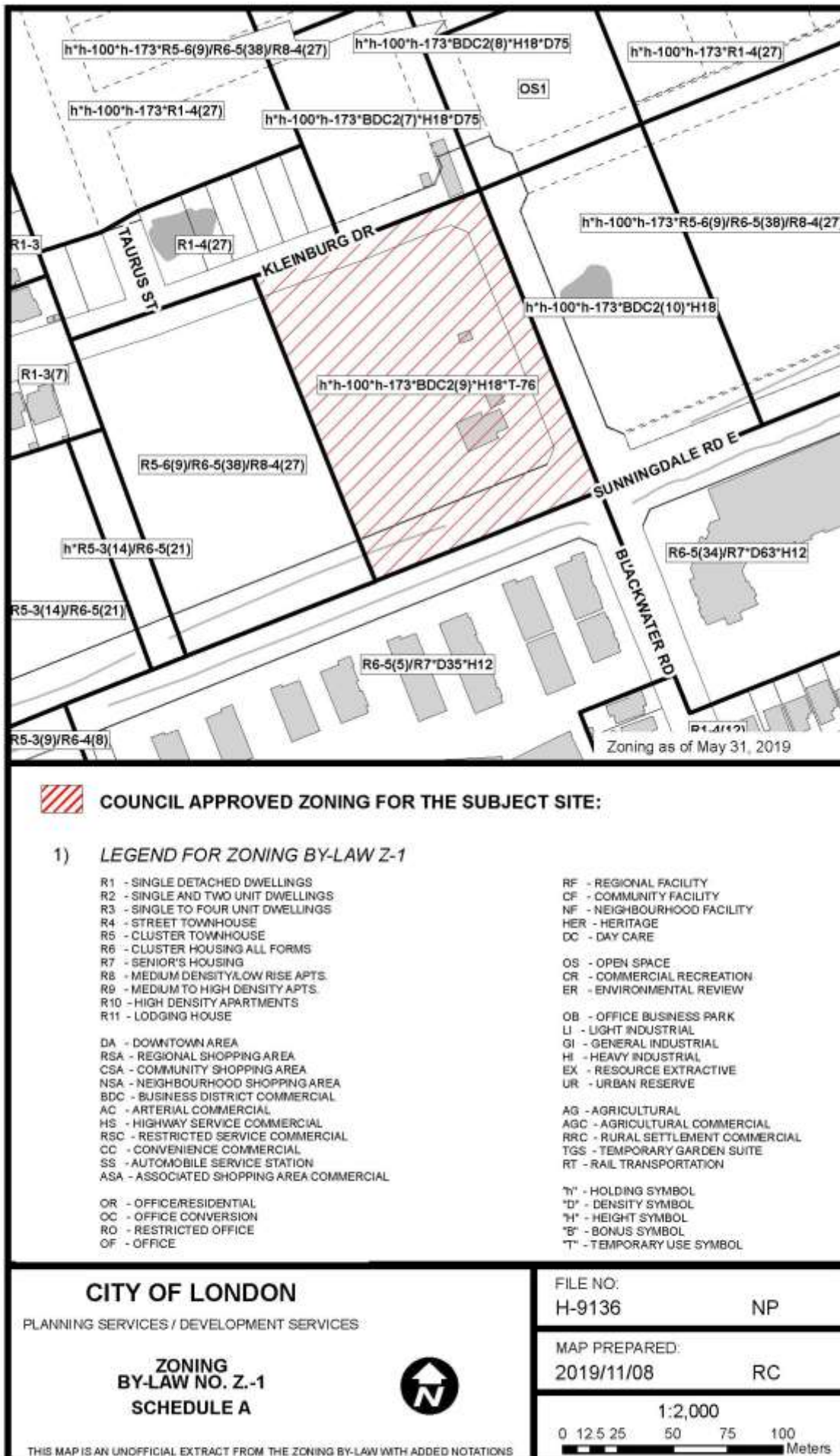
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LAND USE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: H-9136
 PLANNER: NP
 TECHNICIAN: RC
 DATE: 2019/11/08

PROJECT LOCATION: e:\planning\project\sp_officialplan\work\consolid00\excerpts\mod_templates\scheduleA_NEW_b&w_8x14.mxd

Zoning Excerpt



Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng.
Managing Director, Development & Compliance Services
And Chief Building Official

Subject: Exemption from Part-Lot Control
Sifton Properties Ltd.
1877 Sandy Somerville Lane, Blocks 1, 33M-758

Meeting on: February 3, 2020

Recommendation

That, on the recommendation of the Director, Development Services, with respect to the application by Sifton Properties Ltd., the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 to exempt Blocks 1, Plan 33M-758 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years.

Executive Summary

Summary of Request

Request for approval to exempt Block 1, Plan 33M-758 from the Part Lot Control provisions of the *Planning Act*.

Purpose and Effect of Recommended Action

Exemption from Part-Lot Control will facilitate the creation of eight (8) cluster single detached land leased units on a private drive.

Rationale for Recommended Action

The conditions for passing the Part-Lot Control By-law have been substantially addressed and it is appropriate to allow the exemption from Part-Lot Control. The cost of registration of the by-law is to be borne by the applicant, all in accordance with the previous Council Resolution.

1.0 Analysis

At its meeting held on September 17, 2019, Municipal Council resolved:

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited to exempt Block 1, Plan 33M-758 from Part-Lot Control:

- (a) *Pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the attached proposed by-law **BE INTRODUCED** at a future Council meeting, to exempt Block 1, Plan 33M-758 from the Part-Lot Control provisions of subsection 50(5) of the said Act, **IT BEING NOTED** that these lands are subject to a registered subdivision agreement and are zoned Residential R6 Special Provision (R6-5(49)) which permits cluster single detached dwellings and also zoned Open Space (OS5) which permits conservation lands, conservation works, passive recreation uses and managed woodlots;*
- (b) *The following conditions of approval **BE REQUIRED** to be completed prior to the passage of a Part-Lot Control By-law for Block 1, Plan 33M-758 as noted in*

clause (a) above:

- i. *The applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;*
- ii. *The applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;*
- iii. *The applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;*
- iv. *The applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;*
- v. *The applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;*
- vi. *The applicant shall enter into any amending subdivision agreement with the City, if necessary;*
- vii. *The applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;*
- viii. *The applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;*
- ix. *The applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;*
- x. *The applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;*
- xi. *The applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;*
- xii. *The applicant shall provide a draft transfer of the easements to be registered on title; and*
- xiii. *That on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question.*

LOCATION MAP



ACCEPTED DRAFT REFERENCE TO BE DEPOSITED



The exemption from Part-Lot Control will allow for lot lines for individual units (lots) to be established on the registered block in a registered plan of subdivision. The conditions noted above have been satisfied as follows:

- i. *The applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;*

Acknowledged by the applicant on January 13, 2020.

- ii. *The applicant submit a draft reference plan to the Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;*

Development Services staff have confirmed the draft reference plan complies with the Zoning.

- iii. *The applicant submits to the Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;*

Satisfied by submission to Development Services received on January 13, 2020.

- iv. *The applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;*

Satisfied by approval from London Hydro received on January 13, 2020.

- v. *The applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;*

Satisfied through the acceptance of Lot Grading and Servicing Plans that will implement the approved Site Plan and registered Development Agreement (SPA19-090) for this development.

- vi. *The applicant shall enter into any amending subdivision agreement with the City, if necessary;*

Satisfied, as the subdivision agreement was registered and no further amendment are required.

- vii. *The applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;*

The construction of all services, including private drain connections and water services, in accordance with the approved final design of the lots will be completed through the permit, construction and compliance process required to complete the works to implement the approved Site Plan and registered Development Agreement (SPA19-090) for this development.

- viii. *The applicant shall obtain confirmation from the Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;*

Satisfied by municipal numbering assigned through the site plan process.

- ix. *The applicant shall obtain approval from the Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;*

The Applicant has submitted the attached draft reference to Development Services and it has been accepted.

- x. *The applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;*

The reference plan was deposited to the Land Registry Office as 33R-20595.

- xi. *The applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;*

The applicant has acknowledged and agreed that this condition will be fulfilled prior to the issue of building permits.

- xii. *The applicant shall provide a draft transfer of the easements to be registered on and,*

No easements are required to be registered on title.

- xiii. *That on notice from the applicant that a reference plan has been registered on a Block, and that Part-Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question.”*

Acknowledged by applicant on January 13, 2020.

Conclusion

In accordance with the Council Resolution, the conditions required to be completed prior to the passage of a Part-Lot Control By-law have been substantially satisfied through the acceptance of submitted lot development plans, servicing plans, an approval the Site Plan and executed Development Agreement, and the applicant has acknowledged that the registration of the by-law is to be at their cost.

Prepared by:	A. Riley, MCIP, RPP Senior Planner - Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng Managing Director, Development and Compliance Services and Chief Building Official

January 28, 2020
AR/

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompili, Manager, Development Planning
Ted Koza, Manager, Development Engineering

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2019\P-9077 - 915 and 965 Upperpoint Avenue (AR)\PEC Report to pass by-law.docx

Appendix A

Bill No. (Number inserted by Clerk's Office)
2020

By-law No. C.P.- (Number inserted by Clerk's Office)

A by-law to exempt from Part-Lot Control, on lands located at 1877 Sandy Somerville Lane, legally described as Block 1 in Registered Plan 33M-758.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Sifton Properties Ltd., it is expedient to exempt lands located at 1877 Sandy Somerville Lane legally described as Block 1 in Registered Plan 33M-758, from Part-Lot Control;

THEREFORE the Municipal Council of The Corporation of The City of London enacts as follows:

1. Block 1 in Registered Plan 33M-758, located at 1877 Sandy Somerville Lane, is hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed three (3) years; it being noted that these lands are zoned to permit cluster single detached land leased units in conformity with the Residential R6 Special Provision (R6-5(49)) Zone of the City of London Zoning By-law No. Z-1.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng.
Managing Director, Development & Compliance Services
And Chief Building Official

Subject: Exemption from Part-Lot Control
Application By: Rockwood Homes
Address: 3316 Strawberry Walk and 2675 Asima Drive

Meeting on: February 3, 2020

Recommendation

That, on the recommendation of the Director, Development Services, with respect to the application by Rockwood Homes the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 to exempt Blocks 52 and 54, Plan 33M-699 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years.

Executive Summary

Summary of Request

Request for approval to exempt Blocks 52 and 54, Plan 33M-699 from the Part Lot Control provisions of the *Planning Act*.

Purpose and Effect of Recommended Action

Exemption from Part-Lot Control will facilitate the creation of seven (7) street townhouse units, with access provided via Strawberry Walk, and seven (7) street townhouse units, with access provided via Asima Drive.

Rationale for Recommended Action

The conditions for passing the Part-Lot Control By-law have been addressed and it is appropriate to allow the exemption from Part-Lot Control. The cost of registration of the by-law is to be borne by the applicant, all in accordance with the previous Council Resolution.

1.0 Analysis

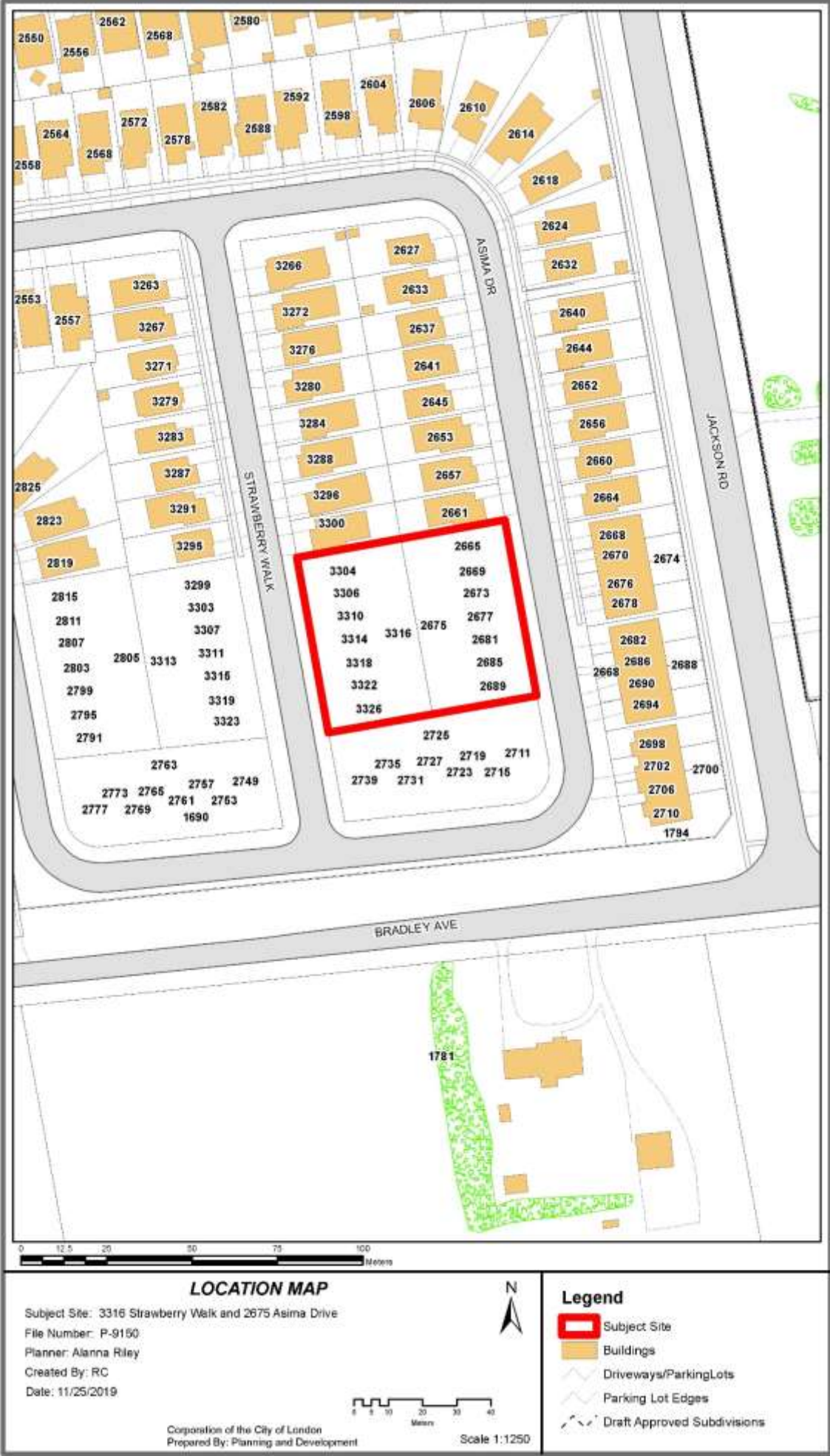
At its meeting held on January 28, 2019, Municipal Council resolved:

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Rockwood Homes to exempt Blocks 52 and 54, Plan 33M-699 from Part-Lot Control:

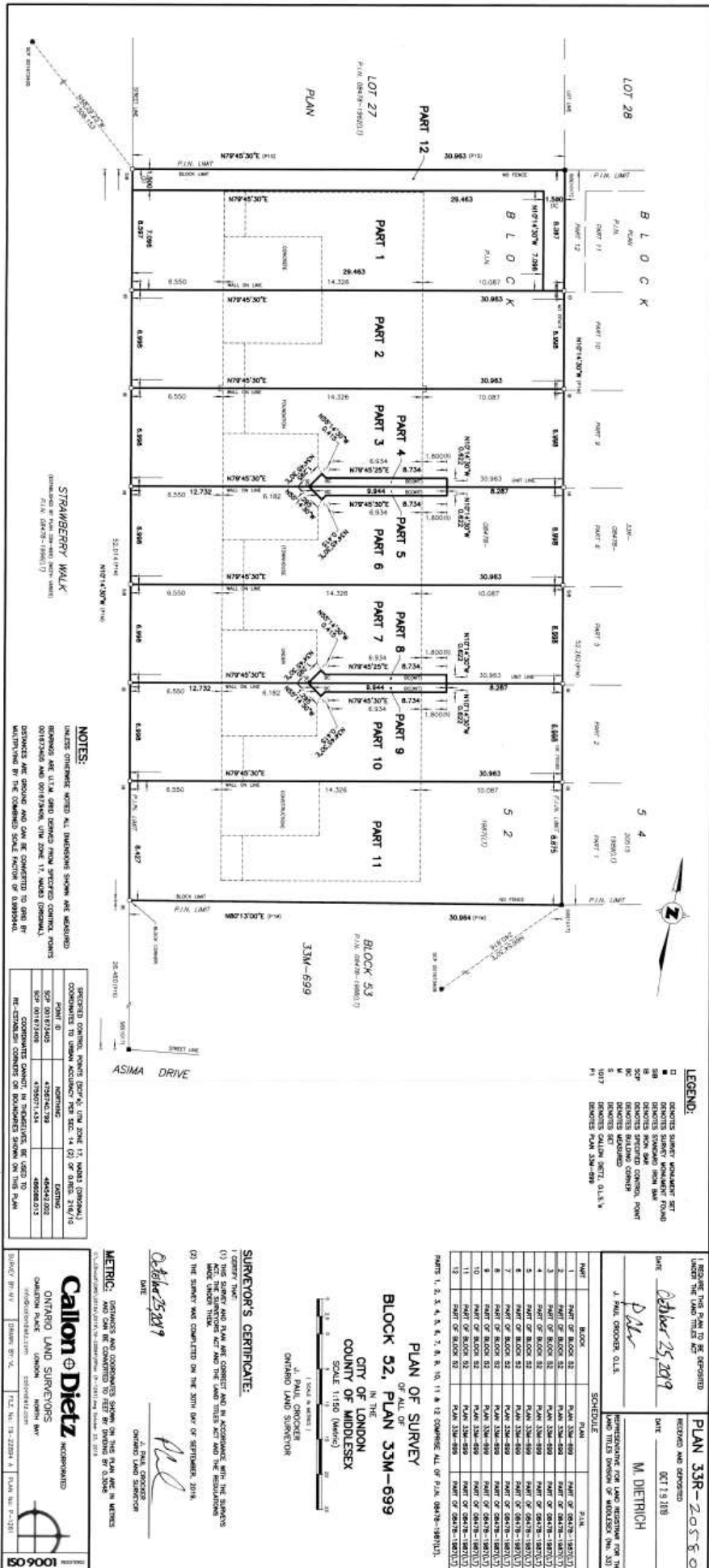
- (a) Pursuant to subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, the attached proposed by-law **BE INTRODUCED** at a future Council meeting, to Blocks 52 and 54, Plan 33M-699 from the Part-Lot Control provisions of subsection 50(5) of the said Act, **IT BEING NOTED** that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-5(2)) which permits street townhouse dwellings;
- (b) The following conditions of approval **BE REQUIRED** to be completed prior to the passage of a Part-Lot Control By-law for Blocks 52 and 54, Plan 33M-699 as noted in clause (a) above:

- i. *The applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;*
- ii. *The applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;*
- iii. *The applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;*
- iv. *The applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;*
- v. *The applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;*
- vi. *The applicant shall enter into any amending subdivision agreement with the City, if necessary;*
- vii. *The applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;*
- viii. *The applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;*
- ix. *The applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;*
- x. *The applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;*
- xi. *The applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;*
- xii. *The applicant shall provide a draft transfer of the easements to be registered on title; and*
- xiii. *That on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question.*

LOCATION MAP



ACCEPTED DRAFT REFERENCES TO BE DEPOSITED



The exemption from Part-Lot Control will allow for lot lines for individual units (lots) to be established on the registered block in a registered plan of subdivision. The conditions noted above have been satisfied as follows:

- i. *The applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;*

Acknowledged by the applicant on January 15, 2020.

- ii. *The applicant submit a draft reference plan to the Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;*

Development Services staff have confirmed the draft reference plan complies with the Zoning.

- iii. *The applicant submits to the Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;*

Satisfied by submission to Development Services received on January 15, 2020.

- iv. *The applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;*

Satisfied by approval from London Hydro received on January 15, 2020.

- v. *The applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;*

Satisfied through the acceptance of Lot Grading and Servicing Plans implemented through the approved Site Plan and registered Development Agreement (SPA18-062) for this development.

- vi. *The applicant shall enter into any amending subdivision agreement with the City, if necessary;*

Satisfied, as the subdivision agreement was registered and no further amendments are required.

- vii. *The applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;*

The construction of all services, including private drain connections and water services, in accordance with the approved final design of the lots will be completed through the permit, construction and compliance process required to complete the works to implement the approved Site Plan and registered Development Agreement (SPA18-062) for this development.

- viii. *The applicant shall obtain confirmation from the Development Services that the assignment of municipal numbering has been completed in accordance with the*

reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;

Satisfied by municipal numbering assigned through the site plan process.

- ix. *The applicant shall obtain approval from the Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;*

The Applicant has submitted the attached draft reference to Development Services and it has been accepted.

- x. *The applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;*

The reference plans were deposited to the Land Registry Office as 33R-20580 and 33R-20515.

- xi. *The applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;*

The applicant has acknowledged and agreed that this condition will be fulfilled prior to the issue of building permits.

- xii. *The applicant shall provide a draft transfer of the easements to be registered on and,*

The applicant has indicated that easements will be the same as the Block 55 transfers that were registered as Instrument Number ER1206610 dated November 22, 2018.

- xiii. *That on notice from the applicant that a reference plan has been registered on a Block, and that Part-Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question.”*

Acknowledged by applicant on January 15, 2020.

Conclusion

In accordance with the Council Resolution, the conditions required to be completed prior to the passage of a Part-Lot Control By-law have been substantially satisfied through the acceptance of submitted lot development plans, servicing plans, an approval the Site Plan and executed Development Agreement, and the applicant has acknowledged that the registration of the by-law is to be at their cost.

Prepared by:	A. Riley, MCIP, RPP Senior Planner - Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng Managing Director, Development and Compliance Services and Chief Building Official

January 28, 2020
AR/

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompili, Manager, Development Planning
Ted Koza, Manager, Development Engineering

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Appendix A

Bill No. (Number inserted by Clerk's Office)
2020

By-law No. C.P.- (Number inserted by Clerk's Office)

A by-law to exempt from Part-Lot Control, lands located at 3316 Strawberry Walk and 2675 Asima Drive, legally described as Blocks 52 and 54, Plan 33M-699.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Rockwood Homes, it is expedient to exempt lands located at 3316 Strawberry Walk and 2675 Asima Drive, legally described as Blocks 52 and 54, Plan 33M-699, from Part Lot Control;

THEREFORE the Municipal Council of The Corporation of The City of London enacts as follows:

1. Blocks 52 and 54, Plan 33M-699, located at 3316 Strawberry Walk and 2675 Asima Drive, are hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed three (3) years; it being noted that these lands are zoned to permit street townhouse units in conformity with the Residential R4 Special Provision (R4-5(2)) Zone of the City of London Zoning By-law No. Z-1.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: 2019 Annual Development Report

Recommendation

That, on the recommendation of the Director, Development Services, the 2019 Annual Development Report **BE RECEIVED** for information.

Previous Reports Pertinent to This Matter

June 17, 2019 "Housing Supply: Defining Permit Ready Lots", Planning and Environment Committee

Link to the Strategic Plan

This report supports the 2019-2023 Strategic Plan for the City of London through the Building a Sustainable City strategic area of focus by advancing the growth and development policies of the London Plan through enhanced implementation tools and infrastructure. The creation and implementation of a framework for an Annual Development Report is a specific action of the strategic plan.

Background

On June 17, 2019, the Planning and Environment Committee (PEC) received a staff report on the definition of Permit Ready Lots. As part of this report, Staff recommended that a regular reporting tool to communicate development statistics and progress on continuous improvement initiatives be developed and that the initial report be published within the first quarter of 2020. PEC approved the following recommendation:

That, on the recommendation of the Director, Development Services, the following actions be taken:

- a) *this report outlining the output and analysis reviewed as part of the Permit Ready Lot Working Group **BE RECEIVED** for information; and,*
- b) *Civic Administration **BE DIRECTED** to prepare an Annual Development Report as an information and monitoring tool, summarizing development metrics for the previous year, forecasts of near-term growth and progress regarding continuous improvement initiatives, it being noted that the first Annual Development Report will be published by the end of the first quarter of 2020.*

Staff has compiled the attached 2019 Annual Development Report that provides historic and forecasted near-term growth by development type, 2017-2019 development application activity managed by Development Services, an update on the Permit Ready Lot Working Group activities, and process-based continuous improvement initiatives that were undertaken in 2019.

Key Findings

In 2019, new dwelling permits were up 3.9% in the City in 2019 over 2018. Of new dwelling unit permits in 2019, 29.2% were single/semi-detached dwellings, 24.4% were rowhouses and townhouses and 46.4% of new dwelling unit permits were apartments.

For non-residential development, new commercial construction was down 30.1% in 2019 after several years of elevated growth, and Institutional growth increased due to new long-term care and school projects. New industrial growth in 2019 was up markedly in response to permits being issued for a large food processing facility in the southeast area of the City.

Development application activity levels in 2019 were similar to those in 2017 and 2018. Overall, application processing times are improving. Reduced *Planning Act* statutory periods for several application types came into force in 2019. As a result, this may challenge the ability to meet statutory period timelines in future years.

Over 2019, the Permit Ready Lot Working Group established definitions and a process to monitor current permit ready lot supply. Over 2020, the group will be engaged in creating benchmarks and actionable performance measures.

In addition, several continuous improvement initiatives are underway to improve the quality of development application submissions and application processing times.

Conclusion

The attached 2019 Annual Development Report Staff provides a summary of historic and forecasted near-term growth, 2017-2019 development application activity managed by Development Services, an update on the Permit Ready Lot Working Group activities, and process-based continuous improvement initiatives that were undertaken in 2019.

Staff anticipate that the Annual Development Report will be a helpful monitoring tool for Council as well as a reference document for market analysis studies undertaken by members of the community. It will also provide an enhanced input into the Growth Management Implementation Strategy and recommendations for infrastructure planning.

Prepared by:	Kevin Edwards, MCIP, RPP Manager, Development Finance, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official

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2019 Annual Development Report



January 2020
Development & Compliance Services

Development Services

2019 Annual Development Report

The Annual Development Report (ADR) provides updates and commentary on development activity in the City of London. The ADR monitors:

- residential, commercial, institutional and industrial development;
- development application statistics;
- the 'permit ready' lot status of subdivision applications; and
- Development Services process-based continuous improvement initiatives.

For each section, the report contains tables and brief commentary.

HIGHLIGHTS

Residential Development:

- New dwelling permits were up 3.9% in the City of London in 2019
- 29.2% of London new dwelling permits were single-detached dwellings
- 24.4% of London new dwelling permits were rowhouses and townhouses
- 46.4% of London new dwelling permits were apartments

Non-Residential Development:

- After several years at elevated levels, commercial growth was down 30.1% in 2019
- Institutional growth was up 285% in response to new long-term care and school projects
- New industrial development was up 1,716% over 2018 primarily due to permits being issued for a very large food processing facility in the southeast.

Development Application Activity:

- Development application levels in 2019 were similar to 2017 and 2018. Overall, application times are improving. Reduced Planning Act statutory periods for several application types came into force in 2019; this may challenge the ability to meet statutory periods in future years.

Permit Ready Lots:

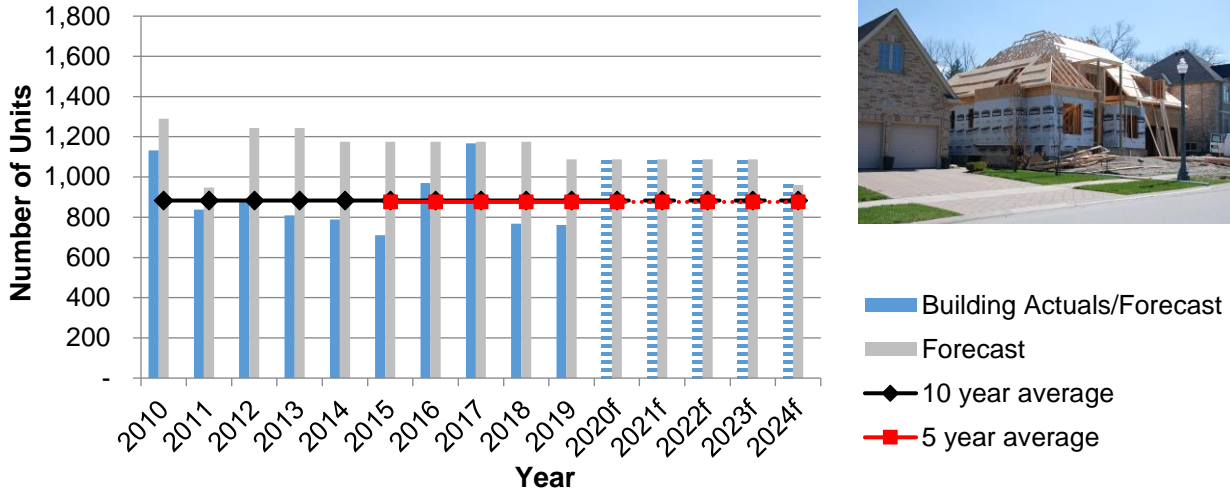
- The Permit Ready Lot Working Group has established definitions and a process to monitor current supply. Over 2020, the group will be engaged in creating benchmarks and actionable performance measures.

Continuous Improvement Initiatives:

- Several continuous improvement initiatives are underway to improve the quality of development application submissions and application processing times.

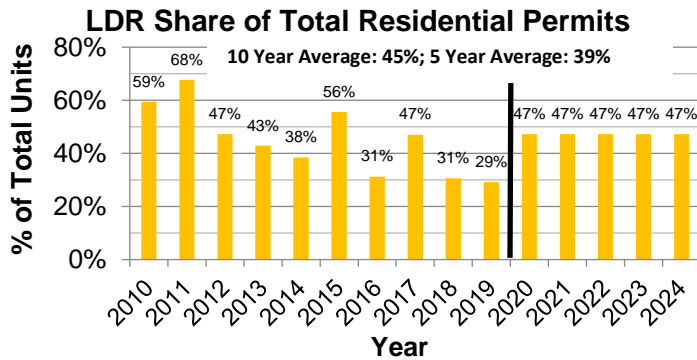
Building Permit Activity Low Density Residential Development (LDR)

LDR Projected and Actual Growth 2010-2024

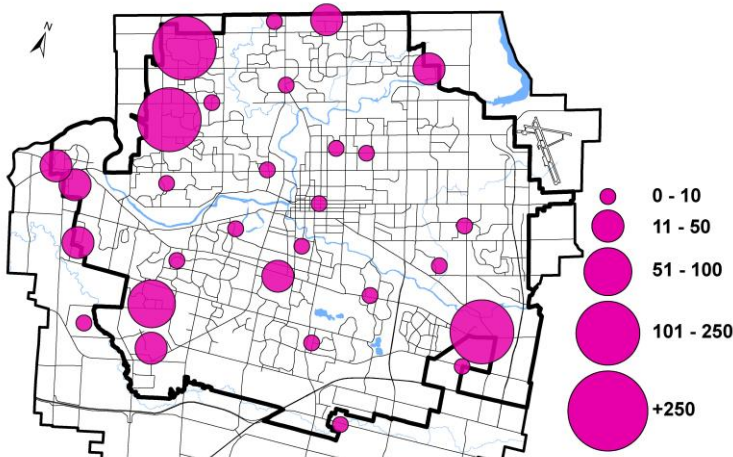


	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020f	2021f	2022f	2023f	2024f
Altus/Watson Forecast	1290	948	1244	1244	1176	1176	1176	1176	1176	1088	1,088	1,088	1,088	1,088	961
Actual/Forecast	1133	838	880	809	788	711	970	1168	768	761	1,088	1,088	1,088	1,088	961
10 Year Average	883														
5 Year Average	876														

Note: Totals includes cluster single detached units in Vacant Land Condominiums; Building Division report count as MDR Townhouse/Rowhouses.



2019 LDR Permits by Location

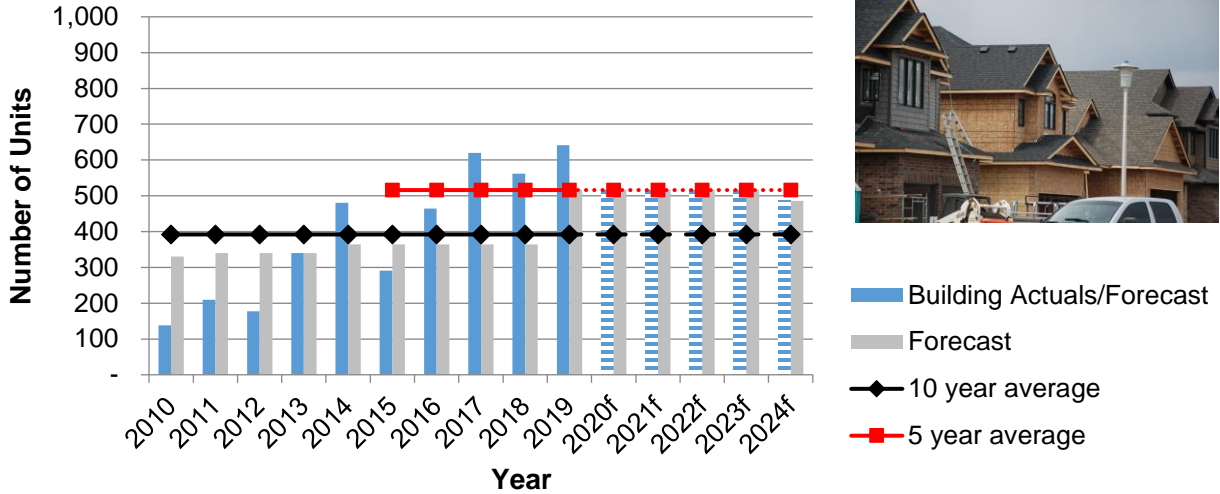


Observations:

- Over the past two years, LDR permits have remained consistent at rates below forecasted levels.
- The number of LDR permits is forecasted to increase over the near to medium term based on the pace of development anticipated for available greenfield land supply. These forecasts are being monitored.
- The share of LDR permits has been gradually decreasing over the past 10 years. The reduced share is attributable to increases in total MDR and HDR permits consistent with long-term trends.
- Consistent with previous years, 95% of LDR permits were located in greenfield areas.

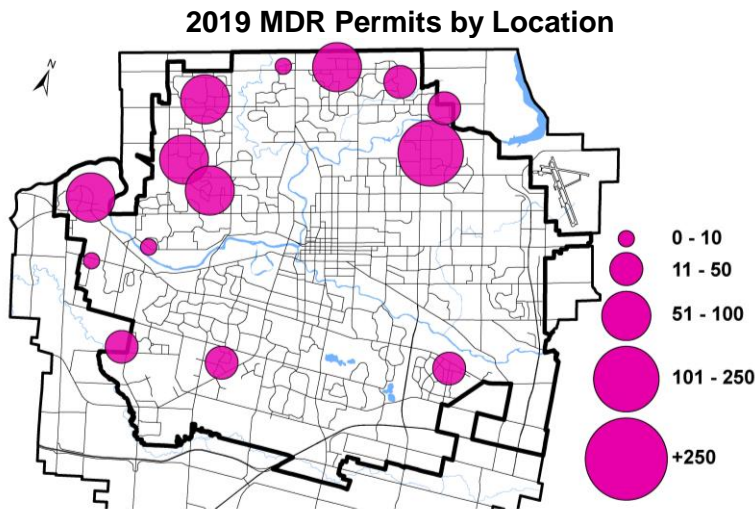
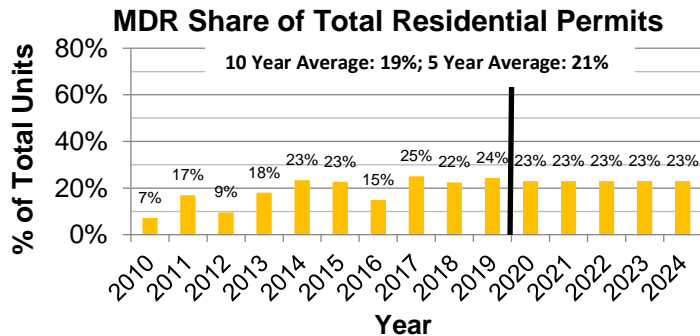
Building Permit Activity Medium Density Residential Development (MDR)

MDR Projected and Actual Growth 2010-2024



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020f	2021f	2022f	2023f	2024f
Altus/Watson Forecast	330	340	340	340	364	364	364	364	364	517	517	517	517	517	486
Actual/Forecast	138	210	177	340	480	291	464	620	562	636	517	517	517	517	486
10 Year Average	392														
5 Year Average	515														

Note: Total excludes cluster single detached units in Vacant Land Condominiums; Building Division report count as MDR Townhouse/Rowhouses.

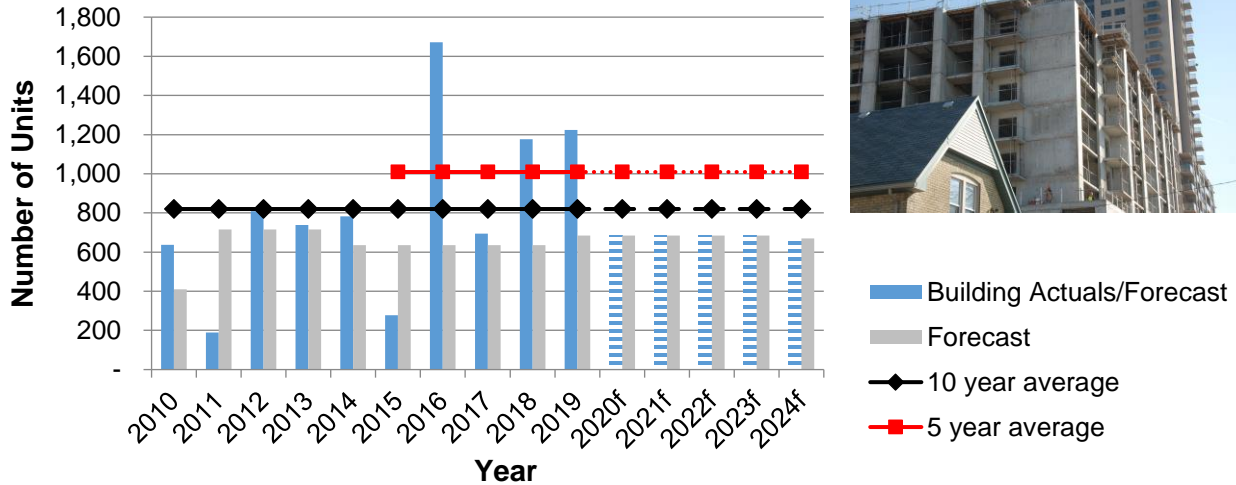


Observations:

- MDR permits have been at higher levels over the past three years.
- MDR permits are forecasted to maintain current levels over the near to medium term.
- Over the past 10 years, the proportion of MDR permits as a percentage of total permits has been gradually increasing.
- 2019 MDR permits were predominantly located in greenfield areas as part of new subdivision development.
- Significant infill MDR development is also occurring on former institutional sites.

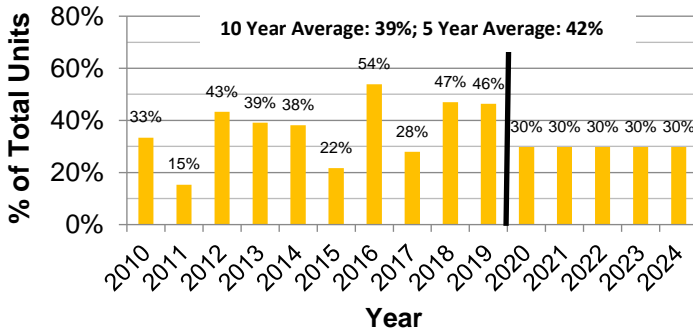
Building Permit Activity High Density Residential Development (HDR)

HDR Projected and Actual Growth 2010-2024

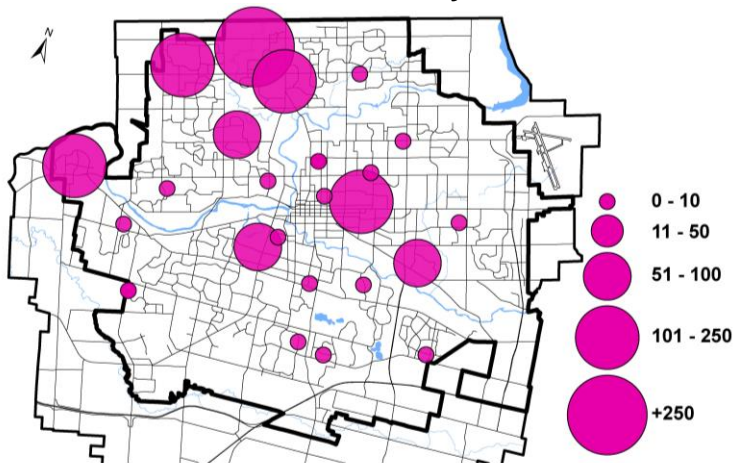


	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020f	2021f	2022f	2023f	2024f
Altus/Watson Forecast	410	716	716	716	636	636	636	636	636	684	684	684	684	684	670
Actual/Forecast	637	190	808	738	783	278	1671	694	1177	1209	684	684	684	684	670
10 Year Average	819														
5 Year Average	1006														

High Density Share of Total Residential Permits



2019 HDR Permits by Location

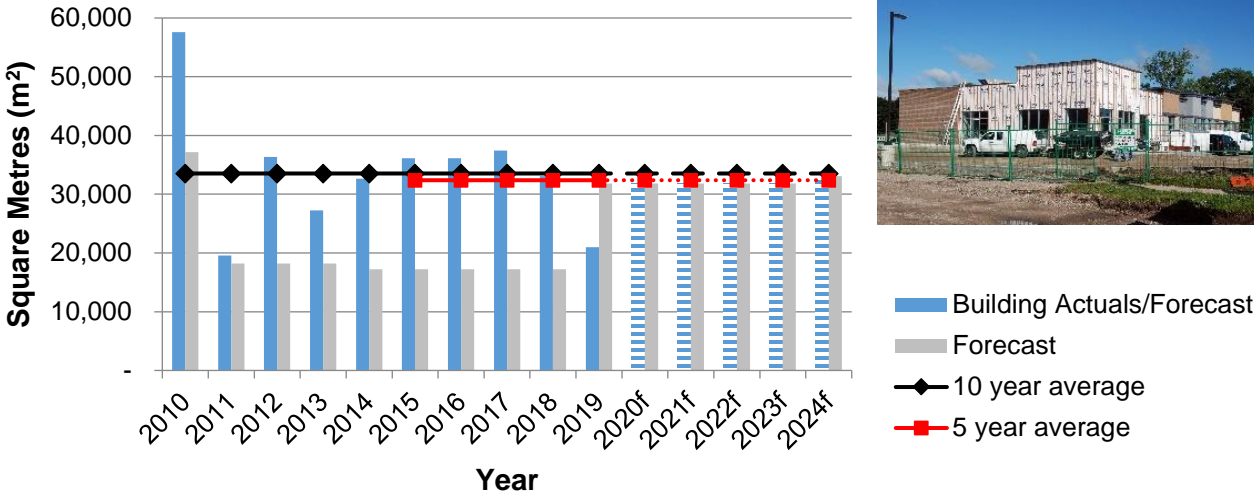


Observations:

- HDR construction experiences large fluctuations on a year over year basis.
- 2019 HDR permits were similar to 5-year averages for this dwelling type.
- In the London CMA, the purpose-built apartment vacancy rate declined to 1.8%.
- HDR permits are forecasted to decline over the near to mid-term. However given recent and anticipated HDR construction activity, these forecasts are being monitored.
- In 2019, HDR construction predominantly occurred as infill. However it is noted that with recent greenfield area approvals, the proportion of built area HDR construction may decrease in future years.

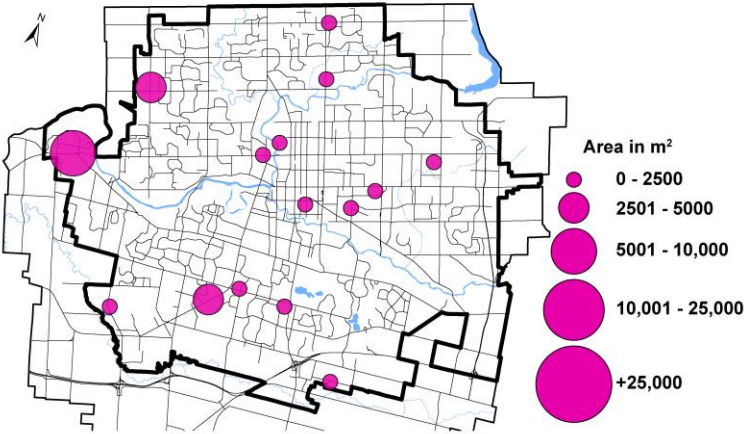
Building Permit Activity Commercial Development

Commercial Projected and Actual Growth 2010-2024



(m ²)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020f	2021f	2022f	2023f	2024f
Altus/Watson Forecast	37,160	18,208	18,208	18,208	17,242	17,242	17,242	17,242	17,242	31,829	31,829	31,829	31,829	31,829	33,051
Actual/Forecast	57,587	19,566	36,353	27,253	32,612	36,104	36,125	37,430	33,059	21,846	31,829	31,829	31,829	31,829	33,051
10 Year Average	33,612														
5 Year Average	32,549														

2019 Commercial Permits by Location

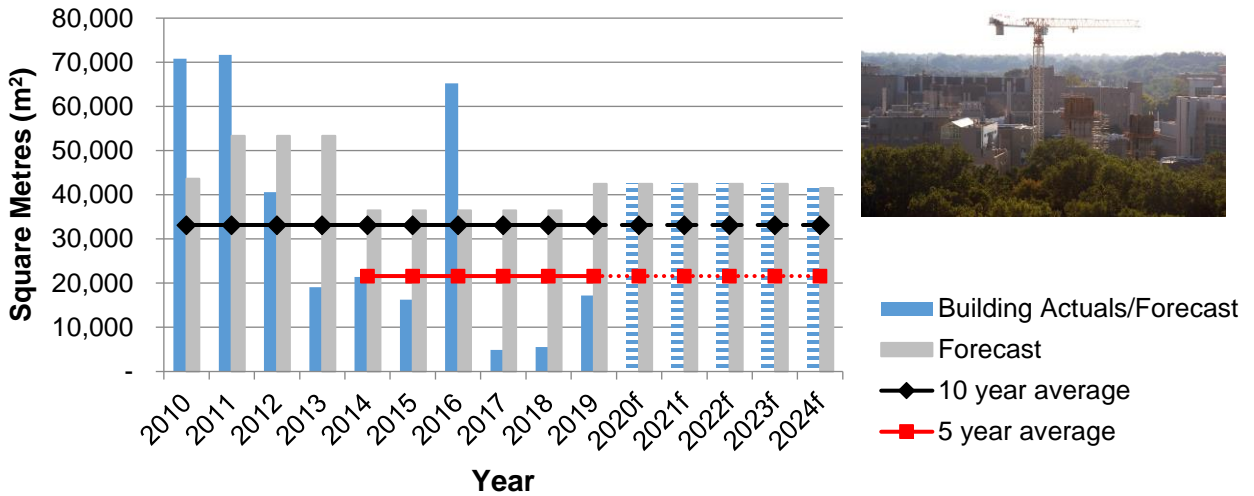


Observations:

- Commercial construction in 2019 declined after several years of similar increases in gross floor area.
- After several years of exceeding previous forecasts, the commercial space forecasts were revised in 2019.
- Near- to medium forecasted demand for commercial uses is anticipated to return to 5- and 10-year historical averages.

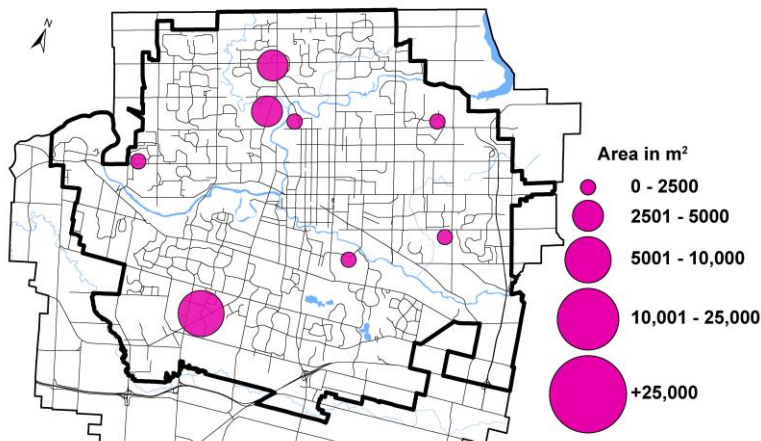
Building Permit Activity Institutional Development

Institutional Projected and Actual Growth 2010-2024



(m ²)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020f	2021f	2022f	2023f	2024f
Altus/Watson Forecast	43,663	53,325	53,325	53,325	36,491	36,491	36,491	36,491	36,491	42,512	42,512	42,512	42,512	42,512	41,565
Actual/Forecast	70,846	71,707	40,587	19,121	21,374	16,232	65,245	4,871	5,514	17,232	42,512	42,512	42,512	42,512	41,565
10 Year Average	33,169														
5 Year Average	21,610														

2019 Institutional Permits by Location

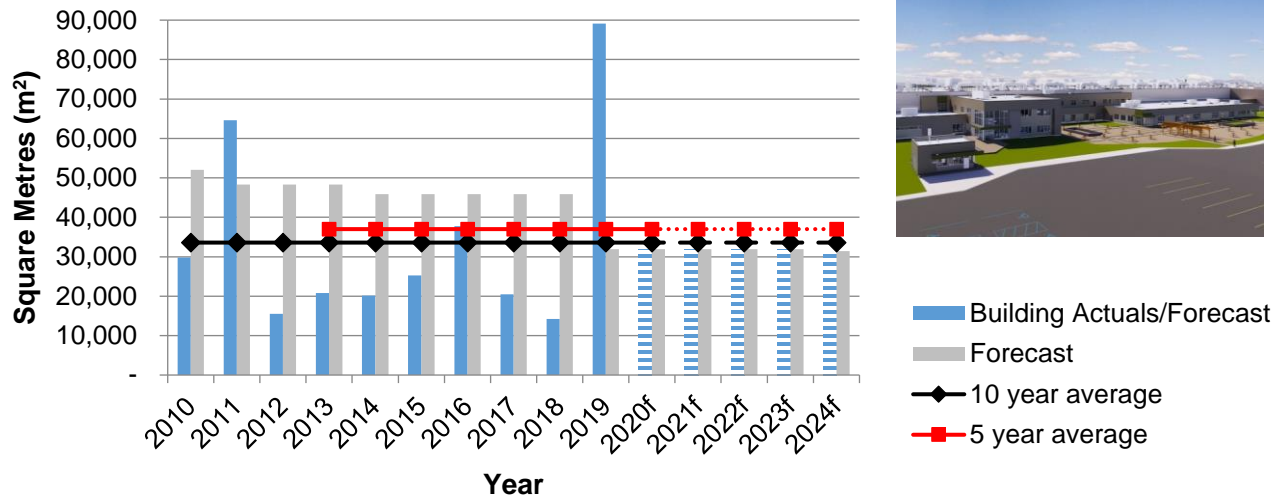


Observations:

- Institutional growth has a cyclical pattern related to funding from higher orders of government.
- There are a limited number of institutions that contribute to Institutional growth in the City.
- After two years of minimal institutional construction, 2019 saw an increase due to permits for long-term home construction, post-secondary construction and an elementary school addition.
- Demand for institutional uses in forecasted to increase above current levels over the near- to medium term. However, given historic trends and anticipated higher-order government investment, this forecast is being monitored.

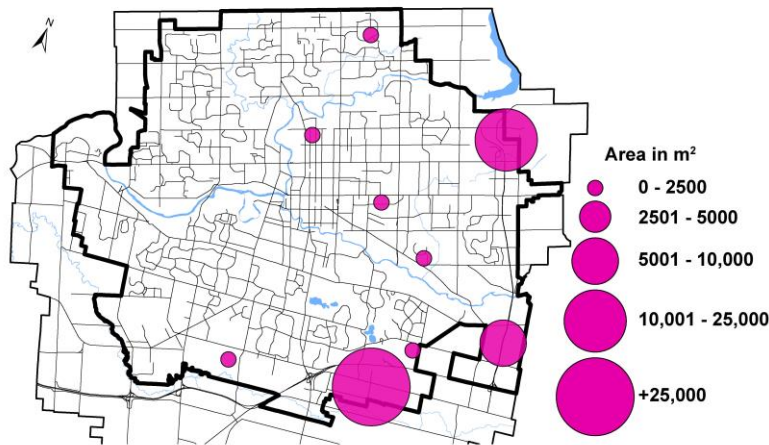
Building Permit Activity Industrial Development

Industrial Projected and Actual Growth 2010-2024



(m ²)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020f	2021f	2022f	2023f	2024f
Altus/Watson Forecast	52,024	48,308	48,308	48,308	45,855	45,855	45,855	45,855	45,855	31,894	31,894	31,894	31,894	31,894	31,448
Actual/Forecast	29,800	64,600	15,482	20,806	20,171	25,270	37,780	20,433	14,216	89,142	31,894	31,894	31,894	31,894	31,448
10 Year Average	33,589														
5 Year Average	37,006														

2019 Industrial Permits by Location



Observations:

- Industrial permits have remained below forecasted levels over the past several years.
- The large increase in 2019 is due to the permit for the new Maple Leaf food processing facility on Wilton Grove Road which will contain nearly 60,000m² in new space.
- Demand is forecasted to be similar to the 5- and 10-year historical average over the near to medium-term.

Development Services

2019 Development Application Activity

2017-2019 Applications Received and Processed within Planning Act Timeframes

Application Type	2017			2018			2019		
	Applications Received	Statutory Period (Days)	%*	Applications Received	Statutory Period (Days)	%*	Applications Received	Statutory Period (Days)**	%*
OPA and ZBA	12	180/120	67%	13	210	92%	19	210/120	95%
Zoning By-law Amendment (ZBA)	31	120	61%	31	150	74%	41	150/90	88%
Temporary Use	4	120	100%	2	150	100%	3	150/90	100%
Removal of Holding Provision	35	120	71%	36	150	72%	36	150/90	94%
Draft Plan of Subdivision	3	180	33%	6	180	83%	2	180/120	0%
Draft Plan of Condominium	11	180	91%	16	180	81%	17	180/120	88%
Condominium Conversion Plans	0	180	n/a	0	180	n/a	2	180/120	100%
Part Lot Control Exemption	6	n/a	n/a	1	n/a	n/a	7	n/a	n/a
Consent	53	90	43%	56	90	36%	58	90	53%
Minor Variance	203	30	29%	158	30	30%	143	30	5%
Site Plan	122	30	61%	142	30	66%	117	30	71%
TOTAL APPLICATIONS	480	-	-	461	-	-	445	-	-
Pre-Application Consultations	94	n/a	n/a	96	n/a	n/a	124	n/a	n/a
Site Plan Consultations	205	n/a	n/a	216	n/a	n/a	192	n/a	n/a
GRAND TOTAL	779	-	-	773	-	-	761	-	-

* % of applications considered by Planning and Environment Committee within Planning Act Timeframe

* % Includes applications put on hold at the request of the applicant

** Revised Bill 108 Statutory Periods came into force on September 3rd 2019

Recent and Anticipated Trends



Reduced *Planning Act* statutory periods for several application types came into force in 2019. This may challenge the ability to meet statutory periods in future years.



The number of Official Plan (OPA) and Zoning By-law (ZBA) amendments are increasing. From 2018 to 2019, the number of OPA's increased by 46% and ZBA's increased by 32%.



Site Plan turnaround times are improving. From 2016 to 2019 review periods have improved 23% - or 8 days. In 2019, 91% of applications were approved within 34 business days.



Subdivision applications were lower in 2019 as landowner business plans have been adjusted to complete environmental reviews and establish development limits prior to applications.



Following completion of floodplain mapping refinements in 2020, it is anticipated that several new Plan of Subdivision applications will be submitted in the southwest area of the City.

Observations:

- Overall, total application activity has remained relatively stable over the past 3 years.
- *Planning Act* timeframes are in calendar days, however the City is limited to operating during business days. This has an impact mainly on application types with short timeframes like Site Plan and Minor Variances.
- In 2019, 44% of Minor Variance applications were heard within 35 calendar days, 76% within 40 days and 93% within 50 days.
- The Committee of Adjustment hears Minor Variance and Property Standards Appeals. Minor Variance application times have been getting longer to accommodate an increase in the number of Property Standards Appeals resulting from Residential Rental Unit Licensing (from 5 appeals in 2016 to 102 in 2019).

Permit Ready Lot Working Group

Since 2018, a working group, including City staff and members of the local development industry, have been engaged in defining and developing performance measures related to permit-ready lot supply. Work to date includes establishing consistent definitions and a process to monitor current supply. In 2020, the working group will be engaged in creating benchmarks and actionable performance measures. A report prepared in June 2019 that explains in detail the group's process, findings and next steps is available [here](#).

Working Group Objectives:

- use current lot supply by category to anticipate near-term (1-3 year) future permit ready lot supply;
- assess Developer, Home Builder and the City's effectiveness in moving applications through the process;
- provide data for Development Services to make level of service and resource allocation decisions;
- provide information for the development industry to make business decisions; and
- monitor broader land supply policy/system implications.

Working Group Categories, Timing and Definitions

Category	Subdivision Approval Process	Time in Years ¹	Definition
Unknown	No Application	4.0	Developable Land
Future Opportunity (FO)	Under Review	3.0	under review and draft approved subdivisions; site plan consultation
	Draft Approved	2.5	
On the Market (MO)	Subdivision Agreement	1.0	subdivision agreement and final approval without clearance; site plan application,
	Final Approval Clearance not Granted	1.0 – 0.1	
Permit Ready (PRL)	Final Approval Clearance granted	Today	final approval granted; site plan agreement in place

¹ "Time in Years" reflects the amount of time anticipated before Permit Ready Lots are available.

Historic Permit Ready Statistics

To understand historic trends and provide a means to assess and establish future performance measures, existing unit counts for each category have been compiled. Only *Future Opportunity*, *On the Market* and *Permit Ready* counts are provided as these categories reflect units advancing through active planning applications. The *Unknown* category is excluded as these lands have no planning application.

LDR Lots (Single/Semi Detached) by Category

	2015	2016	2017	2018	2019
Future Opportunity	6,641	6,643	5,062	5,116	4,647
On The Market	528	638	950	965	1,031
Permit Ready Lot	1,171	1,225	1,046	803	1,043

As of January 1 for each year.

MDR Blocks (Rowhouse/Townhouse) by Category

	2015	2016	2017	2018	2019
Future Opportunity	12,964	12,249	12,025	11,324	11,256
On The Market	924	576	578	1,012	1,061
Permit Ready Lot	590	376	747	743	682

As of January 1 for each year.

Permit Ready Supply Measures

Low Density Residential (LDR)

Future Opportunity - On the Market Ratio

2019 FO	4,647	Measure: 4.5
2019 MO	1,031	

Market Opportunity - Permit Ready Ratio

2019 MO	1,031	Measure: 1.0
2019 MO	1,043	

Medium Density Residential (MDR)

Future Opportunity - On the Market Ratio

2019 FO	11,256	Measure: 10.6
2019 MO	1,061	

Market Opportunity - Permit Ready Ratio

2019 MO	1,061	Measure: 1.6
2019 MO	682	

Next steps include developing additional metrics within the context of the following:

- An examination of near-term availability and opportunity with market absorption;
- Assessment of conversion of designated lands to applications; and
- An understanding of historic activity relative to current activity.

Process-Based Continuous Improvement Initiatives

A key strategy of Council's strategic plan is to increase the efficiency and effectiveness of service delivery by promoting and strengthening continuous improvement practices. In 2019, Development Services initiated a number of continuous improvement initiatives that intended to improve the quality of submissions and application processing times. The following are some on-going projects that are being undertaken.

Site Plan Continuous Improvement Initiative – The Site Plan process was comprehensively reviewed in 2019 with improvements made to consultation and application processes and timelines. An additional focus was on bridging the gap between approvals and compliance. The Continuous Improvement initiative is currently in the 'sustain' phase with a focus on sustaining and improving the process enhancements.

Zoning Continuous Improvement Initiative – Over 2019, Staff engaged and partnered with the development industry to address reduced provincial application timelines. Next steps include reviewing community engagement timing to provide opportunities for earlier public input to help refine development proposals prior to submission. Process changes to integrate site plan processes with zone changes, and reduce redundancy in consultation and submission requirements will also be explored.

Digital Application Tracker – A Multi-Year Budget Business Case has been submitted that allocates funding and resources for this initiative. The goal is to implement a software system to track comments and work activities for planning applications as they move through the entire development review, approvals, assumption and public engagement lifecycle for both internal and external stakeholders.

Subdivisions Continuous Improvement Initiative – Continuous improvement reviews of holding provisions and the condominium application processes initiated in 2019 are nearing completion; digital drawing review was also implemented. Over 2020, smaller process changes will continue to progress including a transition to digital drawing acceptance and circulation. Incremental changes support the broader software implementation program proposed in the Multi-Year Budget.

Consents and the Committee of Adjustment – A new Committee of Adjustment and Consent Authority By-law has been prepared that includes the delegation of Consents to the Committee of Adjustment to improve community engagement and allow for decisions on related Consent and Minor Variance applications by a single decision-making body. In 2020, a new Committee of Adjustment Terms of Reference will be prepared and separate hearings officers provided for Property Standards Appeals.



London
CANADA

Development and Compliance Services Building Division

To: G. Kotsifas, P. Eng.
Managing Director, Development & Compliance Services
& Chief Building Official

From: P. Kokkoros, P. Eng.
Deputy Chief Building Official

Date: January 16, 2020

RE: Monthly Report for December 2019

Attached are the Building Division's monthly report for December 2019 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of December, 4,531 permits had been issued with a construction value of \$1.37 billion, representing 2,693 new dwelling units. Compared to last year, this represents a 0.85% decrease in the number of permits, a 36.3% increase in the construction value and a 1.6% increase in the number of dwelling units.

To the end of December, the number of single and semi-detached dwellings issued were 688, which was a 4.8% increase over last year.

At the end of December, there were 734 applications in process, representing approximately \$610 million in construction value and an additional 1,329 dwelling units, compared with 712 applications having a construction value of \$622 million and an additional 1,395 dwelling units for the same period last year.

The rate of incoming applications for the month of December averaged out to 12.5 applications a day for a total of 207 in 16.5 working days. There were 42 permit applications to build 42 new single detached dwellings, 8 townhouse applications to build 8 units, of which 8 were cluster single dwelling units.

There were 248 permits issued in December totalling \$96.8 million including 471 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,003 inspection requests and conducted 2,496 building related inspections. An additional 14 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 12 inspectors, an average of 218 inspections were conducted this month per inspector.

Based on the 2,003 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 506 inspection requests and conducted 695 building related inspections. An additional 86 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 136 inspections were conducted this month per inspector.

Based on the requested inspections for the month, 99% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 712 inspection requests and conducted 896 plumbing related inspections. An additional 3 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 179 inspections were conducted this month per inspector.

Based on the 712 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

NOTE:

In some cases, several inspections will be conducted on a project where one call for a specific individual inspection has been made. One call could result in multiple inspections being conducted and reported. Also, in other instances, inspections were prematurely booked, artificially increasing the number of deferred inspections.

AD:cm
Attach.

c.c.: A. DiCicco, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson, S. McHugh

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF December 2019

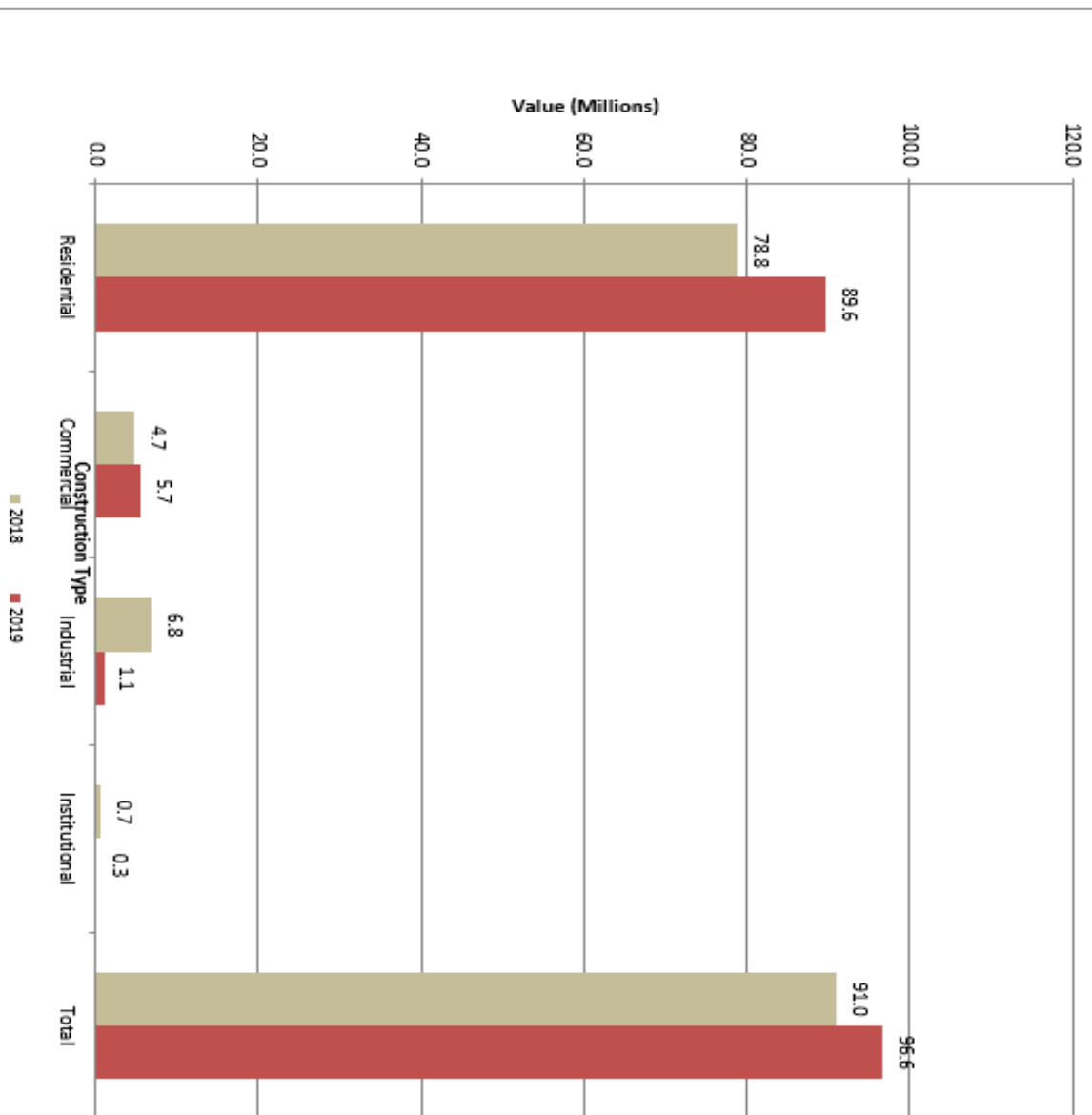
CLASSIFICATION	December 2019				to the end of December 2019				December 2018				to the end of December 2018			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE FAMILY DWELLINGS	43	19,821,640	43	688	296,806,026	688	15	5,896,140	15	656	277,243,845	656	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	16	15,296,024	71	173	157,778,554	709	9	9,161,400	43	207	160,644,323	665	0	0	0	
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	50,222,480	334	20	242,709,332	1,209	3	60,033,000	227	13	263,389,520	1,149	0	0	0	
RESALTER & ADDITIONS	76	4,286,344	20	1,798	58,200,166	82	90	3,702,750	94	1,826	61,893,349	178	0	0	0	
COMMERCIAL - ERECT	1	1,930,000	0	20	33,536,380	0	0	0	0	33	60,801,403	1	0	0	0	
COMMERCIAL ADDITION	1	300,000	3	17	10,144,000	3	1	290,000	0	14	11,070,718	0	0	0	0	
COMMERCIAL - OTHER	28	3,455,600	0	509	71,661,203	2	29	4,448,200	0	455	69,695,239	0	0	0	0	
INDUSTRIAL - ERECT	1	90,000	0	15	320,480,000	0	1	5,000,000	0	4	14,450,000	0	0	0	0	
INDUSTRIAL - ADDITION	0	0	0	13	44,445,100	0	1	948,000	0	8	8,278,000	0	0	0	0	
INDUSTRIAL - OTHER	9	982,300	0	84	20,782,320	0	6	860,400	0	69	20,862,454	0	0	0	0	
INSTITUTIONAL - ERECT	0	0	0	2	27,456,800	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL - ADDITION	0	0	0	9	39,233,800	0	0	0	0	5	14,049,600	0	0	0	0	
INSTITUTIONAL - OTHER	7	255,100	0	180	30,436,060	0	7	700,750	0	231	39,875,692	0	0	0	0	
AGRICULTURAL	0	0	0	6	15,700,000	0	0	0	0	3	210,000	0	0	0	0	
SWIMMING POOL FENCES	2	50,000	0	210	4,535,267	0	2	90,000	0	222	5,062,972	0	0	0	0	
ADMINISTRATIVE	4	80,000	0	144	447,000	0	7	81,650	0	187	538,500	0	0	0	0	
DEMOLITION	5	0	3	95	0	53	1	0	1	83	0	43	0	0	0	
SIGNS/CANOPY - CITY PROPERTY	0	0	0	30	0	0	4	0	0	24	0	0	0	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	53	0	0	518	0	0	25	0	0	530	0	0	0	0	0	
TOTALS	248	96,769,488	471	4,531	1,374,352,008	2,693	201	91,212,290	379	4,570	1,008,065,615	2,649				

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

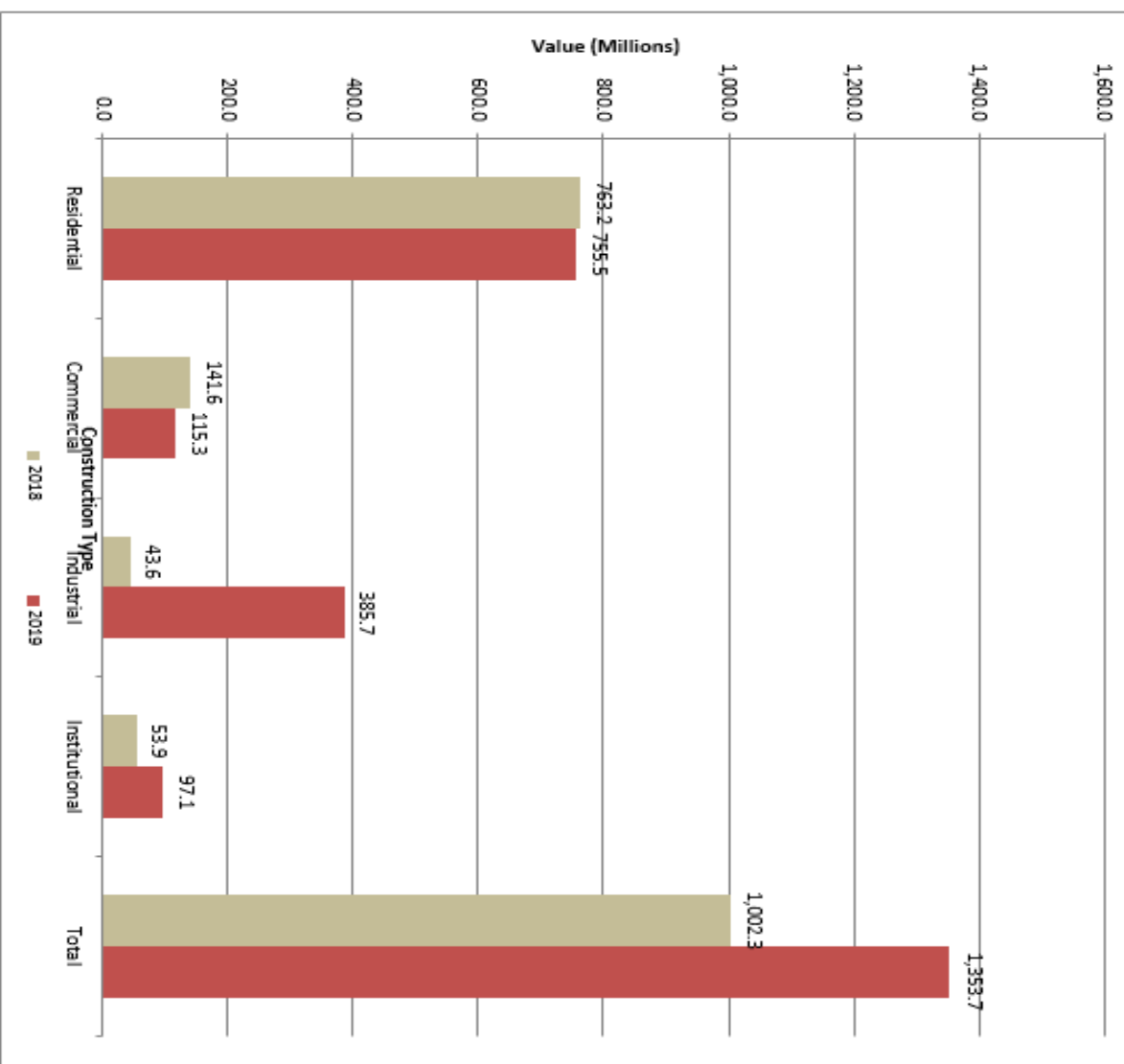
2) Mobile Signs are no longer reported.

3) Construction Value has been rounded up.

Construction Value of Building Permits December



Construction Value of Building Permits January to December



City of London - Building Division

Principal Permits Issued from December 1, 2019 to December 31, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1803299 ONTARIO INC. 1803299 ONTARIO INC.	100 Kellogg Lane	Alter Retail Store ALTER INTERIOR FOR GROUND FLOOR RETAIL AREA SHELL ONLY - ENGINEERING METAL STUD RAMP AND LANDING FRAMING, ROLL UP METAL GRILL DOORS SHOP DRAWINGS REQUIRED PRIOR TO WORK IN THESE AREAS. SPRINKLER PLAN AND GRCC FOR FIRE PROTECTION REQUIRED.	0	1,000,000
REMBRANDT HOMES REMBRANDT HOMES	1101 Meadowlark Ridge	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 1 STOREY, 2 CAR GARAGE, 3 BEDROOMS, PARTIALLY FINISHED BASEMENT, COVERED DECK INCLUDED, A/C INCLUDED, ENERGY STAR, 33M-603 PART 20	1	334,500
REMBRANDT HOMES REMBRANDT HOMES	1111 Meadowlark Ridge	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, UNFINISHED BASEMENT, COVERED DECK INCLUDED, A/C INCLUDED, ENERGY STAR, 33M-603 PART 20	1	494,000
Canadian Tire Corporation Limited	1125 Wellington Rd	Alter Retail Store CM - ALTERATION TO EXISTING CANADIAN TIRE	0	400,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1305 Riverbend Rd	Alter Offices ALTER INTERIOR FOR MAIN FLOOR CORRIDOR AND DEMISING WALL BETWEEN UNITS 130 AND 120	0	150,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1571 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD Townhouse Building - Erect new townhouse - Townhouse - Cluster SDD - ERECT NEW SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, PARTIALLY FINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 HOT2000, LOT 2 PHASE 9 PLAN 33M-721 (33R-20077)	1	428,000
1635 Richmond (London) Corp	1635 Richmond St	Erect-Apartment Building ERECT 6 STOREY, 168 UNIT APARTMENT BUILDING, SOUTH TOWER. Nov. 2019: changed to 7-STOREY South Tower.	202	14,000,000
Al Faez Real Estate Corp. C/O Westdel Management Corp.	1695 Wonderland Rd N	Alter Medical Offices CM - ALTER - FOR MEDICAL OFFICE. CHANGE OF USE FROM MERCANTILE. W/ STRUCTURAL, MECHANICAL, FPO, UNIT A The sprinkler system shop drawings must be submitted for review; with GRCC form for Fire Protection.	0	400,000
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd C	Erect-Townhouse - Condo ERECT A ROWHOUSE WITH 8 UNITS, 173, 175,177,179,180,182,184,186	8	1,855,000
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd D	Erect-Townhouse - Condo ERECT A ROWHOUSE WITH 4 UNITS, 185,187,188,190	4	935,200
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd E	Erect-Townhouse - Condo ERECT A ROWHOUSE WITH 4 UNITS, 181,183,192,194	4	938,000

City of London - Building Division

Principal Permits Issued from December 1, 2019 to December 31, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd F	Erect-Townhouse - Condo ERECT 4 UNIT BUILDING, BLOCK F	4	938,000
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd G	Erect-Townhouse - Condo ERECT 6 UNIT BUILDING, BLOCK G	6	1,394,000
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd S	Erect-Townhouse - Condo ERECT 6 UNIT BUILDING, BLOCK S	6	1,212,400
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd T	Erect-Townhouse - Condo ERECT 6 UNIT BUILDING, BLOCK T	6	1,212,400
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd U	Erect-Townhouse - Condo ERECT A ROWHOUSE WITH 6 UNITS, 120,122,124,126,128,130	6	1,212,400
KENMORE HOMES INC. COMPANY INC.	1850 Finley Cres	Erect-Townhouse - Condo ERECT - TOWNHOUSE CONDO 6 UNITS	6	953,604
MEHUL PATEL 2375659 Ontario Inc	203 Colborne St	Add Retail/Apt Complex Add to convenience store and apartment	3	300,000
DANCOR HURON ROBIN'S HILL INC. HURON ROBIN'S HILL INC.	2240 Huron St	Alter Offices INTERIOR ALTER FOR NEW OFFICES	0	230,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	241 Simcoe St			395,044
STATION PARK (LONDON) INC	244 Pall Mall St	Alter Offices CM - ALTER - TENANT FIT UP FOR 4TH FLOOR OFFICE, WITH MECHANICAL, PLUMBING, FPO	0	166,000
Hudson Boats International Inc	2519 Fanshawe Park Rd E	Alter Plant for Manufacturing RESTORATION WORK AFTER FIRE	0	200,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	30 Base Line Rd W			476,500
2628448 Ontario Inc	3532 Singleton Ave	Erect-Townhouse - Cluster SDD ERECT SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 4 BEDROOMS, NO DECK, A/C INCLUDED, SB-12 A1 (UNIT 13, 33R-17943), HRV AND DWHR REQUIRED. CONDO PLAN NO 842. SOILS REPORT REQUIRED.	1	388,520
Dave Schmidt Sunningdale Golf Club Ltd.	379 Sunningdale Rd W	Erect-Apartment Building ERECT NEW 10 STOREY APARTMENT BUILDING FOUNDATION PERMIT ONLY for the footings and cast-in place concrete foundation walls. Provide sealed precast concrete foundation walls and slabs shop drawings to the Building Division for review prior to work in these areas.	132	36,222,480
	50 Fiddlers Green Rd	Alter Residential Accessory Building RT - ALTER - TO REPAIR/REPLACE SECTION OF RETAINING WALL	0	173,000

City of London - Building Division

Principal Permits Issued from December 1, 2019 to December 31, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
CITY OF LONDON CITY OF LONDON	580 Clarence St	Alter Municipal Buildings RENOVATE WASHROOMS IN BAND SHELL, WITH STRUCTURAL, MECHANICAL, PLUMBING	0	120,000
Redwood Properties & Contracting Inc	625 Dundas St	Alter Apartment Building RA - ALTER TO RENOVATE SECOND AND THIRD FLOOR ROOMING HOUSE TO 12 BACHELOR UNITS, 2/STRUCT. MECH, FPO. Shell permit only	12	500,000
	687 Fanshawe Park Rd E	Add Duplex ADDITIONS TO FRONT AND REAR OF HOUSE, MAIN STOREY AND BASEMENT; ALTER EXISTING MAIN LEVEL OF HOUSE, DINING / KITCHEN; ADD GARAGE TO SIDE WITH SECOND STOREY AND LIVING SPACE FOR SECONDARY DWELLING UNIT *****SECONDARY DWELLING UNIT AS PER SEC 4.37 OF ZONING BY-LAW Z-1***** *****TOTAL OF 5 BEDROOMS IN THE ENTIRE HOUSE*****	1	193,200
2425293 ONTARIO INC. WESTERN PRESTIGE VILLAGE	811 Sarnia Rd D	Erect-Townhouse - Condo ERECT TOWNHOUSE, 2 STOREY, 1 CAR GARAGE, UNFINISHED BASEMENT, 3 BEDROOMS, 3 BATHROOMS, DECK INCLUDED, NO A/C, SB-12 A5 Building D, DPN 40, 42, 44, 46, 48, 50	6	992,400
2425293 ONTARIO INC. WESTERN PRESTIGE VILLAGE	811 Sarnia Rd E	Erect-Townhouse - Condo Townhouse Building - Erect new townhouse - Townhouse - Condo Building E, DPN 30, 32, 34, 36, 38	5	1,062,000
Yasser Yanni 1803495 Ontario Inc.	819 Kleinburg Dr G	Construct 2 storey, 5 unit townhouse building. 3-three bedroom units + 2-four bedroom units, all with attached 1 car garage, unfinished basement and A/C	6	945,600
SKYLINE COMMERCIAL REAL ESTATE HOLDINGS INC	845 Consortium Crt	Erect-Townhouse - Condo ERECT 6 UNIT CONDO TOWNHOUSE BLOCK G	6	300,000
LIQUOR CONTROL BOARD OF ONTARIO LIQUOR CONTROL BOARD OF ONTARIO	955 Wilton Grove Rd	Alter Warehousing ID - REPLACE HEATING WATER BOILERS (2) AND ASSOCIATED PUMPS	0	600,000



**City of London - Building Division
Principal Permits Issued from December 1, 2019 to December 31, 2019**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Highland Communities Ltd	982 Gainsborough Rd	Erect-Offices ERECT - 2 STOREY OFFICE BUILDING, 1 STOREY BELOW GRADE. (BUILDING A)	0	1,930,000

Total Permits 35 Units 421 Value 73,052,248

** Includes all permits over \$100,000, except for single and semi-detached dwellings.*

Commercial building permits issued - subject to Development Charges under By-law C.P. -1535-144

OWNER
PATEL MEHUL 2375659 Ontario Inc
DOORNBOSCH MICHELLE 2653462 ONTARIO INC.

Commercial Permits regardless of construction value

Environmental and Ecological Planning Advisory Committee

Report

The 1st Meeting of the Environmental and Ecological Planning Advisory Committee
January 16, 2020
Committee Rooms #1 and #2

Attendance PRESENT: S. Levin (Chair), I. Arturo, A. Bilson Darko, R. Doyle, C. Dyck, S. Esan, P. Ferguson, L. Grieves, S. Hall, S. Heuchan, B. Krichker, I. Mohamed, K. Moser, B. Samuels, S. Sivakumar, R. Trudeau, M. Wallace and I. Whiteside and H. Lysynski (Clerk)

ALSO PRESENT: S. Chambers, C. Creighton, M. Davenport, M. Fabro, S. Hudson, J. MacKay, L. McDougall and M. Stone

ABSENT: E. Arellano, L. Banks, A. Boyer, A. Cleaver and J. Khan

The meeting was called to order at 5:00 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair for the term ending November 30, 2020

That the following actions be taken with respect to the election of Chair and Vice-Chair for the term ending November 30, 2020:

a) notwithstanding section 4.12 of the General Policy for Advisory Committees, S. Levin BE ELECTED as Chair; and,

b) notwithstanding section 4.12 of the General Policy for Advisory Committees, S. Hall BE ELECTED as Vice-Chair.

2. Scheduled Items

2.1 Accessibility for Ontarians Disabilities Act Training

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee received the attached presentation from M. Stone, Accessibility Specialist, with respect to the *Accessibility for Ontarians Disabilities Act* training.

2.2 Dingman Environmental Assessment

That a Working Group BE ESTABLISHED consisting of I. Arturo, S. Heuchan, B. Krichker, S. Levin and I. Whiteside, with respect to the Dingman Environmental Assessment; it being noted that the Environmental and Ecological Planning Advisory Committee heard the attached presentation from S. Chambers, Division Manager, Stormwater Engineering and D. Moulder, Aquafor Beech Ltd., with respect to this matter.

2.3 Adelaide Street North Environmental Assessment - Environmental Impact Study

That a Working Group BE ESTABLISHED consisting of L. Grieves, S. Hall and K. Moser, with respect to the Adelaide Street North Environmental Assessment Environmental Impact Study; it being noted that the Environmental and Ecological Planning Advisory Committee heard the attached presentation from M. Davenport, Engineer-in-Training, A. Evraire, M. Esraelian and A. Hussain, Parsons, with respect to this matter.

3. Consent

3.1 12th Report in the Environmental and Ecological Planning Advisory Committee

That, the following actions be taken with respect to the 12th Report of the Environmental and Ecological Planning Advisory Committee:

a) S. Levin BE REQUESTED to attend the next meeting of the Planning and Environment Committee to update the Municipal Council on the actions that have been taken with respect to environmental considerations relating to studies and reports; and,

b) it BE NOTED that the 12th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on November 21, 2019, was received.

3.2 Municipal Council Resolution - Bird-Friendly Development and Instituting a Limited Light Period for the City of London

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received a Municipal Council resolution adopted at its meeting held on November 26, 2019, with respect to bird-friendly development and instituting a limited light period for the City of London.

3.3 Municipal Council Resolution - 10th Report of the Advisory Committee on the Environment

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received a Municipal Council resolution adopted at its meeting held on November 26, 2019, with respect to the 10th Report of the Advisory Committee on the Environment, from its meeting held on November 6, 2019.

3.4 Municipal Council Resolution - 12th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received a Municipal Council resolution adopted at its meeting held on December 10, 2019 and a communication from S. Levin and S. Hall, with respect to the 12th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on November 21, 2019.

4. Sub-Committees and Working Groups

4.1 Kilally Stormwater South, East Basin Environmental Assessment

That the attached, revised, Kilally South, East Basin Stormwater Environmental Assessment Working Group comments BE FORWARDED to the Civic Administration for consideration.

4.2 Environmental Management Guidelines Update

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion and reviewed and received the EEPAC Consultation Meeting Summary from its meeting held on January 6, 2020.

5. Items for Discussion

5.1 Draft Respectful Workplace Policy

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received the draft Respectful Workplace Policy.

5.2 Notice of Planning Application - 7098-7118 Kilbourne Road

That a Working Group BE ESTABLISHED consisting of B. Krichker, S. Levin and I. Whiteside, with respect to the Notice of Planning Application for the properties located at 7098 to 7118 Kilbourne Road; it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received a Notice of Planning Application relating to the Draft Plan of Vacant Land Condominium, Official Plan and Zoning By-law Amendments for the above-noted properties.

5.3 2020 Go Wild Grow Wild Conference

That the expenditure of up to \$175.00 from the 2020 Environmental and Ecological Planning Advisory Committee (EEPAC) budget BE APPROVED to assist with the expenditure of a booth at the 2020 Go Wild Grow Wild event; it being noted that the cost of the booth is being shared between the EEPAC and the Animal Welfare Advisory Committee.

5.4 Draft City Budget - S. Levin

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal presentation from S. Levin with respect to the proposed draft city budget.

5.5 2020 Work Plan

That consideration of the Environmental and Ecological Planning Advisory Committee (EEPAC) 2020 Work Plan, BE DEFERRED to the February 2020 meeting of the EEPAC.

6. Adjournment

The meeting adjourned at 7:45 PM



Accessibility for Ontarians with Disabilities (AODA) Customer Service Training

Melanie Stone
Accessibility Specialist, HR & Corporate Services

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AODA

- **Goal:** To help make Ontario accessible for all



Photo Caption: This photo is of a woman in a Canadian Sledge Hockey Team jersey, seated in an ice sledge, holding 2 sledge hockey sticks. She is facing the camera with a serious expression on her face. She is holding the sledge hockey sticks with large hockey gloves.

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AODA Components

- The AODA (Accessibility for Ontarians with Disabilities Act) and Integrated Accessibility Standards Regulation (IASR)
- Customer Service
- Information & Communication Standard
- Design of Public Spaces
- Transportation
- Employment

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Thinking about disability

The AODA uses the Ontario Human Rights definition of disability, which includes physical disabilities as well as vision, hearing, speech, developmental, learning and mental health disabilities.

One in 7, to 1 in 5 Ontarians has a disability.

- **Who are people with disabilities?**
- Disabilities can be visible or non-visible. We can't always tell who has a disability. A disability can be temporary or permanent, and many of us will experience a disability at some point in our lives.
- The Accessibility for Ontarians with Disabilities Act, 2005 uses the same definition of disability as the Ontario Human Rights Code

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Who is a customer?

- The standards must be followed by:
- the Ontario Government and Legislative Assembly
- all designated public sector organizations, which include municipalities, universities, colleges, hospitals, school boards and public transportation organizations
- private businesses and not-for-profit organizations that have one or more employees in Ontario
- **Who is a customer?**
- A customer can be anyone who is accessing your organization's goods, services or facilities. They may include paying and non-paying members of the public, and individuals your organization might call customers, such as clients, members, patrons or patients.
- Customers can also be other businesses or organizations (also referred to as third parties).

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Ontario Human Rights Definition of Disability

- Defining disability is a complex, evolving matter. The term "disability" covers a broad range and degree of conditions.
- A disability may have been present at birth, caused by an accident, or developed over time.
- Section 10 of the Code defines "disability" as: (a) any degree of physical disability, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness and, without limiting the generality of the foregoing, includes diabetes mellitus, epilepsy, a brain injury, any degree of paralysis, amputation, lack of physical co-ordination, blindness or visual impediment, deafness or hearing impediment, muteness or speech impediment, or physical reliance on a guide dog or other animal or on a wheelchair or other remedial appliance or device,

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Ableism

- (b) a condition of mental impairment or a developmental disability,
- (c) a learning disability, or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language,
- (d) a mental disorder, or
- (e) an injury or disability for which benefits were claimed or received under the insurance plan established under the Workplace Safety and Insurance Act, 1997. "Disability" should be interpreted in broad terms.

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- Discrimination in favour of able bodied people.
- Understanding that the world is built for particular bodies, and workplaces, policies, public spaces, buildings and their contents are often designed in favour of able-bodied people or people without disabilities
- The Supreme Court of Canada — the highest court — has also recognized that there is a social component to disability. It has called this social component "social handicapping." What this means is that society's response to persons with disabilities is often the cause of the "handicap" that persons with disabilities experience.

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Who is required to take this training?

- The following people must be trained on serving customers with disabilities:
- all employees and **volunteers** (paid and unpaid, full-time, part-time and contract positions)
- **anyone involved in developing your organization's policies (including managers, senior leaders, directors, board members and owners)**
- anyone who provides goods, services or facilities to customers on your organization's behalf (such as external contact centres or facilities management companies)
- Training must be completed as soon as possible after an employee or volunteer joins your organization.
- Training must also be provided when there are any changes to your organization's accessible customer service policies.

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Customer Service Standard

- Our job is to ensure better accessible structures, programs and services so that we aren't the barrier that prevents people from participation
- The AODA requires commitment to providing quality goods, services and facilities that are accessible to all persons we serve
- We will continue to work with the community and allocate appropriate resources towards the elimination of accessibility barriers in customer service

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Common Mistakes

- Common mistakes
 - Leaning down inappropriately to talk to someone
 - Speaking loudly and slowly without being asked to
 - Being patronizing (good for you! You're outside doing things!)
 - Having different expectations/making decisions on someone's behalf
 - Speaking to a support person/partner only
 - Assuming someone is a support person and not a partner/family member/spouse
 - Offering unsolicited advice
 - Sharing personal stories of disability
 - Assessing someone's disability and worthiness for an accommodation (bathrooms & parking spots are common)
 - Describing people as their mobility aid "We need to move this wheelchair."
 - Moving a mobility aid without direction or permission
 - Assuming you know what someone with a disability wants/needs

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Visible and invisible

- There are visible and invisible disabilities. There are temporary and permanent disabilities and there are episodic disabilities.
- Many people have disabilities that involve all three or different intersecting disabilities such as mental health and physical disability.
- For this reason, ask how you can help. Needs change and what works one day may not work the next.

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Individuals with vision loss

- Vision loss can restrict someone's ability to read documents or signs, locate landmarks or see hazards. Some people may use a guide dog, a white cane, or a support person such as a sighted guide, while others may not.
- **Tips:**
 - When you know someone has vision loss, don't assume the person can't see you. Not everyone with vision loss is blind. Many have some or fluctuating vision.
 - Identify yourself and speak directly to your customer if they are with a companion.
 - Ask if they would like you to read any printed information out loud to them, such as a policy or a bill or schedule of fees. Not everyone can read braille so ask how you can be of assistance.
- When providing directions or instructions, be precise and descriptive (for example, "two steps in front of you" or "a metre to your left"). Don't say "over there" or point in the direction indicated.
- Offer your elbow to guide them if needed. If they accept, lead – don't pull.
- Identify landmarks or other details to orient the person to the surroundings. For example, if you're approaching stairs or an obstacle, say so.
- If you need to leave the customer, let them know by telling them you'll be back or saying goodbye.
- Don't leave your customer in the middle of a room – guide them to a comfortable location.

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People who are deaf/Deaf or hard of hearing

- People who have hearing loss may identify in different ways. They may identify as deaf/Deaf, oral deaf, deafened, or hard of hearing. These terms are used to describe different levels of hearing or the way a person's hearing was diminished or lost.
- A person with hearing loss might use a hearing aid, an amplification device or hearing ear dog. They may have preferred ways to communicate, for example, through sign language, by lip reading or using a pen and paper.
- Once a customer has self-identified as having hearing loss, make sure you face the customer when talking and that you are in a well-lit area so the person can see you clearly.
- As needed, attract the person's attention before speaking. Try a gentle touch on the shoulder or wave of your hand.
- Maintain eye contact. Use body language, gestures and facial expression to help you communicate.
- If the person uses a hearing aid, reduce background noise or if possible, move to a quieter area.
- Don't assume that the customer knows sign language or reads lips.
- If necessary, ask if another method of communicating would be easier (for example, using a pen and paper).
- When using a sign language interpreter, look and speak directly to the customer, not the sign language interpreter. For example, say "What would you like?" not "Ask her what she'd like."

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Speech

- Cerebral palsy, stroke, hearing loss or other medical conditions or disabilities may make it difficult for a person to pronounce words or express themselves. Some people who have severe difficulties may use a communication board or other assistive devices.
- **Tips:**
 - Don't assume that a person who has difficulty speaking doesn't understand you.
 - Speak directly to the customer and not to their companion or support person.
 - Whenever possible, ask questions that can be answered "yes" or "no."
 - If the person uses a communication device, take a moment to read visible instructions for communicating with them.
 - Be patient. Don't interrupt or finish your customer's sentences.
 - Confirm what the person has said by summarizing or repeating what you've understood and allow the person to respond – don't pretend if you're not sure.
 - If necessary, provide other ways for the customer to contact you, such as email.

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Learning Disabilities

- The term "learning disabilities" refers to a range of disabilities. One example of a learning disability is dyslexia, which affects how a person takes in or retains information. This disability may become apparent when the person has difficulty reading material or understanding the information you are providing.
- People with learning disabilities just learn in a different way.
- **Tips:**
 - Be patient and allow extra time if needed. People with some learning disabilities may take a little longer to process information or to understand and respond.
 - Try to provide information in a way that works for your customer. For example, some people with learning disabilities find written words difficult to understand, while others may have problems with numbers and math.
 - Be willing to rephrase or explain something again in another way, if needed.

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Mental Health



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- Did you know that one in five Canadians will experience a mental health disability at some point in their lives?
- Mental health disability is a broad term for many disorders that can range in severity. A person with a mental health disability may experience depression or acute mood swings, anxiety due to phobias or panic disorder, or hallucinations. It may affect a person's ability to think clearly, concentrate or remember things.
- You may not know someone has this disability unless you are told. Stigma and lack of understanding are major barriers for people with mental health disabilities.



Tips:

- If you sense or know that a customer has a mental health disability, treat people with the same respect and consideration you have for everyone else.
- Be confident, calm and reassuring. Ask the customer for what they need.
- Listen carefully, and work with the customer to meet their needs. For example, acknowledge that you have heard and understood what the person has said or asked.
- Respect your customer's personal space.
- Limit distractions that could affect your customer's ability to focus or concentrate. For example, loud noise, crowded areas and interruptions could cause stress.

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Developmental or intellectual disability

- Developmental disabilities (such as Down syndrome) or intellectual disabilities can mildly or profoundly limit a person's ability to learn, communicate, do everyday physical activities or live independently. Supports, encouragement and inclusion

Tips:

- Don't make assumptions about what a person can or cannot do.
- Don't exaggerate your speech or speak in a patronizing way.
- Use plain language.
- Provide one piece of information at a time.
- If you're not sure of what is being said to you, confirm by summarizing or repeating what was said, or politely ask them to repeat it – don't pretend if you're not sure.
- Ask the customer if they would like help reading your material or completing a form, and wait for them to accept the offer of assistance.
- Be patient and allow extra time if needed.

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What creates disabling conditions?



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- Expectations of fast pace & quick travel
- Ignorance or dismissive attitudes
- Lack of appropriate support technology
- Lack of creativity/problem solving
- Structural inaccessibility (stairs, poor lighting, temperature fluctuations, flashing lights, lack of snow removal, etc...)
- Inequitable funding
- Fear of doing the "wrong" thing so doing nothing at all
- Fear in the workplace
- Distractions and loud noises
- Not providing enough information for someone to request assistance ahead of time.



Accommodations

- Support persons for customers with disabilities are common and welcome at all city facilities
- Consent is required if confidential information is going to be discussed
- Support person is free to enter City facilities at no charge
- Speak directly to the customer, not the support person unless you are directed to do so



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Service animals



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- Customers with disabilities are permitted to:
- Enter all public City facilities with service animals
- Go anywhere customers normally have access unless excluded by law
- Customer is responsible for the care and supervision of their service animal
- Avoid talking to, touching or making eye contact with the working animal
- Employees with disabilities are able to bring their service dogs into any area they are required to work with very few exceptions.

Service Disruptions

- We are required by law to provide public facing information about all service disruptions.
- If a service/program or building is to be closed or cancelled you should post your service disruption information on your website and other areas easily accessible to patrons.



This photo is an image of a person holding a temporary closure sign. The person's hands are in the photo and their blue shirt is in the background.

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If you host an event or interact with members of the public be sure to plan to be as accessible as possible

- If it applies, inform your customer of the accessible features in the immediate area (such as automatic doors, accessible washrooms, elevators or ramps).
- Think ahead and remove any items that may cause a physical barrier, such as boxes left in an aisle.
- If the service counter at your place of business is too high for a person using a wheelchair to see over, step around it to provide service. Use a clipboard handy if filling in forms or providing a signature is required.
- Keep in mind that a person's physical disability may not be visible or obvious. For example, a person may have difficulty standing for long periods of time and may ask to sit while waiting to be served.

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Tips

- Ask before you help. People with disabilities often have their own ways of doing things.
- Don't touch or move a person's equipment (for example, wheelchair or walker) without their permission.
- If you have permission to move a person's wheelchair or mobility aid, don't leave them in an awkward, dangerous or difficult position, such as facing a wall or in the path of opening doors or elevators.
- If you need to have a lengthy conversation with someone who uses a wheelchair or scooter, consider sitting so you can make eye contact at the same level if appropriate or invited.

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We have tools to help!

- Ubi Duo Machines
- T loop systems (portable and fixed)
- Magnifiers
- Felt tip pens and heavy lined paper
- Pen grips
- Signature guides
- Portable listening devices
- And more!

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Additional Assistance Available

Visit www.london.ca/accessibility

- You can also call me! 😊
- Melanie Stone, Accessibility Specialist
ext. 2425 mstone@london.ca or
accessibility@London.ca

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Dingman Creek EA – Master Plan Next Steps

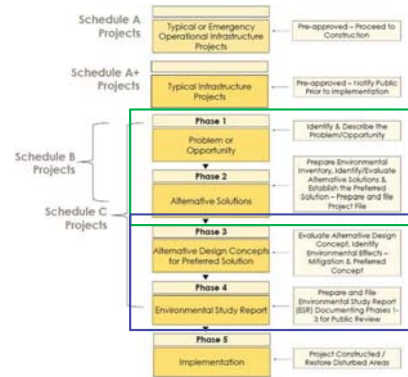


EEPAC
January 16, 2020

Shawna Chambers, P.Eng., DPA
Division Manager, Stormwater Engineering, City of London
schambers@london.ca
519-661-2489 x7318



Environmental Assessment Process



Master Plan: Overarching Strategy

Schedule EAs: Infrastructure Development

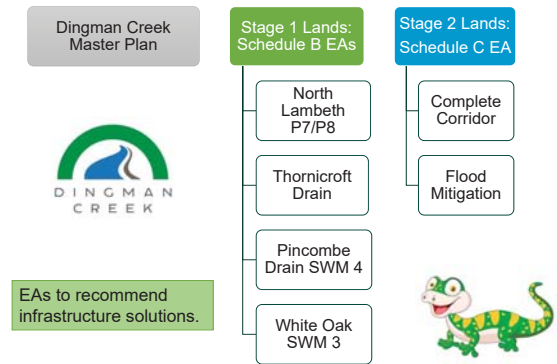


Dingman Creek EA Update

- Stage 1:** lands less impacted by floodplain expansion
 - Recommend Stormwater Servicing solutions for developable lands (Schedule B EA)
 - Lands within recently completed EAs, outside of Dingman Creek zone of influence
- Stage 2:** lands directly impacted by the proposed floodplain
 - Assess storage options to mitigate expansion of floodplain, including Complete Corridor
 - Recommend Stormwater Servicing solutions for developable lands



Dingman EA Flow Chart



Stage 1 EA Timelines

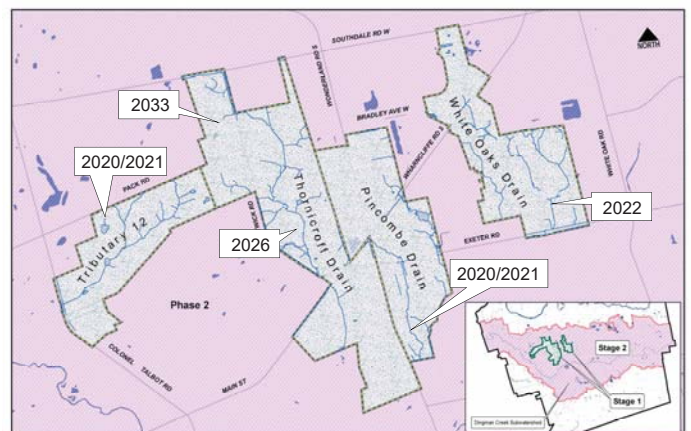


Winter 2020:

- February 4 CWC: Master Plan Notice of Completion
- Mid-February: Issue Notice of Completion and start 30-day public/agency review period
- Late Spring 2020: Retain ecological and fluvial geomorphological consultants for the Stage 1 tributaries

2020/2021+:

- Design and construction of recommended SWM works within Stage 1 Lands per GMIS timelines



Stage 1 Lands with 2019 GMIS Stormwater Infrastructure Timing



Stage 2 EA Timeline

- Spring 2020:
 - Retain consultant for Dingman Stage 2 Corridor EA
 - Re-commence Stakeholder Group once consultant is up and running
- 2020/2021:
 - At least 2 PICs and more public engagement
- Target end of 2021:
 - Complete Stage 2 Dingman Corridor EA



UTRCA's Regulatory Floodplain Status

- January 31, 2020:
 - AECOM to complete final review of UTRCA floodplain
- March/April PEC (Tentative):
 - UTRCA to present updated Regulatory Floodplain results to Planning and Environment Committee



Questions?

<https://getinvolved.london.ca/DingmanCreek>

DINGMAN CREEK SUBWATERSHED: STORMWATER SERVICING STRATEGY



JANUARY 16, 2020

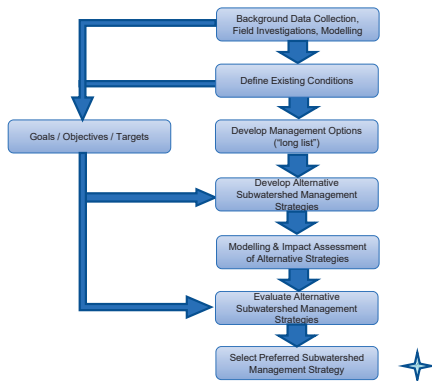
AGENDA

1. Provide Overview of Study Approach and Findings
2. Questions & Discussion



2

STUDY PROCESS



3

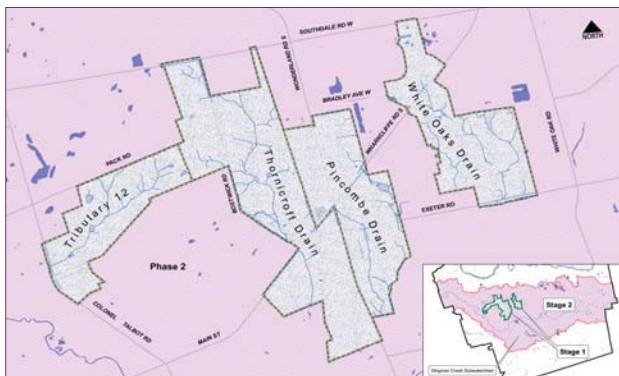
STUDY PURPOSE

To develop an innovative stormwater servicing strategy with consideration for current and potential flooding, erosion concerns, groundwater as well as wildlife / aquatic habitat and natural corridor development.



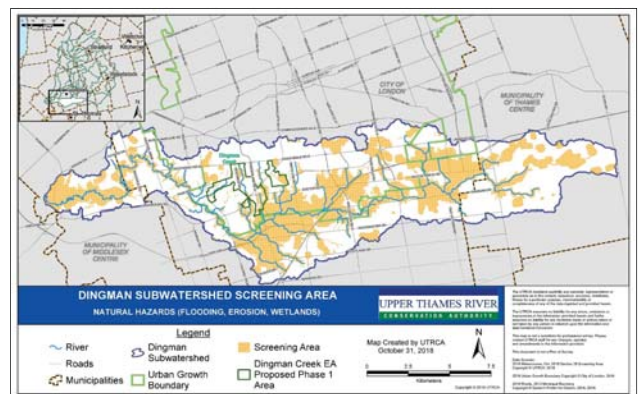
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STAGE 1 AND 2 STUDY AREAS



5

UTRCA SCREENING MAP



6

SUMMARY OF ENVIRONMENTAL CONDITIONS

- Surface Water Resources
- Fluvial Geomorphic Resources
- Groundwater Resources
- Ecologic Resources and Natural Heritage System



7

1. REVIEW OF ALTERNATIVE SUBWATERSHED STRATEGIES PRESENTED AT LAST MEETING

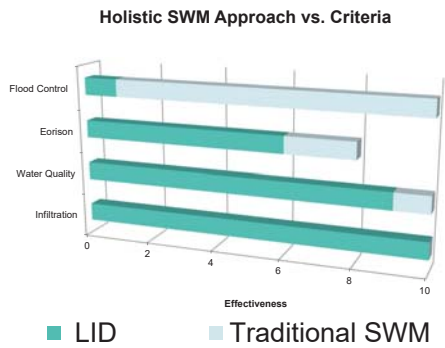
Subwatershed Management Strategies:

1. Do Nothing
2. Traditional SWM Strategy (end-of-pipe only)
3. Low Impact Development (LID) Strategy
4. Combined Traditional & LID



8

WHY LID?



Aquafor Beech

City of London - LID Workshop-

Dave Maunder & Chris Denich
AQUAFOR BEECH LTD.
denich.c@aquaforbbeech.com
Guelph / Mississauga / London/ Kingston

June 20, 2019

LIDs - Single Family Residential

- ❖ Recommended LID Approaches
 - Private property
 - Soil Amendments
 - Municipal Property:
 - 3rd Pipe
 - Perforated pipe systems
 - Grassed Swale Perforated Pipe Systems (GSPP)
 - Bioswale/rain gardens possible at select locations



LIDs – Multi-Family (Med Density)

- ❖ Condominium properties
 - O&M is the responsibility of the Condo
- ❖ Recommended LID Approaches
 - Soil Amendments
 - Perforated Pipe Systems
 - Permeable Pavements
 - Bioretention & Bioswales
 - Enhanced Swales
 - Soakaway Pits, Infiltration Trenches and Chambers



LIDs - Multi-Family (High Density)

- ❖ Condominium properties
 - O&M is the responsibility of the Condo
- ❖ Recommended LID Approaches
 - Soil Amendments
 - Perforated Pipe Systems
 - Permeable Pavements
 - Enhanced Swales
 - Bioretention & Bioswales
 - Soakaway Pits, Infiltration Trenches and Chambers
 - Green Roofs
 - Rainwater Harvesting



STORMWATER APPROACH

- Infiltrate, filtrate, reuse or evapotranspirate the 90% storm (25mm).
- This will address water quality, water balance and erosion items.
- Flooding issues will be addressed by constructing dry ponds.



IMPLEMENTATION

Objective(s):

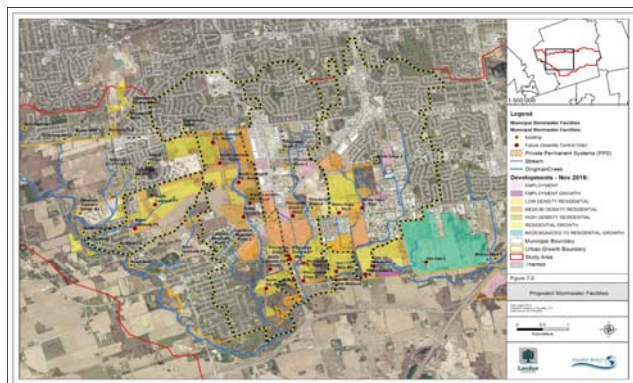
1. Provide direction for tributary specific studies
2. Provide direction for undertaking LID



LIDs - ICI

- ❖ Recommended LID Approaches
 - Soil Amendments
 - Perforated Pipe Systems
 - Permeable Pavements
 - Enhanced Swales
 - Bioretention & Bioswales
 - Soakaway Pits, Infiltration Trenches and Chambers
 - Green Roofs
 - Rainwater Harvesting
 - etc

STORMWATER MANAGEMENT FACILITYTY LOCATIONS



IMPLEMENTATION

- Stormwater Management Controls
- Natural Heritage System
- Stream Systems
- Flood Susceptible Reaches
- Complete Corridor Initiatives
- Potential Flood Related Item



STORMWATER MANAGEMENT CONTROLS

- Direction provided with respect to types of studies to be undertaken
- Clarity between City of London Design Specifications & Requirements Manual & findings from this study
- Low Impact Development example provided



19

FLOOD SUSCEPTIBLE REACHES

- Strategy maintains post development flows to pre development levels
- MNRF policy to be considered
- Separate works to protect existing flood susceptible works may be needed

21

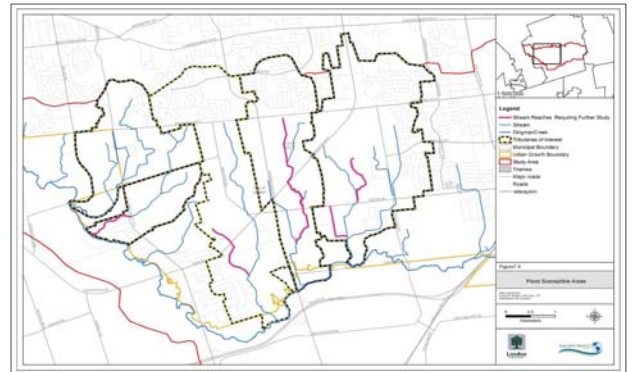
STREAM SYSTEMS

- One consultant to carry out work for four tributaries
- Objectives to:
 - Confirm fluvial geomorphic conditions;
 - Headwater Drainage Features (HDFs) protection classes;
 - Stream corridor erosion hazards;
 - Direct stream restoration objectives.



20

FLOOD SUSCEPTIBLE REACHES



22

COMPLETE CORRIDOR INITIATIVES

- Concept of complete corridor to address environmental, stormwater and recreational requirements
- Two “complete corridors” recommended for construction
- Direction with respect to studies to be undertaken

23

POTENTIAL FLOOD RELATED ITEM

- Undertake study to address potential flood issue in headwaters of Pincombe Drain

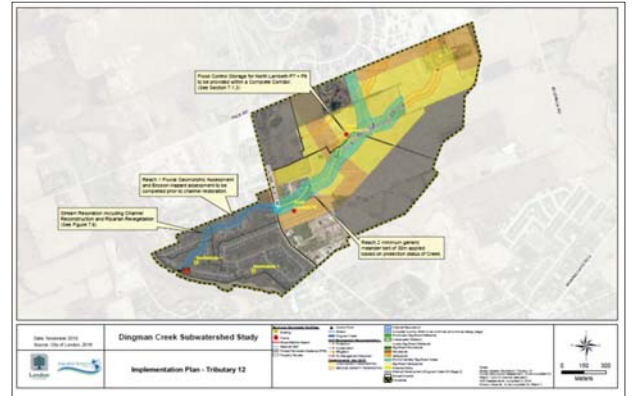


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COSTING & ENVIRONMENTAL ASSESSMENT REQUIREMENTS

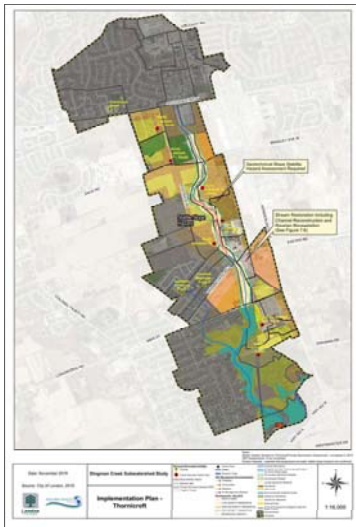
Cost Estimates prepared for

- Municipal Stormwater Facilities
- Complete Corridors
- Restoration works
- Low Impact Development Measures



25

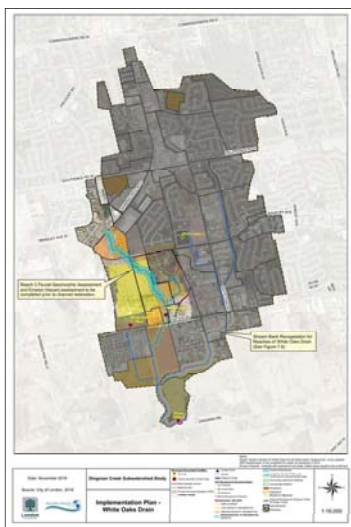
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29

QUESTIONS ?





Adelaide Street North Municipal Class Environmental Assessment Study

Presentation to Environmental and Ecological Planning Advisory Committee

Parsons Inc.
January 16, 2020

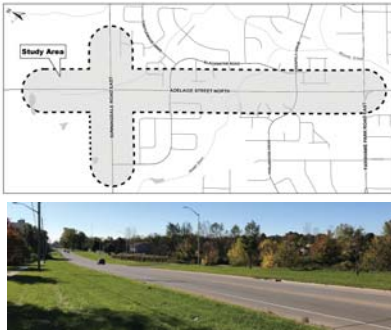


Agenda

- Study Area / Project Background
- Existing Conditions
- Preferred Road Widening Alternative
- Environmental Impacts & Mitigation Measures
- Conclusions and Next Steps

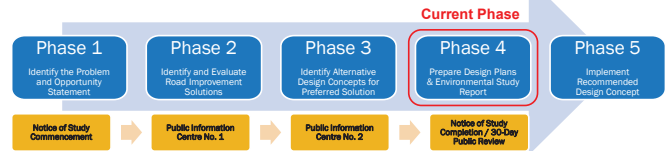
Study Area / Project Background

- Study Corridor between Fanshawe Park Road and 350m north of Sunningdale Road East, including Sunningdale Road East from Blackwater Road to Stoney Creek Community Centre Entrance.
- The current (2013) Transportation Master Plan (TMP) has recommended widening of this section of Adelaide Street North from two to four lanes.
- Adelaide Street North and Sunningdale Road East are classified as Civic Boulevards in the London Plan.
- Per the City's Complete Streets Design Manual, Civic Boulevards are intended to accommodate "multi-modal travel, with a priority on pedestrian, cycling and transit movements".
- Future subdivision developments are planned north of Sunningdale Road East.
- "Schedule C" Municipal Class EA.



MCEA Process

- Study commenced in June 2018.
- **Problem/Opportunity Statement** identifies the need for additional north-south traffic capacity to address future traffic operational deficiencies and opportunities to improve the roadway to meet the City's Complete Streets standards which includes incorporating transit, active transportation, and safety initiatives.
- Two Public Information Centres held:
 - PIC#1: November 14, 2018 (55 attendees)
 - PIC#2: June 5, 2019 (28 attendees)
- Currently in Phase 4 - Preparation of Design Plans and Environmental Study Report.



Existing Conditions - Environmental

- A total of 139 species were documented, representing 48 families, of which 52% of the species are native and 48% considered introduced. The mean coefficient of conservatism (CC) value was determined to be 2.8 which is indicative of disturbed sites. There were no Species of Conservation Concern (SoCC) or Species at Risk (SAR) confirmed.
- The study area is located in the Stoney Creek watershed in the Upper Thames River basin. The primary drainage feature found within the study area is Powel Drain, which crosses under Adelaide Street North between Blackwater Road and Phillbrook/Grenfell Drive. Secondary surface water features consist of roadside ditches, small isolated wetlands, an offline storm water management pond (SWMP), and Worrall Drain.
- There are no significant woodlands, woodlands (unevaluated) or unevaluated vegetation patches within the Study Area.
- There is a Provincially Significant Wetland (PSW) within the Study Area, specifically the Arva Moraine Wetland Complex. There were no other wetlands (unevaluated or other) documented. Field investigations completed for the Project confirmed the desktop findings.

Official Plan Mapping

Study area is adjacent to Provincially Significant Wetlands and Significant Valleylands:



Species at Risk (SAR)

- Background review identified 18 SAR that have the potential to occur within the Study Area, however, based on the SAR screening assessment and field investigations, only one SAR, Barn Swallow, was confirmed foraging in the Study Area.
- There were no confirmed nests observed during the field investigations; only foraging habitat was identified. Other species identified as having potential to occur include SAR bats (i.e., individual snag trees (although none were confirmed) and forested communities), Bobolink and Eastern Meadowlark (i.e., hay fields and cultural meadow north of Sunningdale Road East), and Common Nighthawk (naturalized communities north of Sunningdale Road East).
- **Potential impacts to these species are considered limited** as the Project is generally confined to the existing road allowance.
- **There were no aquatic SAR identified** through background sources including Natural Heritage Information Centre (NHIC) and Department of Fisheries and Oceans (DFO) SAR mapping, and none were identified in the field.

PARSONS

7

Significant Wildlife Habitat (SWH)

Confirmed SWH:

- Snapping Turtle – confirmed in the upstream floodplain of Powell Drain during field investigations in July 2019. Habitat for this species is considered to be Powell Drain and the associated wetlands.
- Monarch – confirmed throughout the Study Area, although SWH is considered to be the meadow communities located north of Sunningdale Road East.
- Terrestrial Crayfish – confirmed habitat was identified by NRSI in 2016 in the marsh community located near the corner of Sunningdale Road East and Adelaide Street North. This habitat was not confirmed during the 2019 field investigations but is assumed present as conditions remain suitable.

Candidate Significant Wildlife Habitat (cSWH):

- Turtle Nesting Areas, Turtle Wintering Areas, Midland Painted Turtle and Northern Map Turtle – candidate habitat was identified for the portion of the PSW south of Sunningdale Road East.
- Amphibian Breeding Habitat (Wetland, Amphibian Movement Corridors and Terrestrial Crayfish - candidate habitat) was identified within the PSW units located north and south of Sunningdale Road East.

PARSONS

8

Tree Inventory

- A Tree inventory and assessment was completed. In total, 151 trees were identified, reviewed, and were addressed.
- No species at risk were observed during the tree inventory.
- All trees observed are common and typical of the varied current land uses.
- Up to 40 trees have been recommended for removal due to direct and unavoidable conflict with the proposed road widening. The majority of the trees to be removed are non-native species.
- Where encroachment and tree removal occurs, tree planting in restoration areas and along the ROW will offset the loss of trees and vegetation.

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9

Preferred Road Widening Alternative

- ✓ **1 Widen from the Centerline**
Widen Adelaide Street from the centerline of the roadway (i.e. approximately even widening on both west and east sides).
- ✗ **2 Widen to the East**
Generally widen Adelaide Street to the eastside, while mostly maintaining the westside.
- ✗ **3 Widen to the West**
Generally widen Adelaide Street to the westside, while mostly maintaining the eastside.

Option 1 – Widening from centerline was preferred since there would be least overall property and environmental impacts.



Key Features:

- Wildlife Crossing Culvert
- Bioswales
- Cycle Tracks
- Centre Medians
- Potential Mid-block Cyclist and Pedestrian Crossing

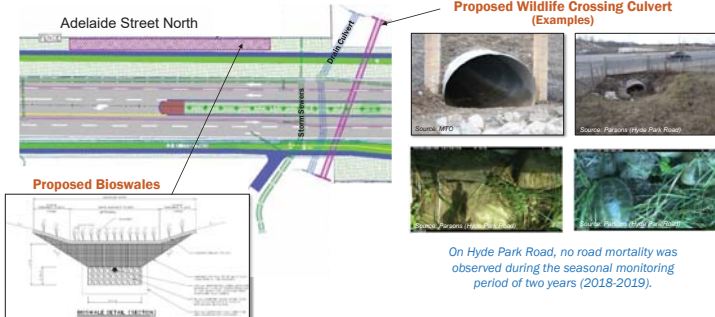


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10

Key Environmental Design Features

Powell Drain



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11

Overview – Environmental Impacts (Generally Limited to Right of Way)

- Vegetation and tree removal (with restoration and tree planting post construction).
- Minor encroachment on the edge of the Provincially Significant Wetland (PSW).
- Temporary disturbance to wildlife and wildlife habitat (with habitat enhancement post-construction)
- Disturbance and potential spread of invasive species (with restoration and invasive species management and monitoring pre/post construction).
- Potential impacts to fish and aquatic habitat if an extension of the Powell Drain or in-water work is required (will be mitigated).

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12

Environmental Mitigation Measures – Summary

- Minimize tree and vegetation removal, particularly within the PSW, where possible.
- Consider boardwalk type pathways within the wetland units on the west side of Adelaide Street North, both north and south of Sunningdale Road East.
- City funded *Phragmites* management, control and monitoring in the Subject Lands and Study Area began in 2018 with touch-ups, additional control work and monitoring underway again in 2019. **Prior to construction, areas with *Phragmites* that have not yet been addressed (by 2018-2019 management projects) should be treated to prevent the spread of seeds and rhizomes;**
- Implement monitoring, management and restoration of areas dominated by priority invasive species;
- Implement the Clean Equipment Protocol for Industry practices;
- Prepare an Invasive Species Management Plan for the control of priority invasive species consistent with the LIPMS;
- Time construction activities outside of sensitive timing windows (e.g., vegetation removal in the winter);

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13

Environmental Mitigation Measures – Summary

- Produce a restoration plan that includes restoration or enhancement of adjacent natural heritage features;
- Monitoring during construction: silt fence, wildlife presence, etc.;
- Removing barriers to fish migration to improve connectivity throughout the Powell drain system;
- Ensure any required culvert extension sizing and countersinking in the design to avoid *Fisheries Act* implications.
- Develop and implement a post-construction monitoring plan to determine use of culvert for wildlife passage, and investigate incidence of road mortality;
- Inspect seeded and planted material for deficiencies and replace as required under warranty; and
- Vegetation monitoring to assess the success of plantings and *Phragmites* management.

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14

Overview of Other Potential Impacts and Mitigation Measures

CATEGORY	IMPACTS	MITIGATION MEASURES
Drainage & Stormwater Management	<ul style="list-style-type: none"> • Existing flooding issues at Powell Drain. • Increased stormwater runoff. • Disturbance to groundwater. 	<ul style="list-style-type: none"> • Better culvert maintenance or relocation of existing orifice control at inlet to improve flow across Adelaide Street North. • Exploration of Low-Impact Development (LID) measures in detailed design to help improve stormwater quality and quantity. • Limiting amount of water to be displaced where possible.
Air Quality	<ul style="list-style-type: none"> • Short term increase in pollutants resulting from construction. 	<ul style="list-style-type: none"> • Best management practices during construction and additional tree planting along the corridor.
Noise	<ul style="list-style-type: none"> • Short term impacts due to construction. • No significant long-term noise increases 	<ul style="list-style-type: none"> • Time of day restrictions during construction and other best management practices to reduce noise levels.
Traffic & Transportation	<ul style="list-style-type: none"> • Impacts to traffic resulting from construction activities. 	<ul style="list-style-type: none"> • Development of a Traffic Management Plan prior to construction.
Property	<ul style="list-style-type: none"> • Limited property acquisition required. • Some changes to a "right-in, right-out" only access. 	<ul style="list-style-type: none"> • N/A
Cultural Heritage	<ul style="list-style-type: none"> • No impacts to Cultural Heritage resources. 	<ul style="list-style-type: none"> • N/A
Archaeology	<ul style="list-style-type: none"> • No impacts to archaeological resources (no archaeological potential). 	<ul style="list-style-type: none"> • N/A

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15

Conclusions

- In addition to meeting the mitigation measures outlined in the EA process, the following permits and approvals will be required:
 - Permit to Take Water / Registration in the Environmental Activity Sector Register
 - Environmental Compliance Approval (ECA) for Sewer Work
 - License to Collect Fish for Scientific Purposes if in-water work is required
 - Permit from Upper Thames River Conservation Authority (UTRCA) for development, site alteration, construction, or placement of fill within regulated areas (e.g. along the Powell Drain)
 - Noise By-law exemption for any work outside of normal hours
- Additionally, to avoid impacts to breeding birds and bats protected under the Migratory Birds Convention Act and/or Endangered Species Act, any required vegetation removal should occur between October 1 and March 31 in any given year.
- Fish timing windows would also need to be adhered to if any in-water work is required.

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16

Next Steps

- Finalization of Environmental Study Report (ESR);
- Council Approval and Notice of Study Completion (April 2020);
- 30-Day Public Review; and
- Construction tentatively planned for 2029

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17

Review of Subject Land Status Report for Kilally South, East Basin Stormwater Servicing, dated November 14, 2019.

Received by EEPAC at the November 2019 meeting

Reviewed by C. Dyck, B. Krichker, P. Ferguson, and I. Whiteside

Overall Comments

The SLSR was found by to be limited in scope and consequently, EEPAC's recommendations are largely framed around conducting impact assessments for key features in the ensuing EIS. The SLSR also makes recommendations with respect to impact assessments – EEPAC agrees with all of these recommendations. In addition to the recommendations including in Section 5.1 of the report, EEPAC recommends that:

1. When evaluating these impacts, consideration should be given to the cumulative impact from this development, existing developments (e.g. the subdivision to the south), and future developments (e.g. the planned expansion of the bridge over the Thames river at Clark Rd, the expansion of Veterans Memorial Parkway, and future onsite developments). The impact assessment should use a system approach and holistically evaluate cumulative impacts.
2. A water balance assessment be conducted on a pre-and post- development basis to identify potential development impacts to ecological receptors both onsite and offsite.
3. Existing baseline conditions should be established for water quality and quantity flows. This evaluation should incorporate finding from relevant UTRCA and/or City of London sub watershed studies (note the relevant Upper Thames River Watershed is called "The Forks") where appropriate. From an impact perspective, the report should address port development stormwater quality and quantity controls necessary to maintain or improve the existing ecological function of the site.

Additional Recommendation

4. This report and others indicate that Queensnake was found in the area. Given its status as "Endangered" under SARA and ESA, and that surveys/ site assessments in their habitat can potentially injure or kill a Queensnake (the consultants killed one and injured another as documented in the correspondence section of the report), EEPAC points out that Queensnake and its habitat has been confirmed and no further studies are needed. Please see the following page which outlines the habitat protection regulation for this species under the *Endangered Species Act* (Ontario).

The habitat regulation for Queensnake protects:

- the area within 50 metres of all natural or man-made Queensnake hibernacula;
- any part of a watercourse, waterbody or marsh up to the high water mark that is continuous and within 250 metres of the area being used by a Queensnake;
- the area up to 30 metres inland from the high water mark adjacent to the occupied watercourse, waterbody or marsh;
- where two known populations occur within one kilometre of each other, the intervening aquatic area and five metres inland from the high water mark is protected to allow for movement and to maintain connectivity between populations;
- these aquatic features and riparian areas are protected until five consecutive years of documented non-use.

The regulation applies in the Regional Municipality of Waterloo, the Municipality of Chatham-Kent, the cities of Brantford, London and Windsor, the counties of Brant, Bruce, Essex, Huron, Lambton, Middlesex and Oxford, Haldimand County and Norfolk County.

Supporting rationale:

- Regulating 250 metres around observations is a cautionary approach that ensures all Queensnake seasonal movement areas are protected.
- The area within 30 metres of the high water mark incorporates all features that the species depends on for hibernation, gestation, birthing, shedding and thermoregulation as well as areas for movement between sites.
- Protecting a movement corridor between clusters of observations allows for gene flow and connectivity between sites.
- A five-year term allows sufficient time to determine that the site is no longer being used.

Activities in Queensnake habitat:

Activities in regulated habitat can continue as long as the function of these areas is maintained and individuals of the species are not killed, harmed, or harassed.

Generally compatible:

- Yard work such as maintenance of existing lawns and gardens.
- Renovations of small structures such as a shed or a deck.
- Pruning of shrubs or trees away from the water's edge.
- Use of existing, sanctioned recreational trails.

Generally not compatible [footnote * \[1\]](#) :

- Significant reduction or clearing of natural features, such as forests and wetlands.
- Replacement of natural shoreline with erosion control structures such as gabion baskets, concrete walls or rip-rap.
- Alteration of aquatic habitat or adjacent lands which result in substantial impacts to water quality, flow or levels.
- Removal of shoreline vegetation at the water's edge.

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Ian B. Johnstone Professional Corporation
464-466 Dufferin Avenue and 499 Maitland Street

Public Participation Meeting on: February 3, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Ian B. Johnstone Professional Corporation relating to the property located at 464-466 Dufferin Avenue and 499 Maitland Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 to amend the Official Plan by **ADDING** a policy to section 10.1.3. – Policies for Specific Areas;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 by **ADDING** a new policy to the Specific Policies for the Neighbourhoods Place Type **AND AMENDING** Map 7 – Specific Policy Areas – of The London Plan by adding the subject site to Specific Policy Area 82;
- (c) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) and (b) above, to change the zoning of the subject property **FROM** a Residential R3/Convenience Commercial (R3-2/CC) Zone, **TO** a Residential R3/Convenience Commercial Special Provision (R3-2/CC(_)) Zone.

Executive Summary

Summary of Request

The requested amendment will permit an eat-in restaurant in the existing building, together with at least four dwelling units.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action of the requested (1989) Official Plan Amendment and The London Plan Amendment is to add a new policy to both Chapter 10 – Policies for Specific Areas and to the Specific Policies for the Neighbourhoods Place Type to add the eat-in restaurant use to the subject property.

The purpose and effect of the recommended action of the requested Zoning By-law Amendment is to allow for an eat-in restaurant use, to a maximum size of 230 square metres, together with four dwelling units in the existing building. The recommended action will also allow a total of two on-site parking spaces, a maximum lot coverage of 74%, a reduced landscape open space and parking area setback as well as to recognize all other site conditions, including setbacks, lot area, lot frontage, and lot depth as existing on the date of the passing of the by-law.

Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2014;
2. The recommended amendment conforms to the applicable in-force policies of The London Plan, including but not limited to the Specific Policies for the Near Campus Neighbourhood and the Woodfield Neighbourhood, and will facilitate the adaptive re-use of the existing heritage building;
3. The recommended amendment conforms to the applicable in-force policies of the (1989) Official Plan which list the necessary condition(s) for approval of Policies for Specific Areas to enable the adaptive re-use of the existing heritage building for uses that are consistent with the relevant review criteria for the Near-Campus Neighbourhoods and the Woodfield Neighbourhood;
4. The recommended amendment is consistent with the East Woodfield Heritage Conservation District Guidelines.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject property is located at the northwest corner of the intersection of Dufferin Avenue and Maitland Street, in Central London and within the Woodfield Neighbourhood. The site is currently occupied by an existing building with vacant commercial space along Dufferin Avenue and five residential dwelling units, it being noted that the commercial space has been vacant for an extended period of time. The subject property contains two on-site parking spaces at the rear of the property with access off of Maitland Street. The subject property is located in the East Woodfield Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*.



Figure 1: Subject site, two properties with store frontages (view from Dufferin Avenue)



Figure 2: Subject site (view from Maitland Street)

1.2 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Low Density Residential
- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Residential R3/Convenience Commercial (R3-2/CC) Zone

1.3 Site Characteristics

- Current Land Use – Vacant commercial space and residential units
- Frontage – 10.66 metres (34.97 feet)
- Depth – 28.45 metres (93.33 feet)
- Area – 303.43 square metres (3266.09 square feet)
- Shape – Rectangular

1.4 Surrounding Land Uses

- North – Residential (various forms)/Public School
- East – Residential (various forms)
- South – Residential/Recreational Organization/High School
- West – Residential (various forms)

1.5 Intensification (identify proposed number of units)

- The subject property is located within the Primary Transit Area where the removal of one dwelling unit, and the maintaining of four dwelling units are proposed.

1.6 LOCATION MAP



2.0 Description of Proposal

2.1 Development Proposal

Ian B. Johnstone Professional Corporation has requested to rezone their property at 464-466 Dufferin Avenue and 499 Maitland Street to add the use of an eat-in restaurant within the existing building, to a maximum size of 230 square metres of gross floor area. The existing building currently contains five residential dwelling units where four residential dwelling units are proposed to remain, by way of a special provision to ensure the added use maintains the residential component. Additional special provisions are requested to recognize the existing number of on-site parking spaces, landscaped open space, the lot coverage, the parking area setback, as well as recognizing site conditions as existing prior to the passing of the by-law.

To facilitate the added use of an eat-in restaurant, the applicant has requested to amend the (1989) Official Plan by adding a policy to Chapter 10 – Policies for Specific Areas and The London Plan by adding a Specific Policy Areas within the Neighbourhoods Place Type. The specific policy applied to the subject property will limit the restaurant use to a maximum gross floor area of 230 square metres and to ensure four (4) residential dwelling units are maintained.

The subject property is located within the East Woodfield Heritage Conservation District and designated under Part V of the *Ontario Heritage Act* in 2009. It being noted that no external works are proposed as part of this application.

3.0 Relevant Background

3.1 Planning History

There have been no recent planning applications with respect to the subject property. The site has historically been utilized as a mixed-use building with commercial uses on the main floor, fronting Dufferin Avenue, and residential units throughout.

3.2 Requested Amendment

The applicant is requesting to amend the (1989) Official Plan to add a policy to Chapter 10 – Policies for Specific Areas to permit an eat-in restaurant use within the ground floor of the existing building. The applicant is also requesting to amend The London Plan to add a Specific Policy Area to the Neighbourhoods Place Type to permit an eat-in restaurant use within the ground floor of the existing building, to a maximum gross floor area of 230 square metres.

The applicant is requesting to rezone the subject property from a Residential R3/Convenience Commercial (R3-2/CC) Zone to a Residential R3/Convenience Commercial Special Provision (R3-2/CC(_)) Zone to permit an eat-in restaurant within the existing building through a special provision as an additional permitted use. Additional special provisions include a reduction in parking, landscaped open space, a reduced parking area setback, an increase in lot coverage as well as recognizing all existing setbacks to be maintained as existing on the day of the passing of the by-law.

3.3 Community Engagement (see more detail in Appendix B)

Staff received seven (7) written responses from members of the public. One member of the public was not in support of the application due to traffic, parking, and noise issues. One member of the public expressed concerns regarding parking and how the surrounding neighbourhood would be impacted by the proposed restaurant use. One member requested further information regarding the subject application. All other members of the public, including the Woodfield Ratepayers Association, expressed support for the application. Comments received by the public are addressed in Appendix “B” of this report.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2014 (PPS)

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest relating to land use planning and development. All decisions affecting land use planning matters shall be “consistent with” the policies of the PPS.

Section 1.1 of the PPS, *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns* encourages healthy, liveable and safe communities which are sustained by accommodating an appropriate range and mix of residential and employment uses to meet long-term needs (1.1.1.b)). The PPS also directs planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs (1.3.1.a)). Furthermore, the PPS encourages healthy, liveable and safe communities by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs (1.1.1.e)). The PPS also provides policy direction in terms of the *Wise Use and Management of Resources*, specifically, in this case, being Cultural Heritage and Archaeology where significant built heritage resources and significant cultural heritage landscapes shall be conserved (2.6.1).

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The subject property is located within the Neighbourhoods Place Type, in accordance with *Map 1, located at the intersection of two Neighbourhood Streets, in accordance with *Map 3. One component of the City’s key directions is to celebrate and support London as a culturally rich, creative, and diverse city by revitalizing London’s downtown, urban main streets, and their surrounding urban neighbourhoods to serve as the hubs of London’s cultural community (57_9). One of the key elements to the Place Type’s vision is to provide easy access to daily goods and services within walking distances to the surrounding neighbourhood as well as providing employment opportunities within close proximity to where people live (*916_6 and *916_7). In realizing the vision for the Neighbourhoods Place Type, mixed-use and commercial uses will be permitted at appropriate locations within neighbourhoods to meet the daily needs of neighbourhood residents (*918_5). The subject property in its current location, at the intersection of two Neighbourhood Streets, does not permit mixed-use buildings as such, a Specific Policy Area to the Neighbourhoods Place Type has been requested to permit the use of an eat-in restaurant.

1989 Official Plan

The subject property is located within the Low Density Residential designation, in accordance with Schedule A. The Low Density Residential designation applies to lands primarily developed or planned for low-rise, low density housing forms including detached, semi-detached and duplex dwellings (3.2.). The Low Density Residential designation also permits certain secondary uses of non-residential nature which are integral to, and compatible with, a neighbourhood environment (3.2.). The Low Density Residential designation further contemplates convenience commercial uses and service station uses which should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public (3.6.5.i)). Such uses are to be located on arterial or primary collector roads where it can be demonstrated that such uses are compatible with surrounding land uses (3.6.5.iii)). Furthermore, convenience commercial uses permitted within the residential

designations allow for sites with a gross floor area in excess of 500 square metres permit eat-in restaurants. The subject property in its current location, not located on an arterial or primary collector road, or in keeping with a gross floor area in excess of 500 square metres for eat-in restaurants, as such, an added policy to Chapter 10 – Policies for Specific Areas is requested to permit the use of an eat-in restaurant with a maximum of 230 square metres of gross floor area to the subject property.

The subject property is located within the Woodfield Neighbourhood, a Specific Residential Area within the (1989) Official Plan. The Woodfield Neighbourhood is bound by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street to the east and the Canadian Pacific Railway tracks to the north. The Woodfield Neighbourhood is predominately characterized by low density residential development, with a mix of higher density residential and office conversions (3.5.4.).

The subject property is also located within the Near-Campus Neighbourhood, a Special Policy Area. Minor revisions were made to these policies in 2016 following a review of the effectiveness of the former Near-Campus policies. There are no specific policies related to applications for existing convenience commercial uses and adding uses to the existing convenience commercial uses.

East Woodfield Heritage Conservation District

The subject property is located within the East Woodfield Heritage Conservation District which focuses on protecting and enhancing existing heritage residential buildings (2.1.). The East Woodfield Heritage Conservation District's intent is to ensure the wise management of physical change and development in order to conserve the unique character of the district, its buildings and spaces (1.1.). Overall, the East Woodfield Heritage Conservation District Goals and Objectives seek to maintain the residential character of the district and protect and enhance existing heritage residential buildings (2.1.).

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1: Recommended Specific Policy Area

Provincial Policy Statement, 2014(PPS)

The PPS identifies ways of managing and directing land uses to achieve efficient and resilient development and land use patterns through healthy, liveable and safe communities, which are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, parks and open space, and other uses to meet long term needs (1.1.1.b)). The PPS also directs planning authorities to promote densities and a mix of land use patterns which efficiently use land and resources within settlement areas (1.1.3.2.a)1.). Furthermore, the PPS directs planning authorities to promote economic development and competitiveness by encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities (1.3.1.c)). As such, the recommended added specific policy area for both the (1989) Official Plan and The London Plan seeks to add an eat-in restaurant as a permitted use within an existing building with at least four (4) residential dwelling units, providing for a mixed-use development and employment opportunities within an existing residential neighbourhood.

The London Plan

The subject property is located in the Neighbourhoods Place Type, at the intersection of two Neighbourhood Streets, in accordance with *Map 1 and *Map 3, in The London Plan. Given the location of the subject property, mixed-use buildings and service uses are not a permitted use within the Place Type. As such, a policy is proposed to be added to the Neighbourhoods Place Type through Specific Policy Areas in accordance with *Map 7 to add an eat-in restaurant as a permitted use. While The London Plan does not set out explicit criteria for the evaluation of adding Specific Policy Areas to *Map 7, the Plan provides several key strategies and overall review criteria for adding

Specific Policy Areas to all Place Types. One of the key strategies of The London Plan includes building a mixed-use compact city with a mix of stores, restaurants, a clean industry, live-work arrangements and services in ways that respect the character of neighbourhoods while enhancing walkability and generating pedestrian activity (*59_6). In part of the set out key strategies, the Plan seeks to build strong, healthy and attractive neighbourhoods for everyone by creating social gathering places where neighbours can come together with uses such as cafes, restaurants and other small convenience commercial services, integrated within neighbourhoods (61_4). Based on the above analysis, the proposed added use of an eat-in restaurant at the subject property would facilitate for a mixed-use development, within an existing neighbourhood to promote walkability and pedestrian activity throughout the neighbourhood.

The London Plan provides evaluation criteria for all planning and development applications which include analyzing the potential impacts on adjacent and nearby properties. The evaluation criteria also examines how the proposal fits within the context of the existing properties in the area which may include such things as neighbourhood character, garbage generated by the use, parking on streets or adjacent properties, traffic and access management, and streetscape character (*1578_6 & *1578_7). Criteria identified above such as garbage, parking and traffic are all concerns raised by members of the public throughout the circulation process. Concerns regarding traffic and parking will be evaluated in section 4.2 Issue and Consideration #2: Intensity. The concern for garbage in association with the proposed eat-in restaurant use will be addressed through the site plan process. Notwithstanding the above, the addition of an eat-in restaurant use at the subject property maintains the neighbourhood and streetscape character as the use is proposed to be within an existing heritage designated building. No modifications or alterations are proposed to the exterior of the building, maintaining the existing streetscape while occupying an existing building with a store front that has been vacant for an extended period of time. The proposed eat-in restaurant use is compatible with the existing neighbourhood.

1989 Official Plan

The subject property is located within the Low Density Residential designation which permits certain secondary uses of a non-residential nature which are integral to, and compatible with, a neighbourhood environment (3.2.). Primary permitted uses within the Low Density Residential designation include single detached, semi-detached and duplex dwellings (3.2.1.). The residential designations provide general provisions for convenience commercial uses, where they should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and to the travelling public (3.6.5.i)). Convenience commercial uses allow for sites with a gross floor area in excess of 500 square metres that are located on arterial or primary collector roads to avail of additional uses including eat-in restaurants where it can be demonstrated that such uses are compatible with surrounding land uses (3.6.5.ii)(a) & 3.6.5.iii)). The requested added eat-in restaurant use proposed to occupy the subject site with a maximum gross floor area of 230 square metres is not located along an arterial or primary collector road, nor in a mixed-use building. Therefore, the existing building on the lands requires an added policy to Chapter 10 – Policies for Specific Areas to add an eat-in restaurant use at the subject property.

The proposed eat-in restaurant use to be added to the subject property is site specific and will be applied to the property municipally known as of 464-466 Dufferin Avenue and 499 Maitland Street. Within Chapter 10 – Policies for Specific Areas, Council may consider policies for specific areas when it is in the interest of Council to maintain the existing land use designation while allowing for a site specific change in land use designations, while allowing for a site specific use (10.1.1.ii)).

To assist in evaluating the appropriateness of policies for specific areas relative to surrounding land uses, a Planning Impact Analysis will be undertaken, in accordance with Policy 10.1.2. Throughout the review of the submitted application, all criteria were evaluated however, as the building and layout of the site are existing, the most applicable criteria are as follows:

- i) *compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area*

In the past, the subject property has been utilized for convenience commercial uses, such as a convenience store and laundromat, with residential units. The proposed addition of an eat-in restaurant as a permitted use is considered to be a convenience commercial use within the (1989) Official Plan. Although a more intensive use than the previous commercial uses, an eat-in restaurant at this location is considered to be compatible with the existing surrounding land uses as it is located within an existing heritage building and at the entrance way of a residential street. Furthermore, the proposed eat-in restaurant use will occupy the existing heritage building that was purpose-built for commercial uses which has been sitting empty for a number of years, providing a more beneficial use to the surrounding community.

- ii) *the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use*

The existing parcel has the ability to accommodate the additional use of an eat-in restaurant within the ground floor of the existing building, to a maximum size of 230 square metres. Although a reduction in parking is requested, the parking situation on site is existing and there are current uses, such as a personal service establishment, which are permitted by the Zoning that have the same parking requirement as the requested use. It can be reasonably anticipated that persons attending the eat-in restaurant will be in walking distance to the subject property or utilize public transit methods due to the site's close proximity to the downtown. Therefore, the size and shape of the existing parcel has the ability to accommodate the intensity of the proposed eat-in restaurant.

Based on the above analysis, and all applicable review criteria, the proposed eat-in restaurant use within the existing building with a maximum gross area of 230 square metres, together with at least four residential units is compatible within the existing neighbourhood.

4.2 Issue and Consideration # 2: Intensity

Provincial Policy Statement, 2014 (PPS)

The PPS identifies ways of managing and directing land uses to achieve efficient and resilient development and land use patterns through healthy, liveable and safe communities, which are sustained by accommodating an appropriate range and mix of residential and employment uses to meet long-term needs (1.1.1.b)). The PPS also directs planning authorities to promote cost-effective development patterns and standards to minimize land consumption and servicing costs as well as promoting densities and a mix of land uses which efficiently use land and resources [(1.1.1.e) and 1.1.3.2.a)1.)]. The subject property, and its associated building, have historically been utilized for both residential and convenience commercial purposes, providing the opportunity for employment uses to be conducted on the subject property, while maintaining the residential component. The PPS also directs planning authorities to promote densities and a mix of land uses which support active transportation and are transit-supportive (1.1.3.2.a) 4. and 1.1.3.2.a) 5.). As part of the requested amendment, the proponent is seeking a reduction of on-site parking to two (2) spaces which provides further opportunities for both active and public transit methods. Furthermore, the PPS directs planning authorities to promote economic development and competitiveness by encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities (1.3.1.c)). The proposed added use of an eat-in restaurant on the subject property continues the historical use of the building as mixed-use while providing employment opportunities within walking distance to the surrounding neighbourhood.

The London Plan and 1989 Official Plan

Located within the Neighbourhoods Place Type, in accordance with *Map 1 of The London Plan, mixed-use and commercial uses are permitted at appropriate locations within neighbourhoods to meet the daily needs of neighbourhood residents (*918_5). Although the subject property is a corner lot, it is at the intersection of two Neighbourhood Streets, in accordance with *Map 3, and therefore requires an amendment to the Official Plan to permit the additional restaurant use. The existing parcel has historically been used as an appropriate location for a commercial use and the proposed use provides an additional service to the neighbourhood. Both The London Plan and (1989) Official Plan limit the size of retail, service, office and convenience commercial uses. Within The London Plan, *Table 12 does not regulate the maximum floor area at such a location as the property is located at the corner of two Neighbourhood Streets. Similarly, the (1989) Official Plan identifies that convenience commercial uses are permitted within residential designations where additional uses, although eat-in restaurants are only permitted on sites with a gross floor area in excess of 500 square metres. Through the requested amendments to The London Plan and the (1989) Official Plan, as previously analyzed, the applicant is proposing to add an eat-in restaurant as a permitted use to a maximum size of 230 square metres of gross floor area. Although a more intensive use than previously existed on site, there are no external changes proposed to the building. The purpose-built commercial building itself is existing and compatible with the existing neighbourhood and the proposed added use further preserves a heritage building which has been sitting vacant for a number of years.

The Neighbourhoods Place Type also permits non-residential uses when demonstrated that the proposed form of development can fit well within the context of the residential neighbourhood (*936_3). Similarly, the (1989) Official Plan contemplates convenience commercial uses which are designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public (3.6.5.i)). In this situation, the proposed added use of an eat-in restaurant at the subject property within an existing neighbourhood provides the opportunity for people of the community to utilize a service within close proximity.

One of the issues raised by members of the public relates to parking and traffic for the proposed eat-in restaurant as the use is considered more intensive than the previous convenience commercial use that occupied the building in the past. However, it should be noted that parking on-site is an existing situation and the existing zoning currently permits a use (personal service establishment) that shares the same parking standards as the requested eat-in restaurant use. As the proponent is proposing a reduction in parking to recognize two (2) on-site parking spaces for the proposed eat-in restaurant use, having the proposed use located within the existing community allows for, and promotes, persons in the community to travel to the site using alternative methods such as active or public transit. The subject property is within close proximity to the downtown providing both public and active transit alternatives as the downtown contains multiple bus routes. Given the subject properties close proximity to the downtown where there are a variety of parking lots, it further provides opportunities for people to park in a central location and walk to the restaurant. Furthermore, Maitland Street provides parking for a maximum time period of two (2) hours between the hours of 8am and 6pm on both the street segment abutting the property and the street segment to the south of the subject property. It can be reasonably anticipated that the proposed eat-in restaurant use will increase traffic flow throughout the existing neighbourhood, especially with a proposed parking reduction. However, the increased traffic flow will be predominately during breakfast, lunch or dinner hours, dependent on the type and hours of operation of the proposed eat-in restaurant. Furthermore, as the proposed eat-in restaurant is proposed to be located within an existing building, in an existing neighbourhood, and in close proximity to the downtown, it is anticipated many customers will be travelling to the site using alternative methods such as active or public transit.

The subject property is also located within the Primary Transit Area, the focus of

residential intensification and transit investment within the City (*90_). Primary Transit Area policies direct intensification to the appropriate place types with locations developed to be sensitive to, and a good fit, within existing neighbourhoods (*90_). The policies also direct the Primary Transit Area to have a heightened level of pedestrian and cycling infrastructure to service and support active mobility (*90_). Based on the above analysis, the reduction of on-site parking to two (2) vehicle parking spaces is consistent with the objectives of the Primary Transit Area policies as the site is accessible through both active and public transportation.

The subject property is located in the Near-Campus Neighbourhoods, in accordance with *Map 7. The vision of the Near-Campus Neighbourhoods is to enhance the neighbourhoods liveability, diversity, vibrancy, culture, sense of place and quality of housing options (*964_). Near-Campus Neighbourhoods are intended to be occupied by a balance mix of long-term and short-term residents (3.5.19.3.ii)). As part of the requested amendment, the existing residential units will be maintained by way of a special provision and no additional residential units are being sought.

More information and detail is available in Appendix B and C of this report.

5.0 Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the in-force policies of The London Plan and the 1989 Official Plan. The recommended amendment to The London Plan and the 1989 Official Plan, through a Specific Policy Area to the Neighbourhoods Place Type and a Chapter 10 – Policies for Specific Areas, will add an eat-in restaurant as a permitted use on the subject property. The recommended amendment is also consistent with the East Woodfield Heritage Conservation District Plan. The recommended amendment will also further facilitate the use of an existing heritage building that is complementary to the existing neighbourhood and provides a commercial component for the surrounding community within walking distance.

Prepared by:	Melanie Vivian, Planner I, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
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 Development Services.	

January 27, 2020

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

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Appendix A

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1284-

A by-law to amend the Official Plan for the City of London, 1989 relating to 464-466 Dufferin Avenue and 499 Maitland Street.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit an eat-in restaurant use within the Low Density Residential designation.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 464-466 Dufferin Avenue and 499 Maitland Street in the City of London.

C. BASIS OF THE AMENDMENT

The amendment is consistent with the policies of the Provincial Policy Statement, 2014 and is consistent with the criteria of The London Plan

D. THE AMENDMENT

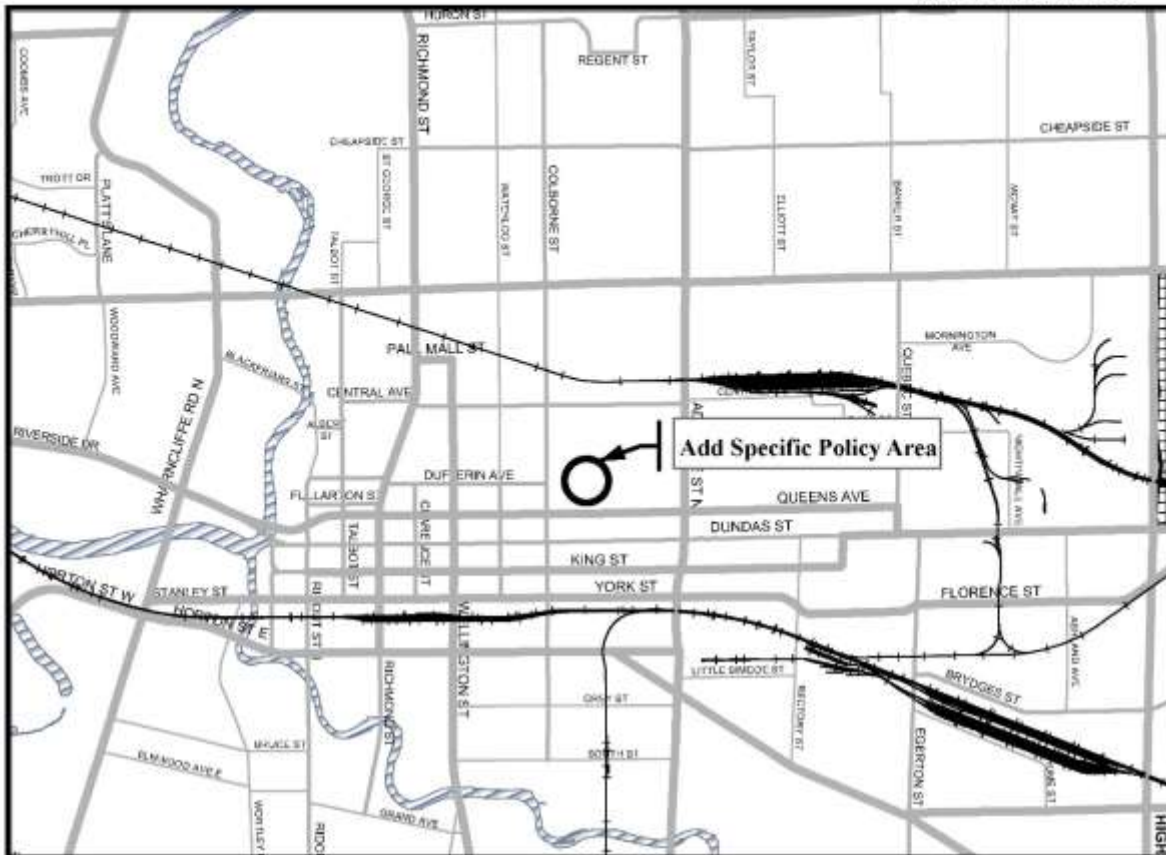
The Official Plan for the City of London is hereby amended as follows:

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

In the Low Density Residential designation at 464-466 Dufferin Avenue and 499 Maitland Street, an eat-in restaurant may also be permitted to a maximum gross floor area of 230 square metres (2475.7 square feet) within the existing building.

SCHEDULE 1

AMENDMENT NO: _____



Legend

- Planning Areas
- Planning Area Name
- Secondary Plans
- Extensions to Existing Communities
- Urban Growth Boundary

Base Map Features

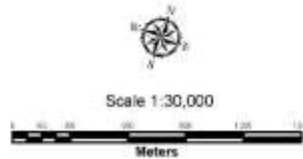
- Streets (refer to Schedule C)
- Secondary Collectors
 - Primary Collectors
 - Arterials
 - Freeways/Expressways
 - Railways
 - Rivers/Streams

This is an excerpt from the Planning Division's working consolidation of Schedule D to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-9130

PLANNER: MV

TECHNICIAN: RC

DATE: 2019/12/24

PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsolidation\amendments\ZZ-ZZZZ\mxd\scheduleD_b&w_8x11.mxd

Appendix B

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-XXXX-____

A by-law to amend The London Plan for the City of London, 2016 relating to 464-466 Dufferin Avenue and 499 Maitland Street.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and adding the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit an eat-in restaurant use within the Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 464-466 Dufferin Avenue and 499 Maitland Street in the City of London.

C. BASIS OF THE AMENDMENT

The amendment is consistent with the policies of the Provincial Policy Statement, 2014 and is consistent with the criteria of the 1989 Official Plan. The recommended amendment will allow for the adaptive re-use of the existing heritage building in conformity with the East Woodfield Heritage Conservation District Guidelines.

D. THE AMENDMENT

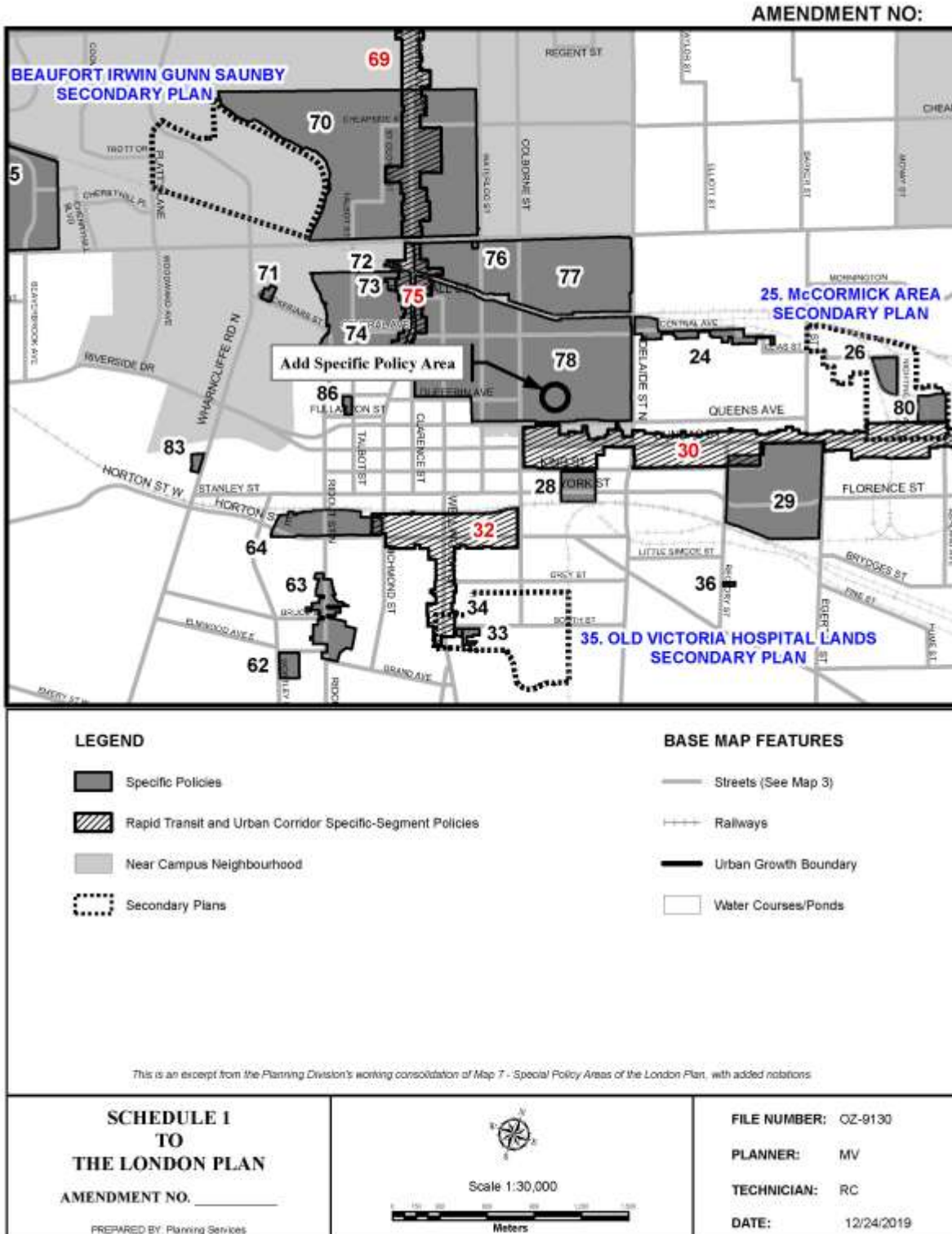
The London Plan for the City of London is hereby amended as follows:

The London Plan is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding the following:

(_) In the Neighbourhoods Place Type at 464-466 Dufferin Avenue and 499 Maitland Street, an eat-in restaurant may also be permitted to a maximum gross floor area of 230 square metres (2475.7 square feet) within the existing building.
2. Map 7 – Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 464-466 Dufferin Avenue and 499 Maitland Street in the City of London, as indicated on “Schedule 1” attached hereto.

SCHEDULE 1



Document Path: E:\Planning\Projects\p_officialplan\work\consolidation\amendments_LondonPlan\OZ-9130\OZ-9130_AMENDMENT_Map7_SpecialPolicyAreas_b&w_Br11.mxd

Appendix C

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 464-466 Dufferin Avenue and 499 Maitland Street.

WHEREAS Ian B. Johnstone Professional Corporation has applied to rezone an area of land located at 464-466 Dufferin Avenue and 499 Maitland Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 464-466 Dufferin Avenue and 499 Maitland Street as shown on the attached map comprising part of Key Map No. 107, from a Residential R3/Convenience Commercial (R3-2/CC) Zone to a Residential R3/Convenience Commercial Special Provision (R3-2/CC(_)) Zone.
- 2) Section Number 29.2 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:
 -) CC() 464-466 Dufferin Avenue and 499 Maitland Street
 - a) Additional Permitted Use[s]
 - i) Restaurant, eat-in, within the ground floor of the existing building, together with at least four (4) dwelling units
 - b) Regulation[s]
 - i) Gross floor area for all commercial uses (Maximum) 230m²
 - ii) Parking Spaces (Minimum) 2
 - iii) Lot Coverage (Maximum) 74%
 - iv) Landscape Open Space (Minimum) 0%
 - v) Parking Area Setback (Minimum) 0m
 - vi) All existing setbacks will be maintained for 464-466 Dufferin Avenue and 499 Maitland Street as existing on the day of the passing of the by-law.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy

between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Appendix D – Public Engagement

Community Engagement

Public liaison: On November 6, 2019, Notice of Application was sent to 107 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 7, 2019. A “Planning Application” sign was also posted on the site.

8 replies were received

Nature of Liaison:

464-466 Dufferin Ave & 499 Maitland St – The purpose and effect of this Official Plan and zoning change is to permit the use of an eat-in restaurant, maintain four (4) residential units and recognize existing site conditions.

Possible amendment to the 1989 Official Plan to **ADD** a Special Policy Area to permit an eat-in restaurant within the ground floor of the existing building within the Low Density Residential designation. Possible amendment to The London Plan to **ADD** a Special Policy Area to permit an eat-in restaurant within the ground floor of the existing building within the Neighbourhoods Place Type, located along a Neighbourhood Street. Possible change to Zoning By-law Z.-1 **FROM** a Residential R3/Convenience Commercial (R3-2/CC) Zone **TO** a Residential R3/Convenience Commercial Special Provision (R3-2/CC(_)) Zone to permit an eat-in restaurant use, maintain four (4) residential units and to recognize existing site conditions.

Responses: A summary of the various comments received include the following:

In total, nine responses were received from the public regarding the proposed application. Five responses received provided support for the application and had no concerns. One email sought further clarification and two phone calls were received expressing concerns. One response received from the public address concerns for the proposal, as outlined below.

Concern for:

Tenant, customer and staff parking:

Concerns for parking on the subject property and the surrounding area were raised due to the lack of on-site parking proposed for both the eat-in restaurant’s customers and staff members, and the residential units. Concerns regarding the potential of on-street parking and the overall impact to the neighbourhood.

Noise and garbage from the proposed use:

Concerns for increased noise in the neighbourhood due to the eat-in restaurant and the potential for an outdoor patio. Concerns of inadequate areas to properly place garbage bins.

Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone	Written
Walter Raithby 505 Maitland Street London, ON N6B 2Z5	Ryan Craven
Mark Raithby 1744 Sunningdale Road West London, ON N6H 5J7	Mark Hryniw 484 Maitland Street London, ON N6B 2Z3

Telephone	Written
	Burton Moon 485 Dufferin Avenue London, ON N6B 2A1
	Jason Minshull 462 Dufferin Avenue London, ON N6B 1Z7
	Alison Pedlar & Lawrence Haworth 476 Dufferin Avenue London, ON N6B 1Z9
	Linda Halligan
	Woodfield Ratepayers Association 507 Colborne Street

From: Craven, Ryan
Sent: Wednesday, November 6, 2019 11:39 AM
To: Vivian, Melanie <mvivian@london.ca>
Subject: File: OZ-9130

Hi Melanie,

Wondering if it is possible to know any details of the type of eat-in restaurant? What about the potential hours of operation? Will they be applying for a liquor licence? Any details like this?

I am also wondering what "Recognize existing site conditions" means?

Thanks,

PS I will be sharing this with the Woodfield Neighbourhood Association and I happen to live in the area so am curious.

From: Mark Hryniw
Sent: Friday, November 8, 2019 2:09 PM
To: Vivian, Melanie <mvivian@london.ca>; Kayabaga, Arielle <akayabaga@london.ca>
Subject: [EXTERNAL] 484-466 Dufferin Ave & 499 Maitland St

I just received the Notice of Planning Application for file OZ-9130. I think putting a restaurant there is a wonderful idea and I see zero downside to it. I hope that it gets accepted without any issues.

Mark Hryniw
484 Maitland St

From:
Sent: Saturday, November 9, 2019 8:41 AM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] OZ-9130

Hello Melanie, My wife and I live at 485 Dufferin Ave. We are in favour of this application for an amendment. We wish to see this building used. Sincerely, Burton Moon

From:
Sent: Sunday, November 10, 2019 3:32 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] 464-466 Dufferin Ave and 499 Maitland St

Hello Melanie Vivian,

My name is Jason Minshull and I am the owner of 462 Dufferin Ave, the building that is attached to 464 and 466 Dufferin. I'm writing as a result of receiving notice about the change of zoning. While I do not object to the change I would ask that my concerns with regard to the outgoing plumbing be addressed at this time. It would seem that part or all of the outgoing water leaving 464-466 Dufferin Ave and 499 Maitland St enters our basement and joins our plumbing before exiting out toward the street. This was confirmed when plumbing issues the previous business had were solved by snaking pipe from an access point on our porch. My concern has always been how problems will be dealt with in this situation and with the increasing use of water that would inherently happen with restaurant I was hoping to understand the process for addressing maintenance and repairs in this scenario. Not sure if this is a zoning issue however I feel that it's something that can be answered at this time. I've included a photo of the plumbing in my basement and the pipe coming from their building.



Thanks
Jason Minshull

From: Alison Pedlar
Sent: Sunday, November 10, 2019 9:16 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] 464-466 Dufferin Ave. & 499 Maitland St.

Planner: Melanie Vivian
File: OZ-9130

Hello:

Thank you for the notice of Planning Application for the above property.

We live at 476 Dufferin Ave., London, N6B1Z9.

We are happy to see this application and will be especially happy to see the premises developed and occupied [in contrast to sitting empty, as has been the case for a number of years].

It seems to us that the proposed use in this space - a restaurant - is entirely suitable.

Thank you for this opportunity to provide feedback.

Alison Pedlar and Lawrence Haworth

From: LM Hall
Sent: Thursday, November 14, 2019 8:31 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] OZ-9130, Dufferin and Maitland

Dear Ms Vivian

I live very nearby to this site and would very much like to speak to you about it.

It's a lovely old building to be left sitting empty, everyone would like to see something done with it. But my feeling is that this proposal is not a good choice for this location.

This plan leaves four remaining rental units without parking, no staff parking, and zero customer parking. This would be disastrous for this little street. If you look on a map you'll notice Lord Roberts Public school at the top of this short block, a busy neighbourhood school. The 'on street' parking is used up daily by parents fetching children back and forth. To be clear, they are forbidden from using the block of Maitland between Princess and Central, there are numerous posted signs. They are also unable to use Princess as that is where the school buses drop/pick up. If the street parking is taken up, those families will be dropping kids in the street. There isn't anywhere else for them, they won't have a choice.

Also, on this short block are five multiplexes. Each with a small, unmanned lot with assigned parking for tenants. This is where the cars are most likely to end up, causing much conflict and added costs for property owners to thwart.

There is an obvious intention to put in a patio, which comes with broadcast music, of course. This is very close to numerous residential homes, and is again going to cause a lot of conflict, in my opinion.

Restaurants often see arrivals/departures in cabs/ubers. And in the age of Uber eats and other such services, without a dedicated parking area, those cars will all be stopping in the street. At an already wonky intersection. On Dufferin Ave, a significant artery of the downtown. The same will be true for delivery vehicles for restaurant suppliers, no where to go but in the street, In this plan.

This neighbourhood, not that long ago, was tired and in need of care. The people who bought here poured themselves into renovating and rehabbing the area. And they've done well, attracting development is a sure sign. They've attracted businesses such as 'Locomotion, (coffee shop)', 'The Bag Lady, (diner)', and 'Bungalow, (restaurant)'. Businesses that are now thriving and have fit perfectly into the community. The community is happy to support them as they have been great neighbours, from the start.

That's because they HAVE parking. Which ensures, a location for the required stinky dumpster (NOT against a neighbours fence!), and for recycling wrangling, parking for staff, parking for customers, room for delivery vehicles to pull off the street, and room for cabs and Uber eats to stop without blocking traffic. THIS is what makes them great neighbours.

To consider a 2000 sq ft restaurant, with zero parking, for this location seems very ill advised. It will create noise issues, garbage issues, parking issues, street and intersection obstruction and has the potential to cause lots of conflict.

It is my sincere hope that you could be confident that exactly what attracts this business, a thriving and ever improving district, to this site will also appeal to another business. Something more suited and less likely to disrupt the quiet, peaceful place the

homeowners have cultivated and cherish. This development punishes them for their success effectively.

We have worked hard to make this community into the now attractive business location it has become. Please do not accept 'development at any cost', and instead hold out for something better suited and more likely to be a great neighborhood addition. This planned restaurant seems a set up for nothing but conflict and problems, to be honest.

My greatest wish is that you would bring to this decision, the same critical eye and discretion that very wisely approved Bungalow, Locomotion, and Bag Lady. And pass on things that will cause conflict, disruption, noise, garbage, parking and street obstruction issues.

Thank you for your time and attention and for hearing our concerns.

Linda Halligan

Sent from my iPad

Agency/Departmental Comments

November 11, 2019 – Upper Thames River Conservation Authority

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the *Planning Act*.

CONSERVATION AUTHORITIES ACT

The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

DRINKING WATER SOURCE PROTECTION

Clean Water Act

The subject lands have been reviewed to determine whether or not they fall within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). Upon review, we can advise that the subject lands **are** within a vulnerable area. For policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

RECOMMENDATION

The UTRCA has no objections to this application and a Section 28 permit will not be required. Thank you for the opportunity to comment.

November 26, 2019 – London Hydro

The site is presently serviced by London Hydro. Contact the Engineering Dept. if a service upgrade is required to facilitate the new building / renovations. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required. Note: Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

December 6, 2019 – Engineering

Engineering has no further comments for the re-zoning application.

Appendix E – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement, 2014

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

1.1.3.2 Land use patterns within *settlement areas* shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 4. support *active transportation*;
 - 5. are *transit-supportive*, where transit is planned, exists or may be developed

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The London Plan

57_9 Revitalize London's downtown, urban main streets, and their surrounding urban neighbourhoods to serve as the hubs of London's cultural community

59_6 Mix stores, restaurants, clean industry, live-work arrangements and services in ways that respect the character of neighbourhoods, while enhancing walkability and generating pedestrian activity

61_4 Create social gathering places where neighbours can come together, such as urban parks and public spaces, community centres, family centres, community gardens, cafés, restaurants, and other small commercial services integrated within neighbourhoods

*90_ The Primary Transit Area will be the focus of residential intensification and transit investment within London. It includes the Transit Villages and the Rapid Transit Corridors. Intensification will be directed to appropriate place types and locations within the Primary Transit Area and will be developed to be sensitive to, and a good fit within, existing neighbourhoods. The Primary Transit Area will also have a heightened level of pedestrian and cycling infrastructure to service and support active mobility and strong connections within these urban neighbourhoods

*916_6 In 2035 our neighbourhoods will be vibrant, exciting places to live, that help us to connect with one another and give us a sense of community well-being and quality of life. Some of the key elements of our vision for neighbourhoods include easy access to

daily goods and services within walking distance

*916_7 In 2035 our neighbourhoods will be vibrant, exciting places to live, that help us to connect with one another and give us a sense of community well-being and quality of life. Some of the key elements of our vision for neighbourhoods include employment opportunities close to where we live

*918_5 Mixed-use and commercial uses will be permitted at appropriate locations within neighbourhoods to meet the daily needs of neighbourhood residents

*936_3 The following form policies will apply within the Neighbourhoods Place Type: Non-residential uses may be permitted only when it is demonstrated that the proposed form of development can fit well within the context of the residential neighbourhood

*964_ Near-Campus Neighbourhoods will be planned to enhance their livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all residents

*1578_6 All planning and development applications will be evaluated with consideration of the use, intensity, and form that is being proposed. The following criteria will be used to evaluate all planning and development applications: Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated. Depending upon the type of application under review, and its context, an analysis of potential impacts on nearby properties may include such things as: traffic and access management, noise, parking on streets or adjacent properties, emissions generated by the use such as odour, dust or other airborne emissions, lighting, garbage generated by the use, loss of privacy, shadowing, visual impact, loss of views, loss of trees and canopy cover, impact on cultural heritage resources, impact on natural heritage features and areas, impact on natural resources. The above list is not exhaustive.

*1578_7 Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated. Depending upon the type of application under review, and its context, an analysis of potential impacts on nearby properties may include such things as: The degree to which the proposal fits within its context. It must be clear that this not intended to mean that a proposed use must be the same as development in the surrounding context. Rather, it will need to be shown that the proposal is sensitive to, and compatible with, its context. It should be recognized that the context consists of existing development as well as the planning policy goals for the site and surrounding area. Depending upon the type of application under review, and its context, an analysis of fit may include such things as: policy goals and objectives for the place type, policy goals and objectives expressed in the City Design chapter of this Plan, neighbourhood character, streetscape character, street wall, height, density, massing, placement of building, setback and step-back, proposed architectural attributes such as windows, doors, and rooflines, relationship to cultural heritage resources on the site and adjacent to it, landscaping and trees, coordination of access points and connections. The above list is not exhaustive.

(1989) Official Plan

3.2 The Low Density Residential designation is applied to lands that are primarily developed or planned for low-rise, low density housing forms including detached, semi-detached, and duplex dwellings. Where appropriate, some multiple-attached dwellings at densities similar to neighbouring detached units may be permitted. Policies in this Plan promote development which shall enhance the character of the residential area. Certain secondary uses of a non-residential nature which are integral to, and compatible with, a neighbourhood environment, are also permitted.

3.2.1. The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development

permitted under policy 3.2.2. Residential Intensification may be permitted subject to the provisions of policy 3.2.3. Zoning on individual sites would not normally allow for the full range of permitted uses.

3.5.4. The Woodfield Neighbourhood, which is approximately bounded by Richmond Street on the west, Dufferin Avenue and Queens Avenue on the south, Adelaide Street on the east and the C.P.R. tracks on the north, is characterized by predominantly low density residential development, with a mix of higher density residential and office conversions. It is a policy of this Plan to maintain the Woodfield Neighbourhood as a low density residential area. In keeping with this policy new office conversions would not be permitted except in the commercial designations along Richmond Street, Adelaide Street, in the Downtown Area, and in areas identified in policy 3.6.9. New office conversions on the east side of Waterloo Street, between Central Avenue and Princess Avenue, and on Central Avenue, between Waterloo and Wellington Streets, may be permitted provided there is little alteration to the external residential character of the structure and provided also that there is at least one residential dwelling unit retained in the building being converted. New office conversions may be permitted on Waterloo Street, both sides between Pall Mall Street and Central Avenue, provided at least one above-grade residential dwelling unit is retained in the building being converted. Existing office conversions are recognized as legal uses in this Official Plan and will be zoned to permit the continuation of these uses. The low density residential neighbourhood within the area bounded by Wellington Street, Pall Mall Street, Waterloo Street and Princess Avenue shall only provide for infill and intensification where such development is clearly compatible with the character, scale and intensity of the low density residential neighbourhood in this area. Area-specific zoning regulations such as, but not limited to, maximum floor area ratio, maximum dwelling size and on-site parking limitations may be applied to ensure that future development meets this objective. (OPA No. 396) Properties fronting the north side of Princess Avenue, west of Waterloo Street are located on the edge of the downtown at a point of transition between high density residential and institutional uses to the south and low density residential neighbourhood to the north. Several buildings have undergone restoration and intensification in a manner which has preserved the character of the neighbourhood and kept the original streetscape intact. Recognizing this, these properties may be exempt from area-specific zoning regulations such as floor area ratio, maximum dwelling size, and on-site parking limitations noted above. (OPA 434- approved January 21, 2008) The lands designated Multi-Family Medium Density Residential within the block bounded by Richmond Street, Central Avenue, Wellington Street and Hyman Street may be developed for a greater density and range of uses consistent with the form of development that has already occurred within this area. The density limit for residential development within this area shall be 100 units per hectare. Exceptions to the density limit may be made without amendment to the Plan for developments which qualify for density bonusing under the provisions of policy 19.4.4. Offices will be a main permitted use in this area in the form of office conversions, free-standing office buildings and office-apartment buildings. A type of development which is similar in scale and design features to that existing in the area and the retention of existing structures including their heritage features shall be encouraged. In addition to the uses permitted in the Low Density Residential designation, new office uses may be permitted within the existing building at 470 Colborne Street, provided there is little alteration to the external residential character of the original residential structure and at least one above-grade residential dwelling unit is provided and maintained within the building. These new office uses may be established with other permitted uses in a mixed-use format. Residential intensification and conversions to non-residential uses shall be permitted only where it is compatible with the character, scale and intensity of the surrounding low-rise residential neighbourhood and where the intent of the Near-Campus Neighbourhoods policies is met. Site-specific zoning regulations such as, but not limited to, maximum number of converted dwelling units, maximum number of parking spaces, minimum landscaped open space and limiting the range and mix of uses within the building such that they do not exceed the available parking may be applied to ensure that the future re-use of the existing structure meets this objective.

3.5.19.3.ii) Near-Campus Neighbourhoods provide an extremely valuable asset to the

City of London. They are important attributes in the City of London to attract and retain the brightest and best faculty and students. They are desirable and unique neighbourhoods, some of which offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to employment, culture and entertainment resources that their neighbouring educational institutions offer. Through the policies of this Plan and projects and programs undertaken by the municipality, the following vision for near-campus neighbourhoods shall be pursued. Near-Campus Neighbourhoods will: be occupied by a balanced mix of long-term and short-term residents

3.6.5.i) Convenience commercial uses and service stations should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public

3.6.5.ii)a) Convenience commercial and service station uses permitted within the Residential designations include the following: Convenience Commercial (a) Variety stores; video rental outlets; film processing depots; financial institutions; medical/dental offices; small take-out restaurants, small food stores; and gasoline sales associated with a variety store. For convenience commercial sites with a gross floor area in excess of 500m², additional uses including offices, studios, commercial schools, day care centres, bake and florist shops, pharmacies, restaurants eat-in and convenience business service establishments may be permitted. In special circumstances, Council may permit low impact uses such as small commercial schools and day care centres in convenience commercial sites smaller than 500m² in size through a Zoning Bylaw Amendment. A variety store, or personal service establishment located on the ground floor of an apartment building may be permitted provided it is oriented towards serving the needs of the residents of the building and the immediate surrounding area. The exact range of permitted uses will be specified in the Zoning By-law.

3.6.5.iii) Convenience commercial uses and service stations will be located on arterial or primary collector roads where it can be demonstrated that such uses are compatible with surrounding land uses and will not have a serious adverse impact on the traffic-carrying capacity of roads in the area. The preferred locations for convenience commercial uses and service stations are at the intersections of major roads.

3.7.2. Planning Impact Analysis will be undertaken by municipal staff and will provide for participation by the public in accordance with the provisions for Official Plan amendment and/or zone change applications as specified in Section 19.12. Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change. Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change. Where an Official Plan amendment and/or zone change application is being considered the following criteria may be considered: (a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area. (b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;

10.1.1.ii) Notwithstanding the other land use policies contained in Section II of this Plan, policies for Specific Areas may be applied where the application of existing policies would not accurately reflect the intent of Council with respect to the future use of the land. The adoption of policies for Specific Areas may be considered where one or more of the following conditions apply: i) The change in land use is site specific, is appropriate given the mix of uses in the area, and cannot be accommodated within other land use designations without having a negative impact on the surrounding area. ii) The change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use.

10.1.2. Planning Impact Analysis will be required on all applications for policies for Specific Areas. The appropriate criteria to be applied will be determined from potential impacts on surrounding land use designations.

East Woodfield Heritage Conservation District Plan

1.0 Conservation Goals, Objectives and Principles

1.1 – The intention of the East Woodfield Heritage Conservation District Plan is to ensure the wise management of physical change and development in order to conserve the unique character of the district and its component buildings and spaces.

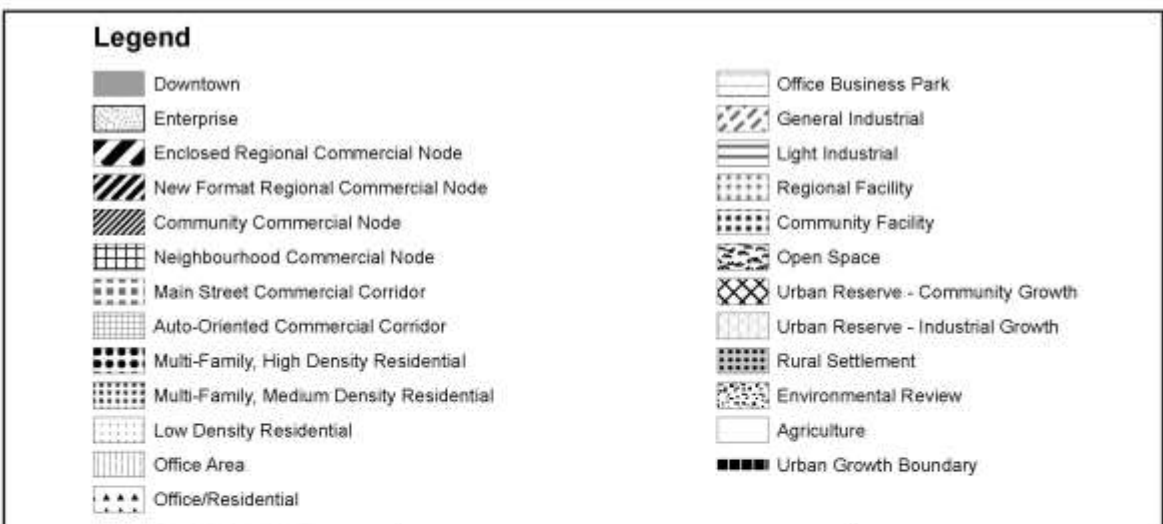
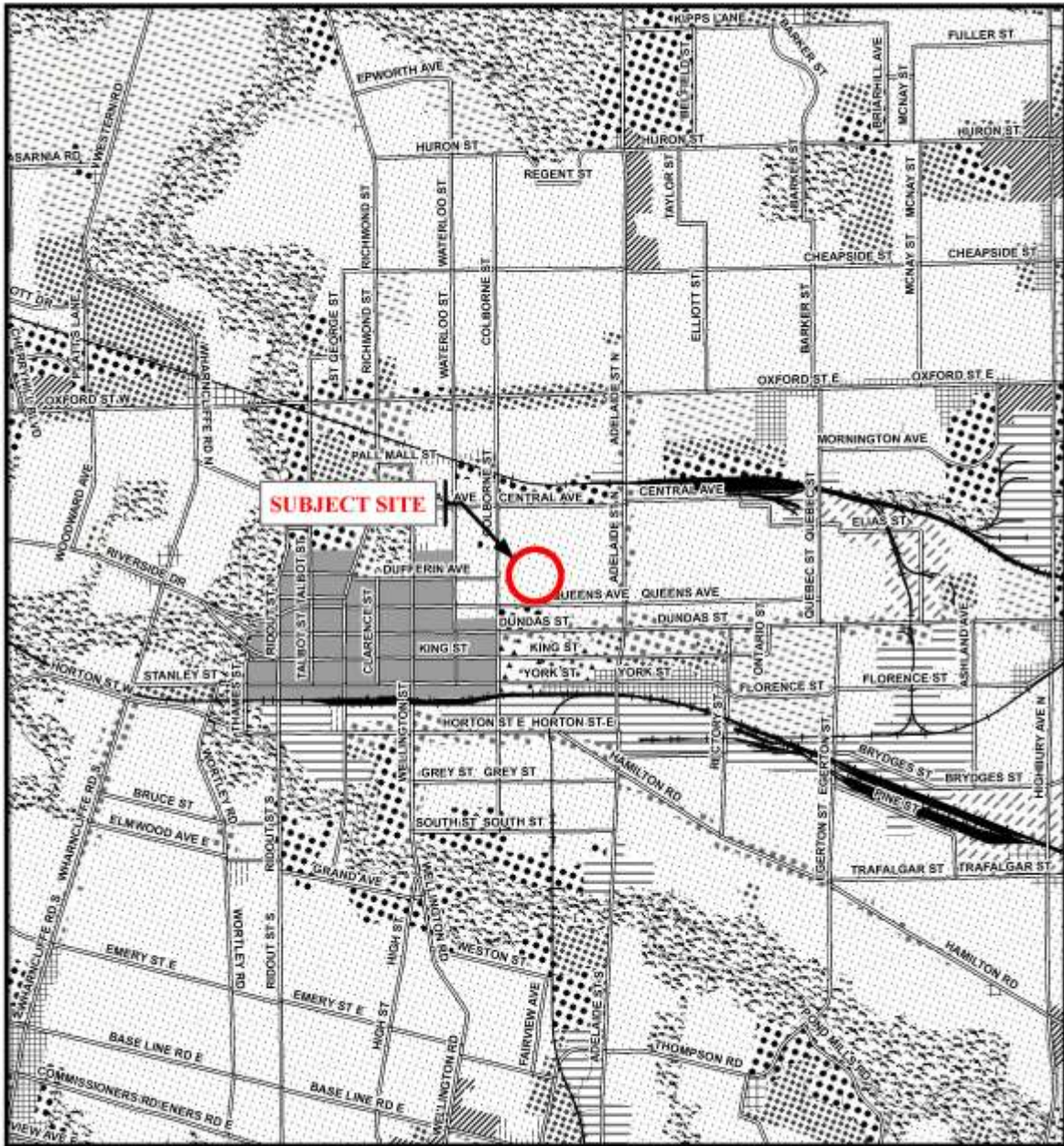
2.0 East Woodfield District Conservation Goals and Objectives

2.1. – To maintain the residential character of East Woodfield heritage conservation district

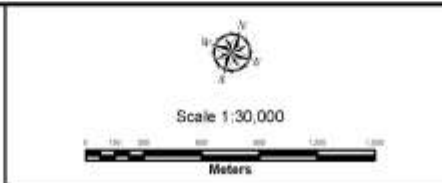
2.1. – To protected and enhance existing heritage residential buildings

Appendix F – Relevant Background

Additional Maps

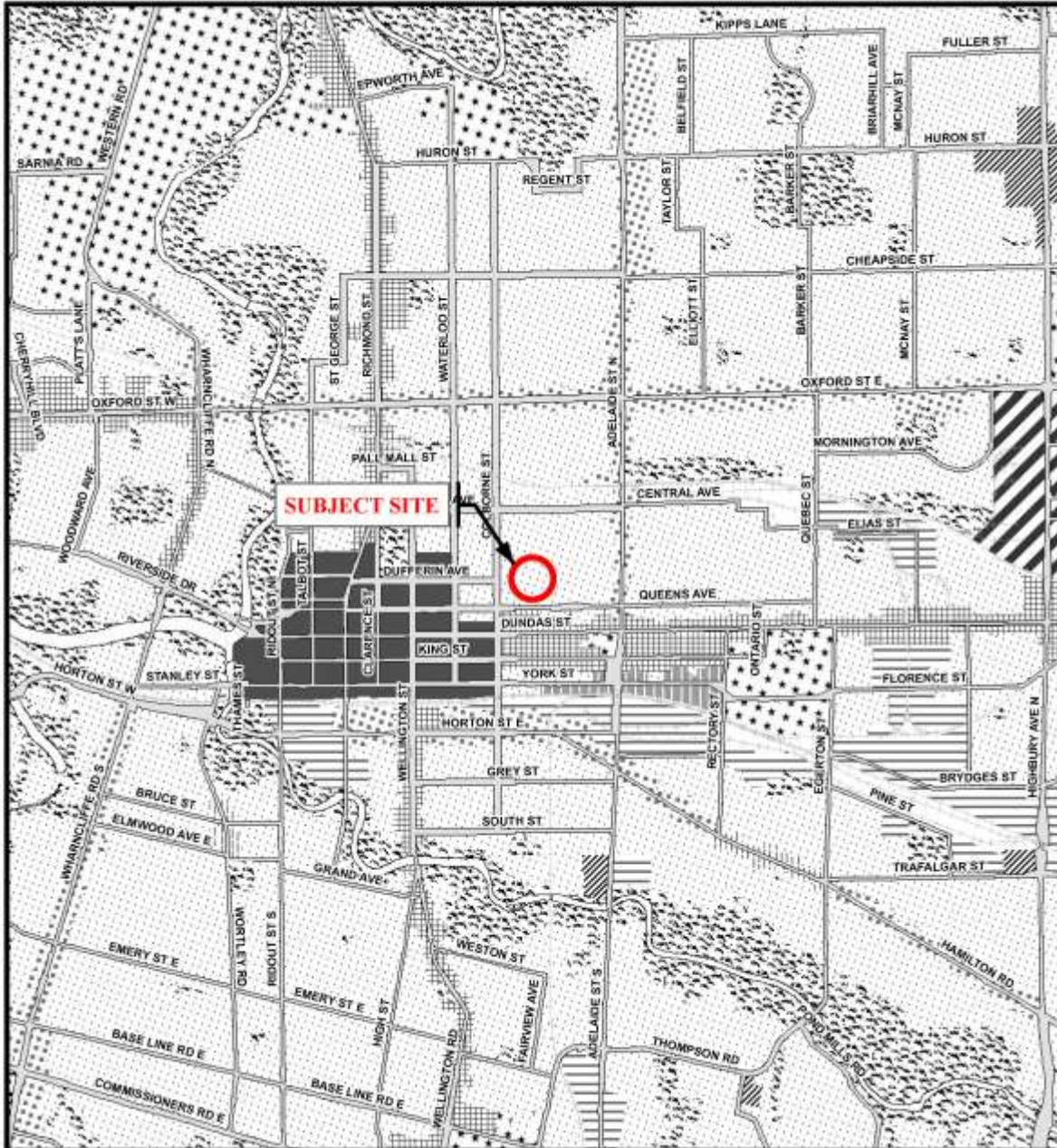


CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-9130
PLANNER: MV
TECHNICIAN: RC
DATE: 2019/12/23

PROJECT LOCATION: e:\planning\projects\ip_officialplan\work\consolid00\excerpts\mxd_templates\scheduleA_NEW_b&w_8x14.mxd



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 | |

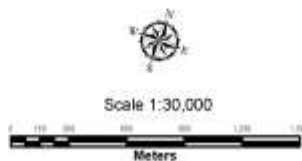
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the 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: OZ-9130
Planner: MV
Technician: RC
Date: December 23, 2019

Project Location: E:\Planning\Projects\p_officialplan\workconsolid00\excerpts_LondonPlan\mxd\OZ-9130-Map1-Place Types.mxd



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "Y" - 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**



FILE NO:
 OZ-9130 MV

MAP PREPARED:
 2019/12/23 RC

1:600
 0 3.75 7.5 15 22.5 30 Meters

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

Additional Reports

No additional reports.

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: G. Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Joe Marche and Monique Rodriguez
6682 Fisher Lane

Public Participation Meeting on: February 3, 2020

Recommendation

That, on the recommendation of the Director, Development Services the following action be taken with respect to the application of Joe Marche and Monique Rodriguez relating to the property located at 6682 Fisher Lane, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, by extending the Temporary Use (T-77) Zone for a period of time not exceeding two (2) years.

Executive Summary

Summary of Request

The requested amendment would permit the continued use of two single detached dwellings on an existing lot of record for a temporary period of two (2) years.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to extend the existing Temporary (T-77) Zone to permit the use of the land for two single detached dwellings and allow for an increase in lot coverage for a temporary period of time not exceeding two (2) years.

Rationale of Recommended Action

1. The recommended amendment is consistent with the PPS 2014.
2. The recommended amendment conforms to the in-force policies of The London Plan and the 1989 Official Plan.
3. The recommended amendment facilitates the continued use of an existing lot of record for a use contemplated by the Zoning By-law.
4. The recommended temporary use will not continue on a permanent basis.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is located along Fisher Lane immediately north of the intersection of Wellington Road South and Fisher Lane. The site is currently used for residential purposes and is occupied by two single detached dwellings and a detached accessory structure. The southeast portion of the subject site is regulated by the Kettle Creek Conservation Authority and contains a watercourse known as the Harry White Drain. The property to the south of the subject site is also occupied by a single detached dwelling, while the lands to the northeast are farmed for agricultural purposes. On the west side of Fisher Lane are remnant parcels which are occupied by single detached dwellings and commercial buildings.



Figure 1. Subject Site (dated October 11, 2019)

1.2 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Agriculture and Open Space
- The London Plan Place Type – Farmland and Green Space
- Existing Zoning – Agricultural Special Provision/Temporary (AG2(26)/T-77) Zone, and Environmental Review (ER) Zone

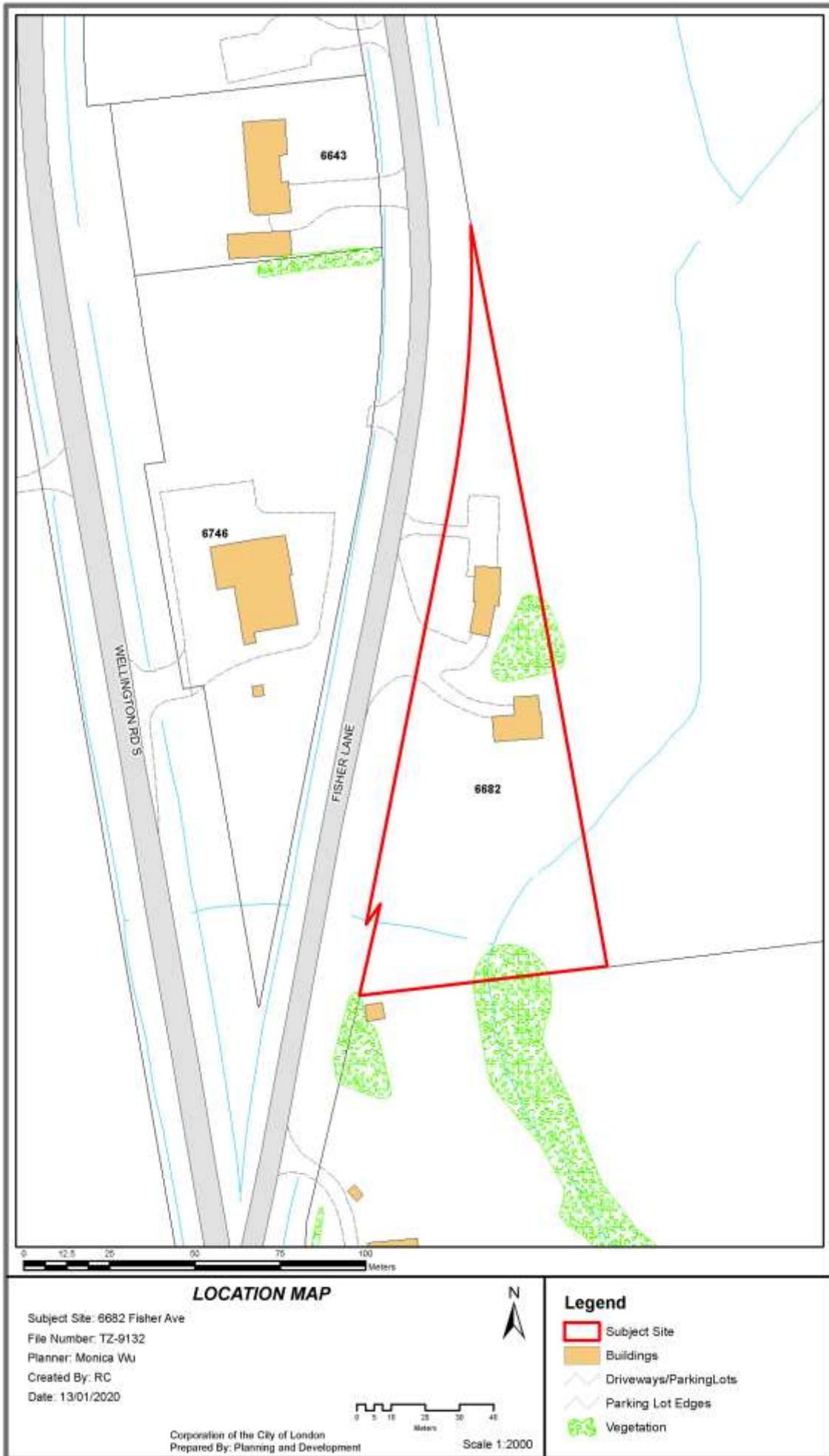
1.3 Site Characteristics

- Current Land Use – Residential
- Frontage – 209 m (685 ft)
- Depth – Irregular
- Total Lot Area – 7425 m² (79922 ft²)
- Shape – Triangular

1.4 Surrounding Land Uses

- North – Agricultural
- East – Agricultural
- South – Residential
- West – Residential and Commercial

1.6 Location Map



2.0 Description of Proposal

2.1 Development Proposal

No new development is being proposed as part of this amendment. The request is to temporarily permit the continued use of the lands for two (2) single detached dwellings while the new 1-storey single detached dwelling is under construction, and prior to the demolition of the existing 1-storey single detached dwelling, for an additional period of time not exceeding two (2) years. The applicant is requesting additional time for construction as a result of unforeseen damages incurred to the second dwelling.

3.0 Relevant Background

3.1 Planning History

The subject site was previously occupied by an existing single detached dwelling which was constructed in approximately 1890. On April 23, 2019, City Council adopted By-law No. Z.-1-192742 to rezone the subject site from an Agricultural AG (AG2) Zone and an Environmental Review (ER) Zone to an Agricultural Special Provision/Temporary (AG2(26)/T-77) Zone and Environmental Review (ER) Zone. The Temporary (T-77) Zone permits two (2) single detached dwellings on a portion of the lands located at 6672 Fisher Lane for a temporary period not exceeding six (6) months beginning April 23, 2019.

The owner is applying for an extension to the existing Temporary Use (T-77) Zone to allow for construction of the second detached dwelling prior to the demolition of the original detached dwelling existing on the subject site.

3.2 Requested Amendment

The requested amendment would permit the continued use of the property for two (2) single detached dwellings for two (2) years. Possible change to Zoning By-law Z.-1 **BY EXTENDING** the Temporary (T-77) Zone for an additional two (2) year period to permit the use of the lands for two (2) single detached dwellings.

3.3 Community Engagement (see more detail in Appendix B)

On November 13, 2019, Notice of Application was sent to all property owners within 120 metres of the subject site. No responses were received at the time this report was prepared. Notice of Application was published in *The Londoner* on November 14, 2019.

3.4 Policy Context (see more detail in Appendix C)

The subject site is currently located in the Agriculture and Open Space designations. The London Plan also identified the subject site as being in the Farmland and Green Space Place Types.

Provincial Policy Statement, 2014

The Provincial Policy Statement 2014 (PPS) provides policy direction on matters of provincial interest related to land use and development. Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns of the PPS encourages healthy, integrated, and viable rural areas to be supported by promoting regeneration and encouraging the conservation and redevelopment of existing rural housing stock on rural lands (1.1.4.1.). Rural areas may include rural settlement areas, prime agricultural areas, and natural heritage features and areas (1.1.4.). The PPS permits limited residential development on rural lands provided it is compatible with the landscape and can be sustained by rural service levels (1.1.5.2., 1.1.5.4.). The PPS requires that prime agricultural areas are to be protected for long-term agricultural use, and impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible (2.3.6.2.).

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and

effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report and include some of the Place Type policies pertinent to this planning application. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The London Plan provides Key Directions (54_) to be considered in reviewing applications which provide direction and focus which serve as a foundation to the policies of the Plan. Each direction encompasses a variety of strategies intended to guide planning and development over the twenty year planning horizon. Due to the nature of the proposed development outside of the Urban Growth Boundary and defined settlement area in the City, the relevant Key Direction, Direction #8 Make wise planning decisions (62_) is most applicable in this context which presents the following strategies:

1. Ensure that all planning decisions and municipal projects conform with The London Plan and are consistent with the Provincial Policy Statement.
2. Plan for sustainability – balance economic, environmental, and social considerations in all planning decisions.
3. Think “big picture” and long-term when making planning decisions – consider the implications of a short-term and/ or site-specific planning decision within the context of this broader view.
8. Avoid current and future land use conflicts – mitigate conflicts where they cannot be avoided.
9. Ensure new development is a good fit within the context of an existing neighbourhood.

Balancing the environmental, cultural heritage, and future development considerations with respect to the extension of the Temporary Use Zone, while maintaining the long-term use of the land, forms the basis for the recommendation. The long-term land use conflicts have been mitigated as there is no development proposed as part of this application, and the short-term temporary use may only be extended beyond two (2) years subject to Council approval.

The London Plan also provides clear direction for each Place Type. The Farmland Place Type provides for agricultural uses and promotes sustainable farm practices in addition to the conservation of natural heritage features (1180_). Uses which are not supportive of agriculture are discouraged from locating within the Place Type and may be permitted only where the use is consistent with the Provincial Policy Statement, including non-farm residential lots, the creation of which is also discouraged so as to limit the potential for land use conflicts (1181). However, despite the foregoing, non-farm residential uses are permitted on existing lots of record (1182_).

Farmland Place Type policies 1190_, 1191_, and 1192_ provide specific direction for residential dwellings on existing lots of record, and permit new dwellings subject to a zoning by-law amendment provided it does not create conflicts with farming operation or adjacent natural heritage features. Minimum Distance Separation (MDS I) setbacks must also be applied prior to the issuance of the building permit. New residential units may be permitted only where adequate water and sanitary facilities are or can be made available.

With respect to the intensity of uses in the Farmland Place Type, policy 1213_ limits residential uses to existing lots of record to prevent the establishment of estate lots, but are encouraged to locate in urban areas of the City or within the Rural Neighbourhoods Place Type. This policy also directs non-agricultural uses to be grouped.

A portion of the subject site is also located within the Green Space Place Type which provides for the protection and enhancement of natural heritage features and areas recognized as having city-wide, regional, or provincial significance. The Harry White Drain traverses the subject site, and is identified as a significant valleyland on Map 5 – Natural Heritage, which is subject to LPAT appeal PL170100. Where development is

proposed adjacent to components of the Natural Heritage System, the Environmental Policies of the Plan require environmental impact studies to confirm or redefine the boundaries of such components to ensure the development does not negatively impact the natural features and their ecological function (1431_). The applicant has demonstrated to the satisfaction of the Kettle Creek Conservation Authority as well as the Environmental and Parks Planning department that the proposed location of the dwelling will not negatively impact the natural heritage features on site, and is outside of the flood and erosion hazard limits.

The 1989 Official Plan

The subject site is currently designated Agriculture and Open Space. Non-farm residential uses are not permitted as primary or secondary uses in the Agriculture designation, however, where they legally existed on the date of adoption, the use may be regarded as permitted (9.2.3). The minimum farm parcel size is established through the Zoning By-law as 40 hectares to encourage the retention or consolidation of farm parcels so that farms are of a sufficient size to maintain long term viability. It is recognized that there are existing properties in the designation that do not meet the minimum farm parcel size. Policy 9.2.9 provides the following direction which allows for single detached dwellings on undersized lots within the agriculture designation:

Single detached dwellings are also subject to the following policies:

- i) An adequate and potable water supply is available or can be made available on the site subject to the approval of the authority having jurisdiction.*
- ii) The lot size is sufficient and the soils are suitable to support an individual on-site waste disposal system subject to the approval of the authority having jurisdiction.*

Policy 9.2.10 also speaks to Minimum Distance Separation Requirements, which requires that existing livestock operations are to be protected from the encroachment of all new development through the application of Minimum Distance Separation (MDS I) requirements.

Similar to the Green Space Place Type applied through The London Plan, a portion of the subject site is also designated Open Space by the 1989 Official Plan which is applied to lands within a flood plain or are susceptible to erosion and unstable slopes, including natural heritage areas. Permitted uses are limited to non-intensive uses including agriculture, conservation, essential public utilities and municipal services, and recreational and community facilities subject to applicable zoning. Residential uses are not considered a permitted use (8A.2.2).

Chapter 15 – Environmental Policies provides additional direction with respect to natural heritage features and environmentally sensitive areas, and expands on the range of permitted uses within the Open Space Designation. Policy 15.3.2.ii) states that notwithstanding policy 8A.2.2, expansions to existing uses are permitted provided that it can be demonstrated to the satisfaction of Council that there will be no negative impacts on the natural features or their ecological functions.

4.0 Key Issues and Considerations

Through the circulation process there were no substantial concerns or issues raised by internal departments or commenting agencies based on the proposal submitted, and there was one (1) response from the public in support of this application. The section below identifies key issues and considerations in detail.

4.1 Issue and Consideration # 1 – Extension of the Temporary Use By-law

Provincial Policy Statement, 2014 (PPS)

The PPS is intended to be read in its entirety with all relevant policies applied based on the development proposed and the context of the subject site, which in this instance includes the policies of Section 1: Building Strong Healthy Communities, Section 2: Wise Use and Management of Resources, and Section 3: Protecting Public Health and Safety (1.1.5.1). The extension of the existing use is consistent with the goals and intent of the PPS 2014 as it would permit the redevelopment of existing rural housing stock, is

appropriate for the existing infrastructure and service levels available to the site, and does not negatively impact the natural and cultural heritage resources on the subject site (1.1.3.2.) (1.1.5.2.). The Kettle Creek Conservation Authority (KCCA) has confirmed that there are no environmental issues associated with this amendment as no new development is proposed.

1989 Official Plan and The London Plan

Both the 1989 Official Plan and The London Plan contain policies regarding the implementation of temporary use by-laws to authorize the temporary use of land, buildings or structures for a purpose otherwise prohibited by the Plan. The criteria for evaluating a temporary use by-law are largely similar between Plans, only differing in The London Plan by the inclusion of two additional matters which City Council will have regard for. Policy 19.4.5. in the 1989 Official Plan and Policies 1671_, 1672_ and 1673_ require that when enacting a temporary use by-law, City Council will have regard for the following matters:

1. Compatibility of the proposed use with surrounding land uses.

The applicant has demonstrated compliance with Minimum Distance Separation (MDSI) Guidelines for the proposed dwelling in relation to adjacent agricultural uses, and the temporary use of the subject property for two detached dwellings will not impact the character of the surrounding area, which is predominantly used for agricultural and residential uses, nor limit the ability of these lands to function in their intended manner.

2. Any requirement for temporary buildings or structures in association with the proposed use.

The temporary use would allow for a second dwelling to occupy the subject site for a period of no more than two (2) years as the applicant may be granted a conditional occupancy permit which will require the existing dwelling to be demolished within three (3) months of occupancy of the new dwelling.

3. Any requirement for temporary connection to municipal services and utilities.

The new dwelling will be required to connect to adequate on-site water and sanitary facilities which will be addressed during the permit process through the Building Division.

4. The potential impact of the proposed use on mobility facilities and traffic in the immediate area.

As no additional units are proposed as part of the temporary use, there will be no increase in traffic or additional impacts on mobility facilities in the area.

5. Access requirements for the proposed use.

The proposed access on the subject site is not changing as part of this application and is adequate for the proposed use.

6. Parking required for the proposed use, and the ability to provide adequate parking on-site.

There are adequate parking facilities on the subject site, as the use of the lands for a single detached dwelling requires two parking spaces.

7. The potential long-term use of the temporary use.

The applicant has requested an extension of the Temporary Use (T-77) Zone to allow for additional construction time resulting from damages incurred to the second dwelling.

An extension to the temporary use by-law to facilitate this particular circumstance shall be limited to a period not exceeding two (2) years to reduce the potential long-term use of the temporary use, being two (2) single detached dwellings. Furthermore, occupancy of the proposed dwelling is conditional on the demolition of the existing dwelling within three (3) months, and as such will not continue over the long-term.

8. In the case of temporary commercial surface parking lots in the Downtown, the impact on the pedestrian environment in the Downtown.

This application will not facilitate a temporary commercial surface parking lot in the Downtown.

9. The degree to which the temporary use may be frustrating the viability of the intended long-term use of the lands

The legal use of the lands for a single detached dwelling predates the adoption of the 1989 Official Plan and Z.-1 Zoning By-law. The extension of the Temporary Use (T-77) Zone is to facilitate the unique situation of transporting and rebuilding an existing single detached dwelling from a site outside of the City while the property owner continues to live in the existing dwelling during construction. The applicant is requesting additional time as unforeseen damages were incurred to the second dwelling during the relocation process.

Residential uses are permitted on existing lots of record, including the subject site, and is permitted by the existing Agricultural Special Provision (AG2(26)) Zone. Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. As such, it is recommended that the proposed extension of the temporary zone not exceed a period of two (2) years.

More information and detail is available in Appendix B and C of this report.

5.0 Conclusion

The requested amendment to change the zoning on the subject site to allow for the continuation of the temporary use of the lands being two (2) single detached dwellings for an additional two (2) years is consistent with the PPS 2014 and with The London Plan and the City of London 1989 Official Plan.

Prepared by:	Monica Wu, Planner I, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
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 Development Services.	

January 28, 2020

cc: Michael Tomazincic, Manager, Current Planning, Development Services

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Appendix A

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1284-

A by-law to amend By-law No. Z.-1 to rezone a portion of an area of land located at 6682 Fisher Lane.

WHEREAS Joe Marche and Monique Rodriguez have applied to extend the Temporary Use (T-77) Zone as it applies to a portion of the property located at 6682 Fisher Lane for a period not exceeding two (2) years as shown on the map attached as Schedule "A" to this by-law, as set out below;

AND WHEREAS the Municipal Council of the Corporation of the City of London, by By-law No. Z.-1-192742 approved the Temporary Use for 6682 Fisher Lane for a period not exceeding six (6) months beginning April 23, 2019;

AND WHEREAS the Municipal Council of the Corporation of the City of London deems it advisable to extend the Temporary Use for the said property for a period not exceeding two (2) years;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Section Number 50.2(77) of the Temporary (T) Zone is amended by adding the following subsection for a portion of lands known municipally as 6682 Fisher Lane:

77) T-77 6682 Fisher Lane

This Temporary Use is hereby extended for an additional two (2) years beginning February 11, 2020.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Appendix B – Public Engagement

Community Engagement

Public liaison: On November 13, 2019, Notice of Application was sent to eight (8) property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 14, 2019. A “Planning Application” sign was also posted on the site.

Nature of Liaison: The purpose and effect of this zoning change is to permit the continued use of two dwellings on the subject property. Possible change to Zoning By-law Z.-1 BY EXTENDING the Temporary (T-77) Zone for an additional two (2) year period to permit the use of the lands for two (2) single detached dwellings.

Responses: One (1) reply was received on January 21, 2020 from a neighbouring property owner in support of the application.

Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone	Written
Emil Kellenberger	

Agency/Departmental Comments

Kettle Creek Conservation Authority

Staff of Kettle Creek Conservation Authority (KCCA) has reviewed the Notice of Planning Application, File No. TZ-9132 affecting 6682 Fisher Lane and based on our mandate and policies, we have no objection to its approval.

Development Services – Engineering

Engineering has no further comments for this re-zoning.

Appendix C – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.4 Rural Areas in Municipalities

1.1.4.1 b, c, d, h

1.1.5 Rural Lands in Municipalities

1.1.5.2 c

1.1.5.4

1.1.5.9

2.0 Wise Use and Management of Resources

2.3 Agriculture

2.3.3 Permitted Uses

2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

2.3.6.1 a, b

2.3.6.2

1989 Official Plan

Open Space

8A.2. Open Space

8A.2.2 Permitted Uses

Agriculture

9.2.3 Existing Uses

9.2.9 Existing Agricultural Lots

9.2.10 Minimum Distance Separation Requirements

Environmental Policies

15.2.3 Natural Heritage Policies – Open Space – Environmental Review

15.3 Natural Heritage Areas Designated as Open Space

15.3.2 ii) a) Permitted Uses

Implementation

19.1.1 i) Boundaries Between Land Use Designations

19.1.1 ii) Delineation of Flood Plain, Environmental Features

19.4 Zoning

19.4.5 Temporary Use By-laws

16.5 Non-Conforming Uses

The London Plan

Our Strategy

58_ Direction #4 Become one of the greenest cities in Canada

62_ Direction #8 Make wise planning decisions

Green Space

760_ Role within the City Structure

761_ How will we realize our Vision?

762_ Permitted Uses

Farmland

1180_ Role within the City Structure

1181_ How will we realize our Vision?

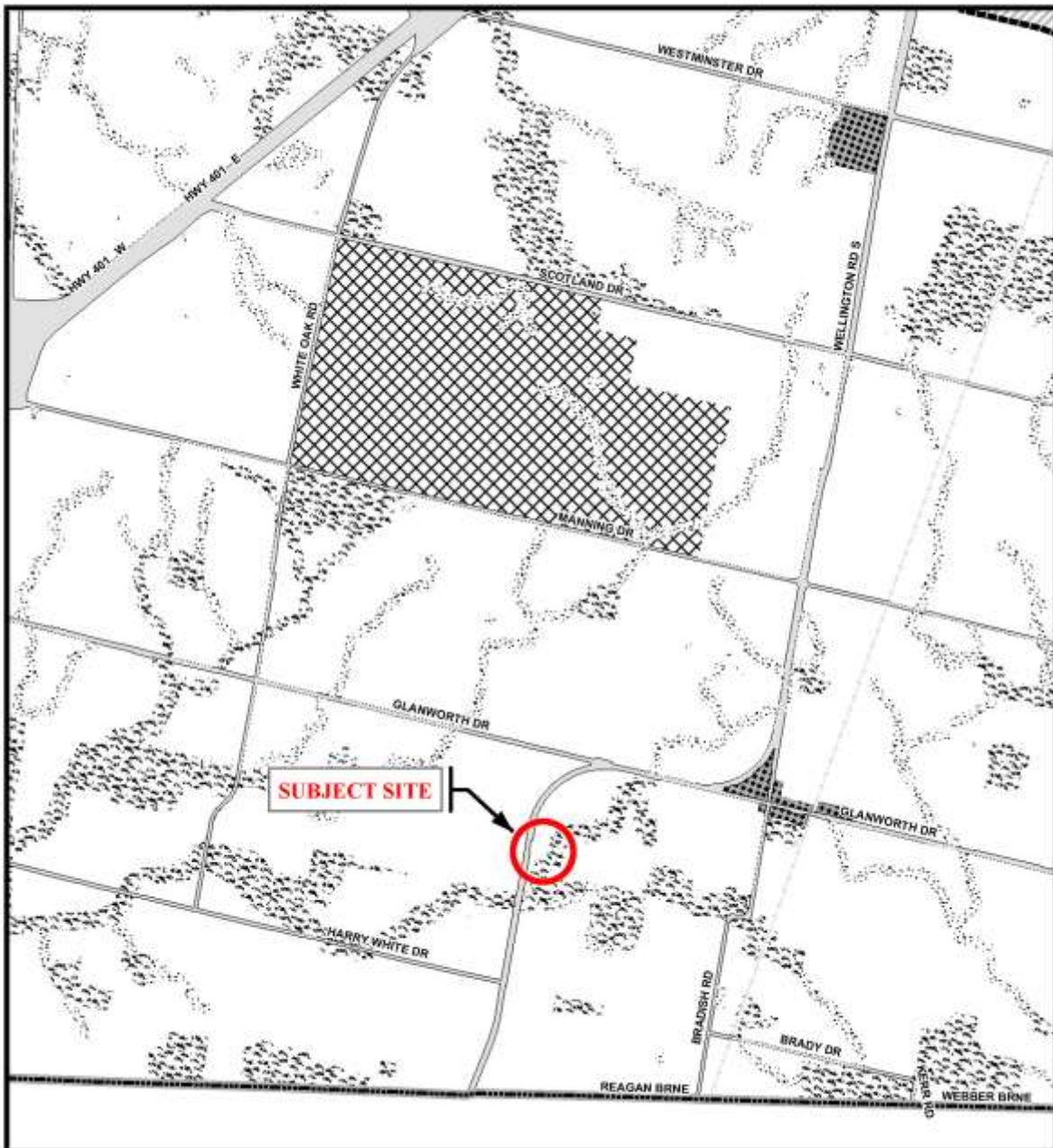
1182_ Permitted Uses

1190_ - 1192_ Residential Uses on Existing Lots of Record

1213_ Intensity

Appendix D – Relevant Background

Additional Maps



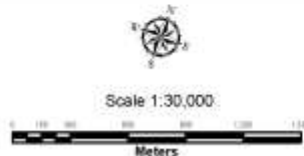
Legend

- | | | |
|------------------------|--------------------------|---|
| 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 | |

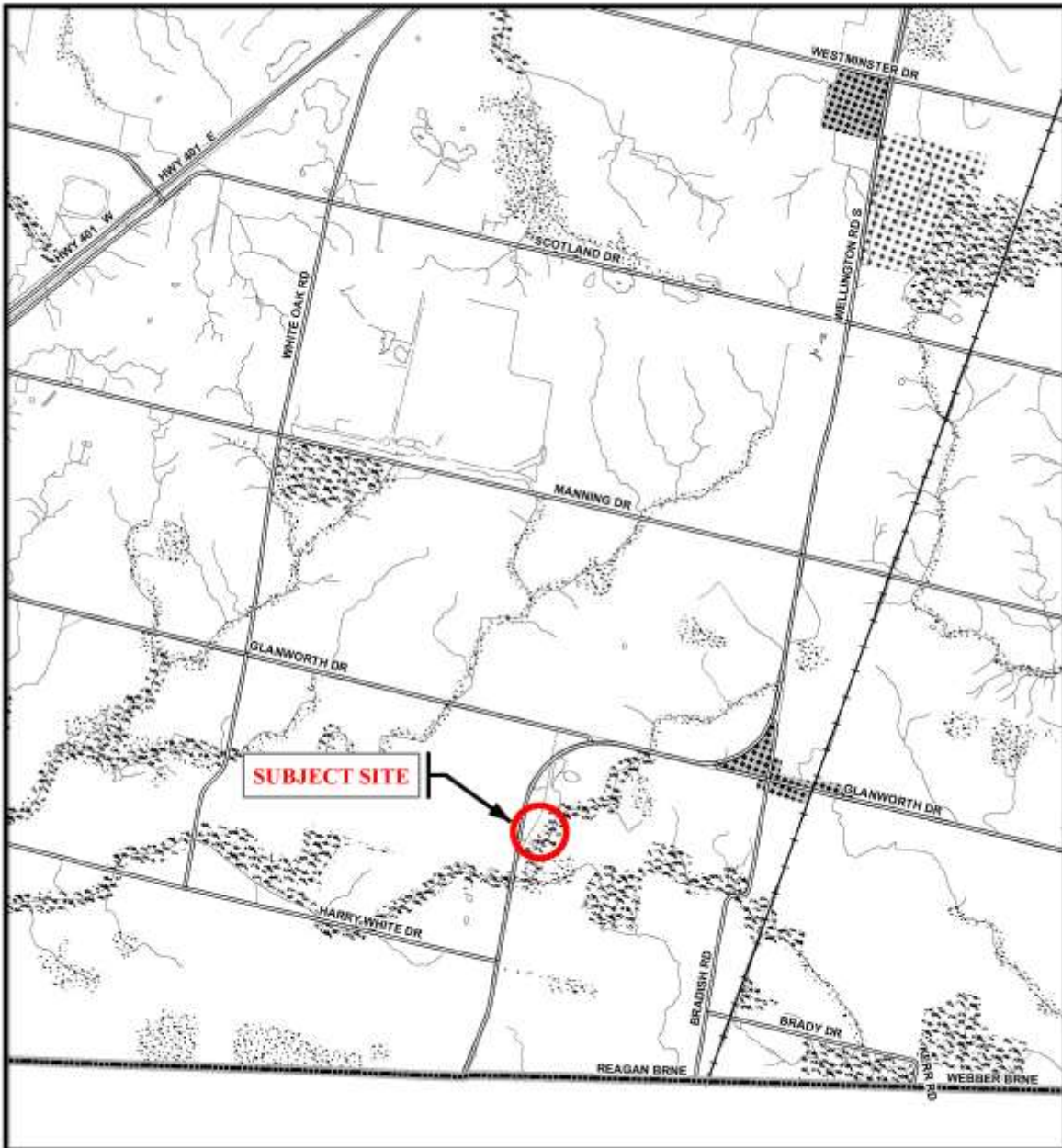
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the 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: TZ-9132
Planner: MW
Technician: RC
Date: January 13, 2020



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

<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: TZ-9132</p> <p>PLANNER: MW</p> <p>TECHNICIAN: RC</p> <p>DATE: 2020/01/13</p>
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PROJECT LOCATION: e:\planning\projects\p_officialplan\work\conso\00\excerpts\mxd_templates\scheduleA_NEW_b&w_8x14.mxd



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "H" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

File: TZ-9132

MW

MAP PREPARED:

2020/01/13

RC

1:2,000

0 12.5 25 50 75 100 Meters

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

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: Gregg Barrett, AICP
Director, City Planning and City Planner
Subject: The Corporation of the City of London
Victoria Park Secondary Plan
Public Participation Meeting on: February 3, 2020

Recommendation

That, on the recommendation of the Director, City Planning and City Planner:

- (a) The proposed by-law, attached hereto as Appendix “A” **BE INTRODUCED** at the Municipal Council meeting to be held on February 11, 2020 to amend the Official Plan, 2016, *The London Plan* **TO ADOPT** the *Victoria Park Secondary Plan*, attached hereto as Appendix “A”, Schedule 1;
- (b) The proposed by-law, attached hereto as Appendix “B” **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 to amend the Official Plan, 2016, *The London Plan* **TO ADD** the *Victoria Park Secondary Plan* to Policy 1565, the list of adopted Secondary Plans;
- (c) The proposed by-law attached hereto as Appendix “C” **BE INTRODUCED** at a future Municipal Council meeting to amend the Official Plan, 2016, *The London Plan* at such time as Map 7 is in full force and effect by **ADDING** the *Victoria Park Secondary Plan* to Map 7 – Specific Policy Areas;
- (d) The proposed by-law attached hereto as Appendix “D” **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 to amend the Official Plan, 2016, *The London Plan* **TO REPLACE** Policy 1038 with a policy to add clarity to the application of the *Victoria Park Secondary Plan* to the lands in the Woodfield Neighbourhood Specific Policy Area;
- (e) The proposed by-law, attached hereto as Appendix “E” **BE INTRODUCED** at the Municipal Council meeting on February 11, 2020 **TO ADOPT** the *Victoria Park Secondary Plan*, as attached hereto as Appendix “E”, Schedule 1 and **TO AMEND** the *Official Plan (1989)*, as follows:
 - i) **AMEND** Section 20.2 **TO ADD** the *Victoria Park Secondary Plan* to the list of adopted Secondary Plans;
 - ii) **ADD** Section 20.10 the *Victoria Park Secondary Plan*;
 - iii) **ADD** the naming and delineation of the “Victoria Park Secondary Plan” to Schedule “D” – Planning Areas.
- (f) The proposed by-law attached hereto as Appendix “F” **BE INTRODUCED** at a the Municipal Council meeting on February 11, 2020 to amend the *Official Plan (1989)* **TO AMEND** Section 3.5.4 – Woodfield Neighbourhood to add clarity to the application of the policy for the area subject to the *Victoria Park Secondary Plan*;
- (g) Civic Administration **BE DIRECTED** to evaluate the properties in the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street for designation pursuant to the *Ontario Heritage Act*;

Executive Summary

Summary of Request

To adopt the *Victoria Park Secondary Plan* to add the *Victoria Park Secondary Plan* to the list of adopted Secondary Plans in *The London Plan* and the *Official Plan (1989)* to create a planning framework specific to the Victoria Park Secondary Plan area. Amendments are also proposed to existing policies that are specific to the Woodfield Neighbourhood to provide clarification about the application of the *Victoria Park Secondary Plan*.

It is also recommended that Civic Administration be directed to evaluate the properties in the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street for designation pursuant to the *Ontario Heritage Act*. Many of the properties on this block are listed on the City's *Register of Cultural Heritage Resources*.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to adopt a Secondary Plan to establish a policy framework to provide direction on land use, built form, public realm design, cultural heritage, connections, view corridors, sustainable development, and compatibility with park activities that are unique to the lands around Victoria Park. Further, evaluation of the properties in the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street will help to give clarity to the potential cultural heritage value of the properties.

Rationale of Recommended Action

The revised *Victoria Park Secondary Plan* provides policy direction for the lands surrounding Victoria Park based on their unique relationship to the park. It represents good planning as it seeks to provide a balance between encouraging intensification within and adjacent to Downtown while ensuring compatibility with cultural heritage resources, transition to the adjacent low-rise neighbourhood, and providing a high standard of design. This Secondary Plan provides a framework for how the area can grow in the future. Amendments to existing policies that are specific to the Woodfield Neighbourhood help to provide clarification about the application of the *Victoria Park Secondary Plan* in the event of a conflict between these policies.

The recommended amendment is consistent with the *Provincial Policy Statement, 2014*, and the policies in the Secondary Plan are supportive of the policies in *The London Plan* and the *Official Plan (1989)*.

The recommended evaluation of the properties in the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street will aid in the implementation of the policies in the *Victoria Park Secondary Plan* as it will help to give clarity to their potential heritage value(s). Evaluation will work to ensure that significant cultural heritage resources are conserved in a manner consistent with the *Provincial Policy Statement, 2014* and conforming to the policies of *The London Plan* and the *Official Plan (1989)*.

Relevant Reports

Corporation of the City of London – *Victoria Park Secondary Plan – Draft Secondary Plan (OZ-8978)*(Public Participation Meeting: June 17, 2019): Municipal Council received the draft *Victoria Park Secondary Plan* for information and directed that the draft *Victoria Park Secondary Plan* be circulated for further public engagement with the community and stakeholders.

Corporation of the City of London – *Victoria Park Secondary Plan: Status update and Draft Secondary Plan Principles (OZ-8978)*(Public Participation Meeting: April 29, 2019): Municipal Council endorsed the draft principles for the *Victoria Park Secondary Plan*.

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): Municipal 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): Municipal 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 (1989)*, and *The London Plan*

Analysis

1.0 Overview

1.1 Purpose of the Secondary Plan

Victoria Park is cherished by Londoners and is the “jewel” of the City’s park system. Despite the prominence of Victoria Park as a feature within the City of London, the planning framework for the lands around the park has not been considered holistically based on the unique relationship of these properties to the park. The *Victoria Park Secondary Plan* provides a framework to evaluate future development and presents a cohesive vision for the properties surrounding the park. The Secondary Plan policies provide a greater level of detail than the general policies of *The London Plan* and the *Official Plan (1989)*, and are intended to provide guidance and certainty for the evolution of the lands surrounding Victoria Park.

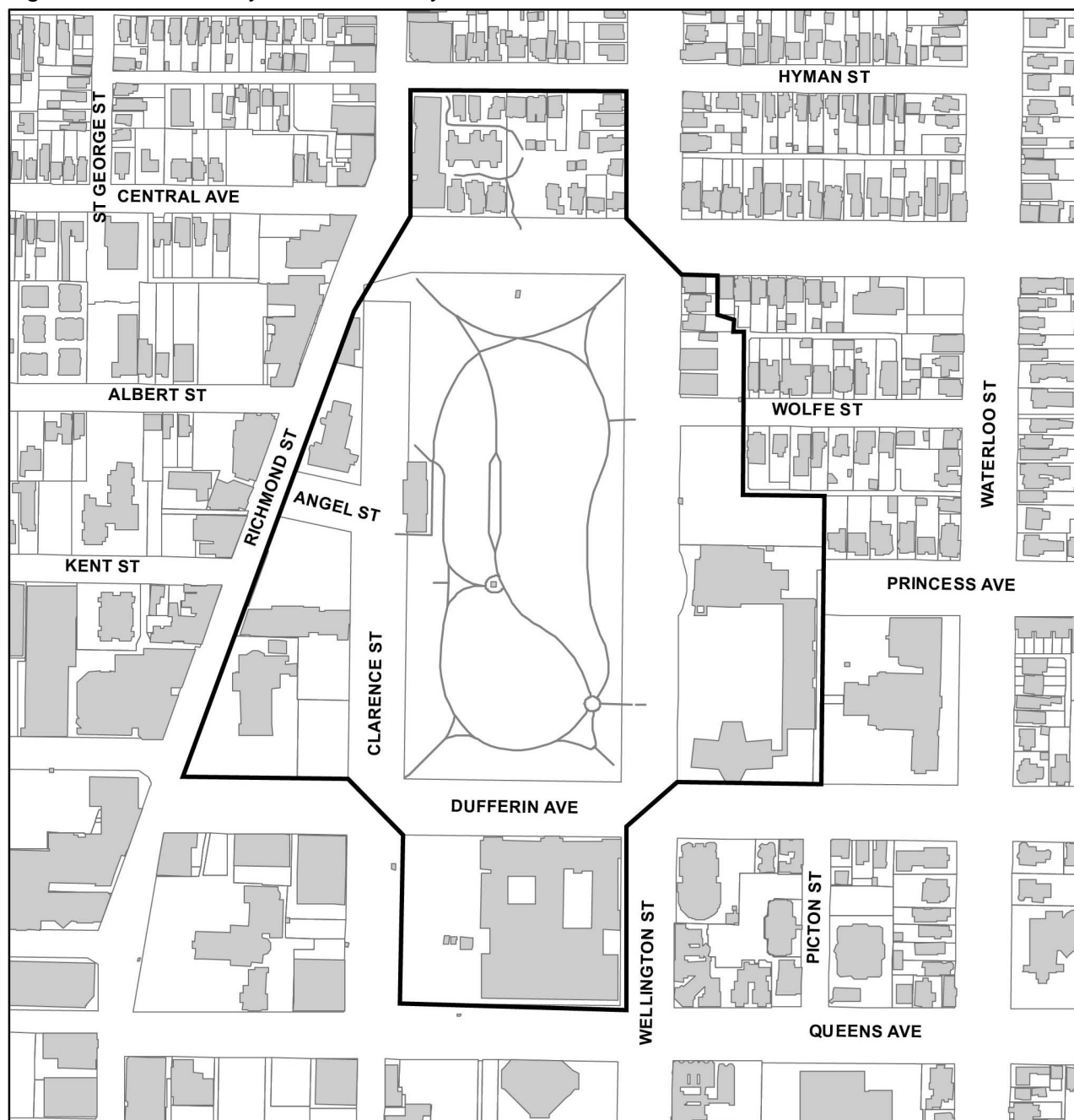
The *Victoria Park Secondary Plan* balances a multitude of objectives to provide policy direction for how the lands around Victoria Park could develop in the future. It balances the need to grow inwards and upwards in a world facing a climate emergency, with heritage conservation and the need to transition to low-rise residential neighbourhoods - all while ensuring the continued enjoyment of Victoria Park as a city-wide gem. It provides comprehensive built form, urban design, and land use directions that consider how future development should best relate to the park and enhance the surrounding context. The policies in the Secondary Plan allow for intensification around the park, while ensuring that this intensification is compatible with its context and is of a design standard worthy of its prominent location.

Analysis of the provincial and municipal policy framework as it relates to the Secondary Plan is provided in Appendix “I”.

1.2 Secondary Plan Boundary

The *Victoria Park Secondary Plan* applies to properties around Victoria Park as identified in Figure 1. This area has been delineated to include properties with frontage on Victoria Park and properties that could foreseeably be consolidated for future development around the park. For the purposes of this report, the area within the Secondary Plan boundary is referred to as the “Victoria Park Secondary Plan Area”. The surrounding context was considered in the preparation of the Secondary Plan, however the policies in the Secondary Plan will only apply to properties within this boundary.

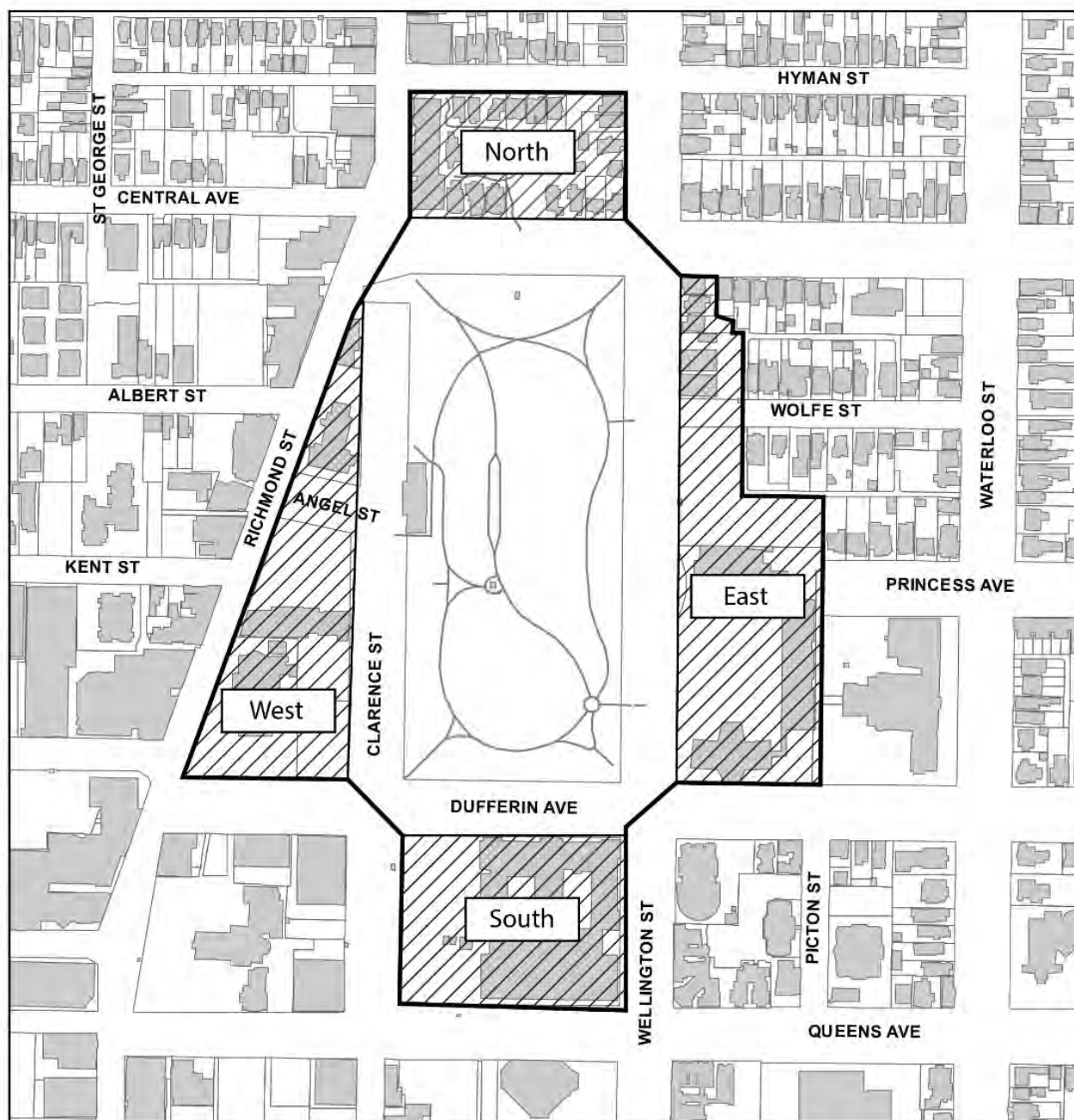
Figure 1 – Secondary Plan boundary



The Victoria Park Secondary Plan Area has been divided into the four Policy Areas, each encompassing a different side of the park: North, East, South, and West (identified in Figure 2). While most of the policies in the Secondary Plan apply to the entirety of the area within the Secondary Plan boundary, certain policies apply to specific Policy Areas due to the unique characteristics of each side of the park.

The boundaries of each of the four Policy Areas can be found below:

Figure 2 – Four Policy Areas in the *Victoria Park Secondary Plan*



An overview of the existing provincial and municipal policy framework that applies to each Policy Area can be found in Appendix “H”.

2.0 Background

2.1 Need for the *Victoria Park Secondary Plan*

The need to undertake the *Victoria Park Secondary Plan* was identified through the review of an Official Plan and Zoning By-law Amendment application submitted for a 22 storey mixed-use apartment building at 560 and 562 Wellington Street (at the north east corner of Wolfe Street). This application was reviewed and found to be inconsistent with the provincial and municipal policy framework, and a Staff Report recommending refusal of the application was considered by Municipal Council at its meeting on May 16, 2017. At this meeting, Municipal Council referred the application back to Staff to continue to work with the applicant to revise the application. Following further discussions with the applicant, Staff prepared a report that was considered by Municipal Council on May 8, 2018 which identified that, while the applicant had made significant changes to their proposal, the proposed development remained inconsistent with the provincial and municipal policy framework.

The review of the application at 560-562 Wellington Street led to a gap being identified in the policy framework applying to the properties around Victoria Park. While various policy and guideline documents apply to different properties around the park, no policy framework exists that considers the properties surrounding Victoria Park comprehensively based on their unique relationship to the park. As a result, at its meeting of May 8, 2018, Municipal Council directed staff to consider a more comprehensive plan for the properties around Victoria 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.

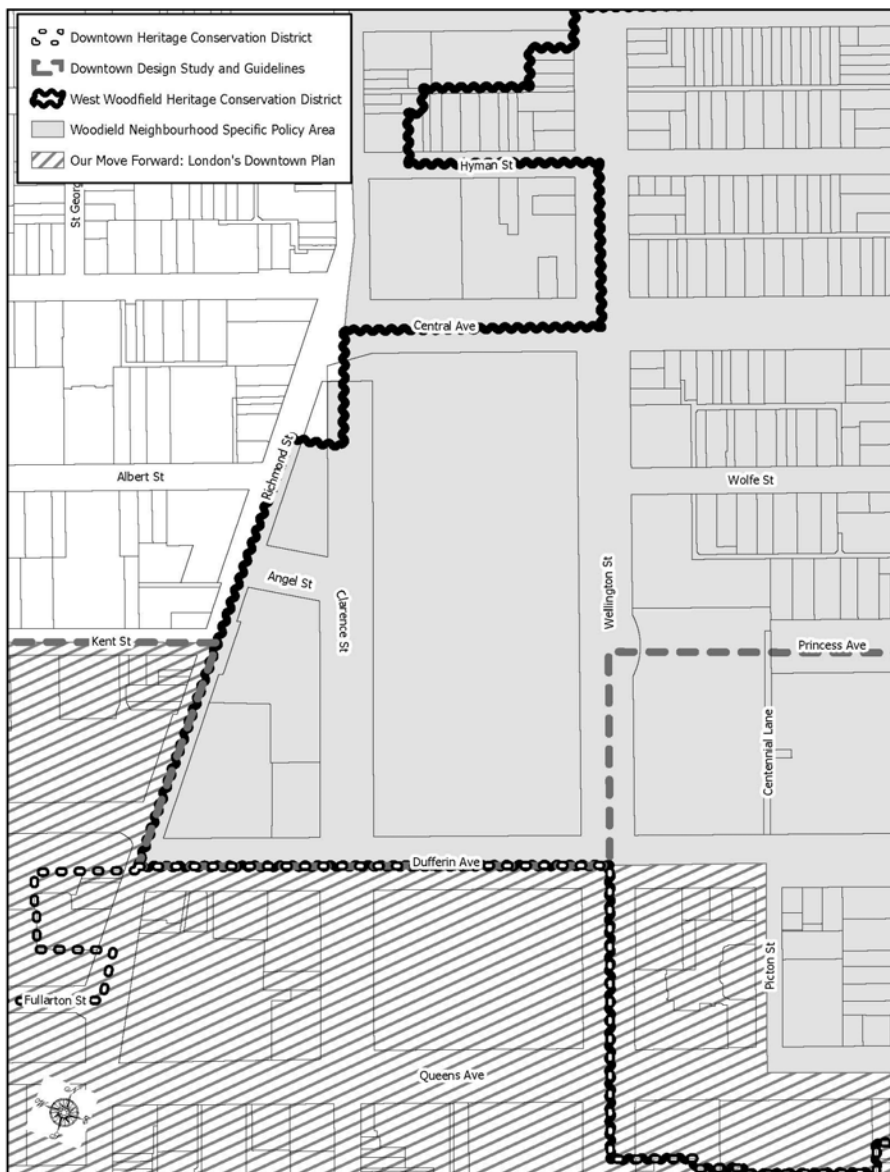
A draft *Victoria Park Secondary Plan* was presented to Municipal Council at its meeting of June 25, 2019. This draft Secondary Plan was received for information and Municipal Council directed that it be circulated for further public engagement with the community and stakeholders. Staff undertook additional public engagement on the draft Secondary Plan and the feedback received was considered in the preparation of the revised Secondary Plan that is recommended for adoption.

2.2 Existing Policy Framework

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

A map demonstrating the varied planning framework for the land surrounding Victoria Park can be found in Figure 3 below:

Figure 3 - Overlapping policy and guideline documents around Victoria Park



All properties surrounding Victoria Park are subject to *The London Plan* and the *Official Plan (1989)*. *The London Plan* Place Types for properties surrounding Victoria Park vary and include Downtown, Neighbourhood, and Rapid Transit Corridor. The designations for properties surrounding Victoria Park in the *Official Plan (1989)* 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. These Place Types and designations are further augmented by additional plans, policies and guidelines that apply to portions of the Victoria Park Secondary Plan Area, including:

- *West Woodfield Heritage Conservation District Plan* – Victoria Park and both the east and west sides of the 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* – Properties on the south side of Victoria Park and also the City Hall block on the northeast corner of Dufferin Avenue and Wellington Street are within this plan area
- *Our Move Forward: London’s Downtown Plan* – The Downtown Plan does not include a distinct boundary but generally applies to the lands on the south side of Victoria Park
- *Woodfield Neighbourhood Specific Policy Area* – This Specific Policy Area generally applies to the lands on the north, east, and west side of Victoria Park,

The park itself is located in the *West Woodfield Heritage Conservation District*, and as such is designated under Part V of the *Ontario Heritage Act*. The park is also individually designated under Part IV of the *Ontario Heritage Act*, based on its significant historic, architectural, and cultural heritage landscape importance. The Part IV heritage designation that applies to Victoria Park also recognizes that it has assumed a role as the “jewel of the parks system” in the City of London. The Reasons for Designation of Victoria Park per By-law L.S.P.-3311-283 is included as an appendix in the *Victoria Park Secondary Plan*.

3.0 Community Engagement

3.1 Engagement Overview

The *Victoria Park Secondary Plan* study has involved a robust community engagement process. To date, approximately 190 interested parties have provided their contact information to stay updated about the study. Opportunities for engagement have included:

- Booths at Summer Festivals – Sun Fest in July, 2019, Home County Music and Art Festival in July, 2018, Rib Fest in August, 2019
- Community Information Meetings – October 1, 2018, January 24, 2019 and September 4, 2019
- Public Participation Meetings at the Planning and Environment Committee – April 29, 2019, June 17, 2019
- Virtual Reality Drop-in Session - September 12, 2019
- Get Involved Website
- Various meetings, telephone calls, and emails from community members, landowners, and other stakeholders

Much of the feedback received centered on the following themes:

- A variety of opinions about what heights are appropriate for new development
- Mitigating the impact of any new mid-rise and high-rise buildings
- Providing visual and physical connections between Victoria Park and the surrounding area

- Compatibility of new development with cultural heritage resources
- Ensuring a high standard of design for any new development
- Impact of intensification on the park grounds and continued ability to use the park for festivals
- Maintaining and enhancing the pedestrian-friendly environment around the park
- Ensuring comfortable wind conditions
- Preserving sunlight on the park
- Addressing the climate emergency

While the feedback received has been varied, particularly about preferred heights, what has emerged as a universal theme is that Londoners are extremely passionate about what happens to the lands around Victoria Park. The feedback received has helped inform the development of the *Victoria Park Secondary Plan*.

A detailed summary of the community engagement for the *Victoria Park Secondary Plan* and the feedback received can be found in Appendix “G”.

4.0 Vision and Draft Principles

4.1 Vision

The Vision for the *Victoria Park Secondary Plan* helps to lay the foundation for the Secondary Plan. It has been developed through community consultation, and reflects the shared desire to ensure that the Secondary Plan provides a policy framework to support the evolution of the lands around Victoria Park in a way that is worthy of its cherished location in the city.

The Vision for the *Victoria Park Secondary Plan* is as follows:

“The Victoria Park area is a prominent destination that is cherished by Londoners. The area will develop in a way that balances the desire to grow inward and upward in a world facing a climate emergency with the need to conserve significant cultural heritage resources, be compatible with the surrounding context, and foster Victoria Park’s continued use as a city-wide destination for recreation, relaxation and events. Future development of the area will celebrate the prominence of Victoria Park through design excellence and sympathetic developments, contributing to the continued success of this area as a destination for Londoners both now and in the future”.

4.2 Secondary Plan Principles

The policies in the *Victoria Park Secondary Plan* have been guided by the following 11 principles:

- Identify opportunities for compatible and sensitive intensification
- Design buildings to celebrate the prominence of Victoria Park as a City-wide gem
- Enhance and conserve cultural heritage resources within and surrounding Victoria Park
- Respond to climate change by encouraging sustainable development, building design, and active transportation options
- Frame Victoria Park with an appropriately-scaled streetwall that creates a comfortable pedestrian environment
- Protect the residential amenity of the Woodfield Neighbourhood by mitigating impacts of new development
- Support and animate Victoria Park with active uses on the ground floor
- Preserve and strengthen visual connections to Victoria Park and create new view corridors where possible
- Continue to enhance the amenity of Victoria Park as a neighbourhood green space as well as a destination for all Londoners and space for festivals and events
- Improve and create new connections to Victoria Park
- Preserve and enhance the landscaped edges around Victoria Park

These principles were based on the draft principles endorsed by Municipal Council at its meeting of May 7, 2019 and were developed through consultation with the community

and other stakeholders. These principles form the basis for the policy framework included in the Secondary Plan.

Revisions since the draft Secondary Plan:

While there were originally 10 draft principles, an 11th principle, “Respond to climate change by encouraging sustainable development, building design, and active transportation options”, was added to guide the development of the Secondary Plan. This principle was added as a result of feedback received through community consultation about the need for the Secondary Plan to address the climate crisis as Municipal Council has declared a climate emergency.

5.0 Policy Revisions and Additions since the draft Secondary Plan

The following provides an overview of the policies in the Secondary Plan, and details any revisions since the draft Secondary Plan. The full *Victoria Park Secondary Plan* is attached hereto as Appendix “A” Schedule 1.

The policies in the Secondary Plan are generally consistent with the intent of the policies in *The London Plan* and the *Official Plan (1989)*, however provide a more detailed and coordinated policy framework based on the unique considerations of the area and context of specific properties.

Policies included in the *Victoria Park Secondary Plan* address the following: view corridors, connections, public realm, cultural heritage, built form, land use, compatibility with park activities, and sustainable development. Policies are also included to guide the implementation of the Secondary Plan through the review of planning and development applications.

A peer review was conducted by ERA Architects Inc. of the draft Secondary Plan with regard to cultural heritage matters. The comments provided by ERA Architects Inc. were incorporated into the policies of this Secondary Plan. ERA Architects Inc. found that the revised *Victoria Park Secondary Plan* did not conflict with the in-force Heritage Conservation District Plans and was consistent with the *Provincial Policy Statement, 2014*.

A version of the *Victoria Park Secondary Plan* that includes red boxes identifying policies modified since the draft Secondary Plan is attached in Appendix “L”.

5.1 View Corridors

The preservation of existing view corridors and the creation of new view corridors is intended to aid in orientation and help foster strong visual connections between Victoria Park and the surrounding area, linking Victoria Park to its surroundings.

The revised Secondary Plan includes policies to maintain unobstructed view corridors to Victoria Park from:

- the northwest corner of Albert Street and Richmond Street
- the northwest and southwest corners of Kent Street and Richmond Street
- the northwest and southwest corners of Richmond Street and Dufferin Avenue
- the northeast and southeast corners of Wolfe Street and Wellington Street
- the eastern elevation of St. Peter’s Basilica Cathedral, including the east aisle and the Lady Chapel

Identified view corridors help to strengthen the connection between Victoria Park and the Richmond Row main street, low-rise neighbourhoods in the *West Woodfield Heritage Conservation District*, and the prominent landmark of St. Peter’s Basilica Cathedral. These views were identified as important through the community consultation process, and help to link Victoria Park to its surroundings. The Secondary Plan also identifies that opportunities to add other view corridors will also be reviewed if opportunities arise.

The View Corridor policies in the *Victoria Park Secondary Plan* are consistent with the PPS and support the policies in *The London Plan* and the *Official Plan (1989)*. A detailed analysis of the provincial and municipal policy framework can be found in Appendix “I”.

Revisions since the draft Secondary Plan:

Policies have been added/revised since the draft, addressing the following areas:

- Additional specificity has been added to clarify the views to be preserved
- The importance of the visual connection between Victoria Park and Richmond Row has been reinforced.

5.2 Connections

Connections to Victoria Park help to improve access to the park and enhance the relationship of the park to its surroundings. Throughout the consultation process, participants expressed a desire for enhanced connectivity to Victoria Park, should certain sites redevelop in the future.

Connections are encouraged between Victoria Park and Kent Street and Victoria Park and Princess Avenue should opportunities arise to construct these connections. In addition, the Secondary Plan also includes policy direction to create other high quality pedestrian connections between Victoria Park and Richmond Street if development occurs on lands that could facilitate these connections. These connections would help to encourage active transportation and enhance connectivity between Victoria Park, Richmond Row, and the Woodfield Neighbourhood. The addition of connections to Kent Street and Princess Avenue would also re-establish the historic street network connecting to the park.

The Connections policies in the *Victoria Park Secondary Plan* are consistent with the PPS and support the policies in *The London Plan* and the *Official Plan (1989)*. A detailed analysis of the provincial and municipal policy framework can be found in Appendix “I”.

Revisions since the draft Secondary Plan:

Policies have been added/revised since the draft, addressing the following areas:

- Requiring additional connections between Victoria Park and Richmond Street, if development occurs on lands that could facilitate these connections

5.3 Public Realm

Improvements to the streetscape and public space around Victoria Park will help to improve the connectivity between Victoria Park and its surroundings, enhance the pedestrian environment, and expand the green landscaping of the park to “spill over” into the surrounding area.

The Secondary Plan also contemplates that new mid-rise and high-rise developments will be required to provide on-site indoor and/or outdoor amenity space for residents. This is intended to help moderate the impact of increased intensification on the wear and tear of the Victoria Park grounds. Concern about this wear and tear was identified in the *Music, Entertainment, and Culture Districts Strategy* and through community consultation.

The Public Realm policies in the *Victoria Park Secondary Plan* are consistent with the PPS and support the policies in *The London Plan* and the *Official Plan (1989)*. A detailed analysis of the provincial and municipal policy framework can be found in Appendix “I”.

Revisions since the draft Secondary Plan:

Policies have been added/revised since the draft, addressing the following areas:

- A policy was added that the City Hall block will continue to include a publically-accessible open space with a civic focus, providing a link between City Hall and Victoria Park. This was in response to feedback encouraging a public space continue to exist, in some form, on the City Hall site in the future.

- A policy was added identifying that the public realm around Victoria Park will continue to exhibit a high standard of design.
- The policy requiring the provision of indoor and and/or outdoor amenity space for new mid-rise and high-rise residential developments was moved to this section from the “Compatibility with Park Activities” section of the draft Secondary Plan. The wording and intent of this policy has not changed.
- Revisions made to existing policies to provide clarification on implementation.

5.4 Cultural Heritage

Cultural heritage resources are central to the character of the Victoria Park Secondary Plan Area, with the majority of the Secondary Plan Area designated under Part IV and/or Part V of the *Ontario Heritage Act* based on individual heritage designations or inclusion in the *Downtown* or *West Woodfield Heritage Conservation Districts*. Properties in the North Policy Area are not designated under the *Ontario Heritage Act*, but are listed on the City’s *Register of Cultural Heritage Resources* and are recommended to be evaluated for heritage designation in the recommendations in this report. The Cultural Heritage policies included in the *Victoria Park Secondary Plan* are intended to compliment the cultural heritage policies in *The London Plan*, the *Official Plan (1989)*, the *Downtown Heritage Conservation District Plan*, and the *West Woodfield Heritage Conservation District Plan* and ensure new development is compatible with the cultural heritage resources in the Victoria Park Secondary Plan Area and the surrounding area. The policies in the *Victoria Park Secondary Plan* are intended to support the conservation of significant cultural heritage resources.

Any future development applications in the Victoria Park Secondary Plan Area for a property that is located designated pursuant to the *Ontario Heritage Act* will still be required to receive Heritage Alteration Permits prior to development. A Heritage Impact Assessment will also be required for a planning or development application.

A peer review of the draft *Victoria Park Secondary Plan* was conducted by ERA Architects Inc. who identified that, in their opinion, the Secondary Plan sections reviewed do not conflict with the in-force Heritage Conservation District Plans that overlap the study area boundary, and are consistent with the *Provincial Policy Statement, 2014*.

The London Advisory Committee on Heritage (LACH) considered the draft *Victoria Park Secondary Plan* at its September 11, 2019 meeting, at which time LACH resolved that the Committee was “satisfied with the vision, principles, and policies for cultural heritage outlined in Section 3.5 [Cultural Heritage] of the draft *Victoria Park Secondary Plan*; it being noted that the proposed policies for cultural heritage outlined in Section 3.5 of the above-noted Secondary Plan continue to support the objectives and policies of the *West Woodfield* and *Downtown Heritage Conservation Districts* and promotes the conservation of on-site cultural heritage resources and compatibility of new development with on-site and adjacent cultural heritage resources”.

The Cultural Heritage policies in the *Victoria Park Secondary Plan* are consistent with the PPS and support the policies in *The London Plan* and the *Official Plan (1989)*. A detailed analysis of the provincial and municipal policy framework can be found in Appendix “I”.

Revisions since the draft Secondary Plan:

Policies have been added/revised since the draft, addressing the following areas:

- A policy was added to require Heritage Impact Assessments for all new development in the Victoria Park Secondary Plan Area.
- Revisions made to existing policies to provide clarification on implementation.

5.5 Built Form

The Victoria Park Secondary Plan provides detailed direction on built form, including such matters as building height, setback, tower separation, streetwall height, façade design, parking location, and activation at-grade. While this study has identified that there are opportunities for intensification around Victoria Park, it has also found that this intensification must be compatible with its surrounding context and be at a higher

standard of design than would be expected elsewhere in the City due to the significance of Victoria Park. This requires a careful balance between allowing opportunities for intensification in appropriate locations while ensuring compatibility with cultural heritage resources and providing fit and appropriate transitions to surrounding low-rise neighbourhoods.

Careful consideration has also been given to the potential shadow impact of new development, with policies included in the Secondary Plan intended to minimize shadow impacts on the park, public realm, and on the *West Woodfield* and *Downtown Heritage Conservation Districts*. A shadow study of the potential shadows that may result from the policy framework in the Secondary Plan is provided in Appendix “J”. This shadow study is provided for demonstration purposes only. It is important to note that alternative building heights, locations, and configurations may be achievable within the policy framework. Actual build out will likely differ as the shadow study in Appendix “J” reflects one possible outcome of a multitude of potential built form scenarios.

Policies provided also include direction on the design of future buildings, to ensure that future development is of a high standard of design that reflects its prominent location next to the “jewel of the parks system” in London and contributes to the continued success of the Victoria Park area and is compatible with cultural heritage resources.

The greatest heights in the Secondary Plan are contemplated in the South Policy Area based on its location closer to the centre of Downtown London. Heights contemplated for the East and West Policy Areas provide a transition to lower heights as one moves away from the Downtown. Heights in the West Policy Area are generally intended to be taller than heights on most properties in the East Policy Area, based on the proximity of the West Policy Area to a planned future rapid transit corridor and the requirement in the East Policy Area to provide transition in height to the low-rise buildings in the Woodfield Neighbourhood. Heights contemplated in the North Policy Area consider that a portion of this Policy Area fronts on a transit corridor, and as such contemplates opportunities for tall buildings fronting Richmond Street and in the interior of the block, transitioning to the lower scale buildings in the Woodfield Neighbourhood and Victoria Park.

A Demonstration Plan representing the built form that could result from the implementation of the policies in this Secondary Plan can be found in Appendix “K”. This Demonstration Plan is one possible scenario of what could be built based on the policies of this Plan. However, it is important to note that alternative building heights, locations, and configurations may be achievable within the policy framework. Actual build out will likely differ as the policies could allow for a variety of built form scenarios. This Demonstration Plan is provided for demonstration purposes only and shows the upper height limits contemplated by the policies of this Plan, recognizing that additional approval processes would still be required.

The Built Form section is divided into 7 sub-sections:

- General Built Form
- Façade Design
- Activation
- Parking
- Permitted Heights
- Mid-rise Form
- High-rise Form

The Built Form policies in the *Victoria Park Secondary Plan* are consistent with the PPS and support the policies in *The London Plan* and the *Official Plan (1989)*. A detailed analysis of the provincial and municipal policy framework can be found in Appendix “I”.

The following provides more detailed discussion on the policies included within each of the built form sub-sections.

5.5.1 General Built Form

The General Built Form section provides guidance applicable to all new development within the Victoria Park Secondary Plan Area.

The General Built Form section includes provisions to regulate setbacks of new development. Front yard setbacks are to be minimized in order to maintain a streetwall that frames Victoria Park. Minimum interior side yard setbacks are required to address potential issues of encroachment onto adjacent properties, by allowing space for maintenance and access. Minimum rear yard setbacks are also included for properties adjacent to properties in the Neighbourhoods Place Type (or Low Density Residential designation in the *Official Plan (1989)*) to support compatibility of new development with the surrounding neighbourhood. Rear yard setback requirements mirror the setback that would be required a single-detached dwelling, a strategy that has been used to aid in providing effective transition in other Ontario municipalities. Additional built form policies to encourage fit and transition of higher-intensity development to low-rise residential neighbourhoods that are specific to new mid-rise and high-rise buildings are also provided in different sections of the *Victoria Park Secondary Plan*, with more information in 5.5.5 and 5.5.6 of this report.

Policy direction is also included to minimize shadow on Victoria Park, the public realm, and adjacent low-rise neighbourhoods. This is intended to support the comfort for users of these locations, helping to mitigate the impact of new development.

The General Built Form policies also require all mid-rise and high-rise buildings to express a defined base, middle and top; while allowing flexibility for alternative design solutions that meet the intent of this policy. The base of buildings should be pedestrian-oriented to promote activation and walkability through doors, windows, porches, and commercial uses. The top of buildings should contribute to the skyline and enclose the rooftop mechanical elements. The middle of the building should tie the base and the top together with a complimentary architectural style. This parallels a Council-adopted policy in *The London Plan (Policy 289)*, however the language has been revised to require adherence to this policy as the area around Victoria Park commands a high standard of urban design based on its importance in supporting Victoria Park.

Revisions since the draft Secondary Plan:

Policies have been added/revised since the draft, addressing the following areas:

- An additional policy was added for the Wolfe Street setback of new buildings to be in-line with existing buildings in order to support fit and compatibility.
- Rear yard setback provisions were included to aid in fit and transitions.
- Interior side yard setback provisions were also included to aid in fit and also prevent potential encroachments for access and maintenance.
- Policy requiring public site plan review for all new development was relocated to the Our Tools section of the Secondary Plan.
- Other revisions to the General Built Form policies were made to clarify the policies previously included in the draft Secondary Plan.

5.5.2 Façade Design

Policies for façade design are important to help shape the appearance of future buildings, impacting the experience of pedestrians and how a building fits with the surrounding context. Policies require articulation of building façades to reflect the existing scale and rhythm of existing buildings. The use of high-quality materials is also required, recognizing the importance of the area and the need for all new development to be of a high standard of design and be compatible with heritage resources and consistent with the *West Woodfield Heritage Conservation District Plan* and the *Downtown Heritage Conservation District Plan*.

Revisions since the draft Secondary Plan:

The policies in this section were not modified from the policies presented in the draft Secondary Plan.

5.5.3 Activation

Policies for activation are intended to ensure active building façades for any new development around Victoria Park. The policy framework works to ensure active and attractive frontages for all edges of the park, by regulating such matters as location of building entrances, limiting the size of residential lobbies, and other methods to encourage activation at-grade.

Revisions since the draft Secondary Plan:

Policies have been added/revised since the draft, addressing the following areas:

- The addition of a requirement for the entrance to individual residential units to be raised to better provide privacy for residents.
- A provision has also been added to ensure that entrances to residential lobbies will be flush with grade to help animate the street.
- A policy has been added to maximize glazing for non-residential units at grade, while ensuring heritage compatibility, to encourage active street frontages.

5.5.4 Parking

Policies are included in the Secondary Plan that regulate how parking is provided, including the location of parking, access, and visibility. Surface parking is prohibited, and policies encourage underground parking. Where parking is provided in an above-grade parking structure, policies in the Secondary Plan ensure it will be designed to limit the visual impact and encourage a vibrant pedestrian environment.

Revisions since the draft Secondary Plan

Policies have been added/revised since the draft, addressing the following areas:

- The addition of a policy to address the location of parking and service entrances in instances where a site only has frontage on Victoria Park, Richmond Street or a pedestrian connection.

5.5.5 Permitted Heights

The Secondary Plan outlines minimum and maximum permitted heights for new development within the *Victoria Park Secondary Plan* boundary. The need to accommodate intensification, while ensuring appropriate transition to low-rise residential areas and mitigating the impacts of new development on Victoria Park forms the basis of the height provisions in the *Victoria Park Secondary Plan*.

Building heights in the Victoria Park Secondary Plan Area will generally transition from higher buildings in the downtown and fronting Richmond Street to lower buildings near low-rise residential areas. Buildings will be designed to provide appropriate transition to the adjacent low-rise residential area.

In order to provide this appropriate transition to low-rise neighbourhoods, angular plane requirements have been applied for new development. All new buildings must be within a 45 degree angular plane measured from a height of 10.5 metres from the lot lines of all properties in the Neighbourhoods Place Type in *The London Plan* (or the Low Density Residential designation in the *Official Plan (1989)*), unless the property in the Neighbourhoods Place Type or Low Density Residential designation is identified as being able to accommodate a taller building as a result of the Secondary Plan. The use of a 45 degree angular plane provides an effective method to transition new mid-rise and high-rise development to existing low-rise neighbourhoods, helping to mitigate the impacts of new development including, but not limited to, access to light, shadow, overlook, sky views, and the visual impact of the massing. This is a method that is employed by municipalities throughout Ontario to provide effective transition.

The *Victoria Park Secondary Plan* requires that this 45 degree angular plane be taken from a height of 10.5 metres at the property line, as 10.5 metres is the standard height that could be expected for a single-detached dwelling in the area. As the distance increases from the property line, heights are able to increase, as the impact of this additional height on the adjacent low-rise neighbourhoods is mitigated.

Angular planes are to be taken from the four longest property lines of properties in the Neighbourhoods Place Type, recognizing that certain irregularly shaped property lines

may have several smaller lot lines that could create angular planes are not necessary to meet the intent of the angular plane provision. The addition of an angular plane criteria came in response to feedback received that the heights contemplated for the East Policy Area were arbitrary and the need to establish objective criteria for evaluating appropriate building heights.

The impacts of permitting taller buildings around Victoria Park were also analyzed in regard to shadows on the park. The *Victoria Park Secondary Plan* limits the amount of shadow that can be cast on the concrete pad on the east side of the Victoria Park Bandshell. New development must be designed to limit the total amount of the concrete pad on the east side of the Victoria Park Bandshell that will be in shadow at any time between 8am and 4pm from June 1 to August 31 to a maximum of 25% of the area of the pad. This concrete pad is a popular location of activities during the summer festivals in Victoria Park, and minimizing shadow on this square helps to ensure continued enjoyment of this area in the future. Certain provisions for mid-rise and high-rise buildings also help to mitigate the impacts of shadow on Victoria Park, including floorplate size, setbacks, and building separation distances (for additional information, see 5.5.6).

The following provides a more detailed overview of the range of heights permitted in each Policy Area and how those heights relate to the range of permitted heights contemplated in *The London Plan*:

South Policy Area

The Secondary Plan contemplates the highest heights in the South Policy Area. The range of permitted heights for this Policy Area mirror the range of permitted heights in *The London Plan* of 3 to 35 storeys. This location is considered to be appropriate for the highest heights within the Victoria Park Secondary Plan Area as it is closest to the centre of the Downtown. Restrictions to tower floor plate size and requirements for tower separation will help to mitigate potential shadow impacts from any future redevelopment.

Revisions since the draft Secondary Plan:

The range of permitted heights in the South Policy Area is unchanged since the draft Secondary Plan.

West Policy Area

In the West Policy Area, no mid-rise or high-rise buildings are contemplated for the areas south and east of St. Peter's Basilica Cathedral in order to retain the prominence of St. Peter's Basilica Cathedral and its important relationship to Victoria Park. Immediately north of the St. Peter's Basilica Cathedral heights of up to 30 storeys may be permitted, transitioning down to 25 storeys further north of St. Peter's Basilica Cathedral and 16 storeys for the portion of the Policy Area that is in the Rapid Transit Corridor Place Type, as the area transitions away from the Downtown core. Heights and the massing of buildings will also be regulated by shadow limitations on the concrete pad in front of the Victoria Park Bandshell, recognizing the shadow impacts on this area as it is one of the most popular gather spaces within the park. The range of permitted heights that could be permitted fits within the range of permitted heights of the Downtown and Rapid Transit Corridor place types in *The London Plan*.

A slightly lower minimum height than is required by the Downtown Place Type in *The London Plan* is permitted in this Policy Area, as 2 storeys (6 metres) are permitted in the *Victoria Park Secondary Plan* while a minimum of 3 storeys would be required in the Downtown Place Type in *The London Plan*. This reduced minimum height is in response to feedback received from St. Peter's Basilica Cathedral to allow for the possibility to construct a new low-rise facility in the future, and also recognizes lower heights are appropriate based on the context of St. Peter's Basilica Cathedral and the existing buildings on the Richmond Row main street.

Revisions since the draft Secondary Plan:

The range of permitted heights in the West Policy Area has been refined since the draft Secondary Plan. Revisions include the following:

- Slight increase in the range of permitted height in certain locations, with built form also regulated by shadow limitations on the concrete pad in front of the Victoria Park Bandshell.
- The minimum required height for new development was also reduced to 2 storeys (or 6 metres).

East Policy Area

The range of permitted heights in the East Policy Area considers the transition from the Downtown to the low-rise residential neighbourhood that forms a component of the *West Woodfield Heritage Conservation District*. While the northern-most properties in this Policy Area are contemplated to remain as low-rise development, consistent with the Neighbourhoods Place Type of *The London Plan*, the remainder of the Policy Area has larger lots and can accommodate higher heights as the block transitions southward to the Downtown. Heights in this policy area are limited by the requirement for new development to be within a 45 degree angular plane of properties that are in the Neighbourhoods Place Type (or Low Density Residential designation in the *Official Plan (1989)*). While the angular plane requirement could allow for taller buildings on the City Hall Block and the northern portion of 556 Wellington Street, a maximum height of 30 storeys has been added based on the need to transition heights in the Victoria Park Secondary Plan Area on properties as one moves north away from the central Downtown.

These policies result in a built form that is generally consistent with the policy intent of the *West Woodfield Heritage Conservation District Plan* policies related to the City Hall Precinct, which generally encompasses the East Policy Area south of Wolfe Street. The *West Woodfield Heritage Conservation District Plan* recommends “Establish[ing] maximum heights in that precinct related to uses of adjacent properties”. While it recommends “Perhaps three stories adjacent to the houses on Wolfe and Princess, rising to 8 to 10 stories facing Dufferin and Wellington, to be confirmed by shadow studies”. Through the *Victoria Park Secondary Plan* study this detailed analysis was completed, and while it was identified that greater heights than were contemplated in the *West Woodfield Heritage Conservation District Plan* could be accommodated through the use of angular planes and other built form policies, the general principle of transitioning down in height from the City Hall Block remains consistent.

The Demonstration Plan in Appendix “K” provides a representation of the heights that could be permitted based on this angular plane criteria.

Revisions since the draft Secondary Plan:

The heights permitted in the East Policy Area have been revised to be based on the angular plane provision in response to concerns about appropriate transition to low-rise neighbourhoods and the feedback from the development community that heights contemplated for the East Policy Area were arbitrary and there was a need to establish objective criteria for evaluating appropriate building heights.

North Policy Area

The entirety of the North Policy Area could be interpreted as being within the Rapid Transit Corridor Place Type in *The London Plan* if the lots are consolidated under a singular ownership. The Rapid Transit Corridor Place Type contemplates heights of 2 to 16 storeys. *The London Plan* allows flexibility in the interpretation of the Rapid Transit Corridor Place Type boundaries if lots are consolidated to create larger development sites.

It was found that the full range of permitted heights for the Rapid Transit Corridor Place Type may be appropriate for the western and central portions of the block, provided lots are consolidated and the new development fits within the angular plane requirements of the *Victoria Park Secondary Plan*, providing transition from properties on the north side of Hyman Street and the east side of Wellington Street. The remainder of the block is contemplated to have heights of 2 to 4 storeys, creating a streetwall around Victoria Park that reflects the surrounding low-rise residential neighbourhood. The full range of permitted heights in the central portion of the Policy Area could only be realized if certain lots in the North Policy Area are consolidated under singular ownership, which

could allow for these properties to be considered in the Rapid Transit Corridor Place Type, as otherwise the properties on the north, south, and eastern edges of the block are considered as being in the Neighbourhoods Place Type and the angular plane requirement would limit the ability to achieve the full range of permitted heights in the interior of the block.

Revisions since the draft Secondary Plan:

The range of permitted heights in the North Policy Area is unchanged since the draft Secondary Plan, however additional clarity has been added about the need to consolidate the lots in the North Policy Area in order to achieve the maximum heights contemplated in the interior of the block.

5.5.6 Mid-rise Form and High-rise Form

The Secondary Plan includes policies to regulate the design of mid-rise buildings and high-rise buildings. Mid-rise buildings are buildings that range in height from 4 storeys to 8 storeys, while high-rise buildings are buildings 9 storeys or taller. Policies are included in the *Victoria Park Secondary Plan* to ensure that mid-rise and high-rise buildings are designed in a way that is supportive of the surrounding context.

Policies in the Mid-rise Form and High-rise Form sections include requirements for providing appropriate separation distances between buildings. This separation distance is necessary to help protect the development potential of adjacent sites, ensure access to sunlight for Victoria Park and surrounding streets, provide a reasonable level of natural light and privacy for occupants of buildings, provide pedestrian level views of the sky between buildings, and limit the impact of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.

Base heights and setbacks above the base are also regulated through the Mid-rise Form and High-rise Form policies. Mid-rise buildings and high-rise buildings will have base heights of 4 or 5 storeys in the South and East Policy Areas, reflecting the existing heights of these areas to help frame Victoria Park. Base heights in the North and West Policy Areas will be limited to 2 or 3 storeys based on the context of these Policy Areas.

Mid-rise and high-rise buildings will also require setbacks above the base to help reduce the visual and physical impacts of these buildings and maintain the pedestrian-oriented character of streets, with larger setbacks for frontages facing Victoria Park and Richmond Street to retain the visual prominence of Victoria Park and highlight the scale of the established main street on Richmond Street.

The High-rise Form policies also include maximum floorplate sizes for all portions of the building above the base to ensure shadows move quickly, to minimize the obstruction of views, and to be less visually massive from neighbouring properties and the public realm. Larger floorplates are permitted for office uses over residential uses, recognizing the operational requirements of office uses make it challenging to have smaller floorplates. The requirements for tower floorplates are more restrictive than *The London Plan*. This is due to the shadow sensitivities of the area, including Victoria Park, properties in the *West Woodfield* and *Downtown Heritage Conservation Districts*, and the Richmond Row main street.

An analysis of best practice for planning for mid-rise buildings and high-rise buildings in other Ontario municipalities helped to inform the Mid-rise Form and High-rise Form policies.

Revisions since the draft Secondary Plan:

Policies have been added/revised since the draft, addressing the following areas:

- Addition of required separation distances for mid-rise buildings, as the draft Secondary Plan lacked clarity on this.
- The required separation distance for high-rise buildings has been reduced from 30 metres to 25 metres in response to feedback received in order to allow additional opportunities for development, recognizing that 25 metres is a best practice standard used in many Ontario municipalities.

- Base heights have also been reduced for the North and East Policy Areas to better reflect the scale and context of these Policy Areas.
- Additional revisions were also made to add additional clarity to policies previously included in the draft Secondary Plan.

5.6 Bonusing

Bonusing provisions that were contemplated in the draft Secondary Plan were removed in the revised *Victoria Park Secondary Plan* as a result of the changes to the *Planning Act* under Bill 108 that contemplate removing bonusing provisions and replacing them with a Community Benefits Charge that would be collected from all new developments. Staff are in the process of preparing a Community Benefits Charge By-law to implement this new provision under the *Planning Act*. Any proposed developments in the Victoria Park Secondary Plan Area would be subject to the Community Benefits Charge when a Community Benefits Charge By-law is in-force. In the interim, before the Community Benefits Charge is in-force, any applications that are submitted for a Zoning By-law Amendment in the Victoria Park Secondary Plan Area will be subject to the standard provisions for bonusing under Section 37 of the *Planning Act*.

5.7 Land Use

The *Victoria Park Secondary Plan* includes policies to direct land use around Victoria Park. The land use policies in the *Victoria Park Secondary Plan* contemplate permitting a mixture of uses, similar to the existing land use mix in the area.

Policies are also included to ensure land uses support active street frontages, including requiring street-oriented retail and service uses on Richmond Street, limiting the proportion of the building façade that can be taken up by residential lobbies, and prohibiting automotive uses.

The Land Use policies in the *Victoria Park Secondary Plan* are consistent with the PPS and support the policies in *The London Plan* and the *Official Plan (1989)*. A detailed analysis of the provincial and municipal policy framework can be found in Appendix “I”.

Revisions since the draft Secondary Plan:

Policies have been added/revised since the draft, addressing the following areas:

- A policy was removed that encouraged street-oriented retail and service uses at grade for developments that do not front onto Richmond Street. Based on analysis and the feedback received, it was determined that residential and office uses are equally appropriate in this area.

5.8 Compatibility with Park Activities

Victoria Park is an important City-wide resource for active and passive recreation, and is an important gathering space for festivals and events. The role of Victoria Park as a place of public gathering and celebration is one of the reasons for the park’s Part IV heritage designation. While certain festivals and events may move to Dundas Place when it is completed, it is anticipated Victoria Park will continue to host many festivals and events. The Secondary Plan includes policies to require wind studies and noise studies with development applications to help ensure the park’s continued vitality and functionality as a space for recreation and for festivals and events.

The policies that address compatibility with park activities in the *Victoria Park Secondary Plan* are consistent with the PPS and support the policies in *The London Plan* and the *Official Plan (1989)*. A detailed analysis of the provincial and municipal policy framework can be found in Appendix “I”.

Revisions since the draft Secondary Plan

Policies have been added/revised since the draft, addressing the following areas:

- Requiring wind studies be provided with both the Zoning By-law Amendment applications and Site Plan Control applications for new mid-rise or high-rise buildings, to ensure new development does not result in uncomfortable wind conditions for pedestrians on sidewalks and users of Victoria Park.
- A policy requiring the provision of indoor and outdoor amenity space that was included among the Compatibility with Park Activities policies in the draft

Secondary Plan was moved to the Public Realm section of the revised *Victoria Park Secondary Plan*.

5.9 Sustainable Development

The policies in the *Victoria Park Secondary Plan* generally contribute to sustainability and address the climate emergency by provide opportunities for sensitive and compatible intensification around Victoria Park that creates more housing options in Central London, allowing the ability to commute and travel with active transportation, and encouraging the City to grow “inward and upward”. The use of green building technologies is another important mechanism in the Secondary Plan to contribute to sustainability and addressing the climate emergency. Policies have been included in the *Victoria Park Secondary Plan* that require green roofs or cool roofs on new mid-rise and high-rise buildings in order to reduce the urban heat island effect and also to encourage the use of green building technologies to construct more sustainable buildings. Based on the recommendations from the Cycling Advisory Committee, a policy was also included in the Secondary Plan to encourage the provision of secure, covered bicycle parking.

The Sustainable Development policies in the *Victoria Park Secondary Plan* are consistent with the PPS and support the policies in *The London Plan* and the *Official Plan (1989)*. A detailed analysis of the provincial and municipal policy framework can be found in Appendix “I”.

Revisions since the draft Secondary Plan:

Policies about sustainable development were not included in the draft Secondary Plan, and were identified as a gap through public consultation. Further, based on Municipal Council’s declaration of a climate emergency, the need to promote the development of sustainable buildings was identified as a priority.

5.10 Our Tools

The Our Tools section of the Secondary Plan is intended to add additional clarity to applicants and those reviewing development applications about submission requirements for applications within the *Victoria Park Secondary Plan* boundaries. Based on the sensitivities of the location around Victoria Park, the policies in the Secondary Plan require certain submission materials that may not otherwise be required with Zoning By-law Amendment or Site Plan Control applications. This section details submission materials that are required in addition to the standard submission materials, in order to demonstrate how new development will conform to policies in the Secondary Plan. Public site plan review is identified as being required for all new development in the Victoria Park Secondary Plan Area, allowing the public an opportunity to participate in a public meeting for Site Plan Control applications, recognizing how important the future development of this area is to all Londoners.

The Our Tools policies in the *Victoria Park Secondary Plan* build on the Our Tools policies in *The London Plan*, providing additional direction to implement the policies in the *Victoria Park Secondary Plan*.

Revisions since the draft Secondary Plan:

The Our Tools section is a new addition to the revised Secondary Plan and was not included in the draft Secondary Plan. This was added in response to feedback received about the need to provide additional clarity for the submission and review of development applications. This section does not add new policy requirements to the Secondary Plan, rather it provides clarity about what submission materials are required to demonstrate conformity to policies in the Secondary Plan for any future Zoning By-law Amendment or Site Plan Control applications.

5.11 Consistency of Policies with the Provincial Policy Statement

The policies identified in the revised *Victoria Park Secondary Plan* are consistent with the PPS. These policies balance the desire to promote efficient development patterns and the provision of a range and mix of housing types with the conservation of cultural heritage resources and encouraging a sense of place through well-designed built form.

A detailed analysis of the consistency of the proposed policies with the PPS can be found in Appendix “I”.

6.0 Evaluating Potential Designation under the *Ontario Heritage Act*

The North Policy Area in the *Victoria Park Secondary Plan* consists of the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street. Most of the properties in the North Policy Area are listed on the City’s *Register of Cultural Heritage Resources*. As the *Victoria Park Secondary Plan* Area has undergone extensive analysis through the *Victoria Park Secondary Plan* process, this report recommends that these properties be evaluated for designation pursuant to the *Ontario Heritage Act*. This will aid in the implementation of the *Victoria Park Secondary Plan* by providing clarification on the potential cultural heritage value(s) of these properties.

7.0 Climate Emergency

At its meeting of April 23, 2019, Municipal Council declared a climate emergency. Staff are in the process of developing a Climate Emergency Action Plan to direct municipal actions in response to the climate emergency.

The *Victoria Park Secondary Plan* helps to address the climate emergency by providing opportunities for intensification, helping to implement the direction from *The London Plan* to “grow inward and upward” while ensuring new development is compatible with the surrounding area. In response to Municipal Council’s declaration of a climate emergency, the *Victoria Park Secondary Plan* includes a section on Sustainable Development which includes policies to support the use of green building technologies.

8.0 Amendments to the Woodfield Neighbourhood Policies

This report recommends amending the policies that apply specifically to the Woodfield Neighbourhood in both the *Official Plan (1989)* and *The London Plan* to give clarity about the application of the *Victoria Park Secondary Plan*. The recommended amendments identify that the *Victoria Park Secondary Plan* applies to certain properties that are also subject to policies specific to the Woodfield Neighbourhood, and that where the policies that apply specifically to the Woodfield Neighbourhood and the *Victoria Park Secondary Plan* are inconsistent, the Secondary Plan shall prevail. References to existing policies to guide development of the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street, are also proposed to be removed as this area comprises the North Policy Area in the *Victoria Park Secondary Plan*, which provides detailed direction for any future development of the block.

The recommended amendments can be found in Appendix “D” (*The London Plan*) and Appendix “F” (*Official Plan (1989)*).

9.0 Next Steps

This report recommends that Municipal Council adopt the *Victoria Park Secondary Plan*. The *Victoria Park Secondary Plan* has undergone an extensive community engagement process. While views of how the lands around the park should evolve in the future are varied, what is universal is that Victoria Park is a cherished resource within the City of London. The recommended *Victoria Park Secondary Plan* has considered the feedback that has been received throughout the study process, and provides policies to direct the future of these lands.

This Secondary Plan represents good planning and is consistent with the PPS as it provides a framework to allow the lands around the park to evolve in a way that balances the need to grow inward and upward in a world facing a climate emergency with heritage conservation, the transition to low-rise residential neighbourhoods and the continued enjoyment of Victoria Park as a City-wide resource. This Secondary Plan requires that any future development is of a high standard of design that reflects the

importance of its location around the “jewel” of the City’s park system. The *Victoria Park Secondary Plan* provides a detailed and coordinated approach for how the area surrounding Victoria Park can evolve in the future.

This report also recommends that the properties in the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street, many of which are currently listed on the City’s *Register of Cultural Heritage Resources*, be evaluated for designation pursuant to the *Ontario Heritage Act*. This analysis will help to support the detailed and coordinated planning framework for the lands around Victoria Park that is being established by the *Victoria Park Secondary Plan*, providing clarity on the potential cultural heritage value(s) of these properties.

Prepared by:	Michelle Knieriem, MCIP, RPP Planner II, Urban Regeneration, City Planning
Submitted by:	Britt O’Hagan, MCIP, RPP Manager, City Building & Design, City Planning
Recommended by:	Gregg Barrett, AICP Director, City Planning and City Planner
<p>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</p>	

January 27, 2020
MK/mk

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Appendix A – Adoption of the Secondary Plan – The London Plan

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-XXXX-____

A by-law to amend The Official Plan for the City of London, 2016 relating to the Victoria Park Secondary Plan area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. The Victoria Park Secondary Plan, as contained in Schedule 1 attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To adopt the Victoria Park Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

Victoria Park is cherished by Londoners and is the “jewel” of the City’s park system. Despite the prominence of Victoria Park as a feature within the City of London, the planning framework for the lands around the park has not been considered holistically based on the unique relationship of these properties to the park. The *Victoria Park Secondary Plan* provides a framework to evaluate future development and presents a consistent vision for the evolution of the properties surrounding the park.

The *Victoria Park Secondary Plan* provides policy direction for the lands surrounding Victoria Park based on their unique relationship to the park. It seeks to provide a balance between encouraging intensification in the Downtown and Central Area to help address the climate emergency, heritage conservation, transition to low-rise residential neighbourhoods, and the continued enjoyment of Victoria Park while ensuring that all future development is of a high standard of design that reflects the importance of its location around the “jewel” of the City’s park system. This Secondary Plan provides a framework for how the area can grow in the future.

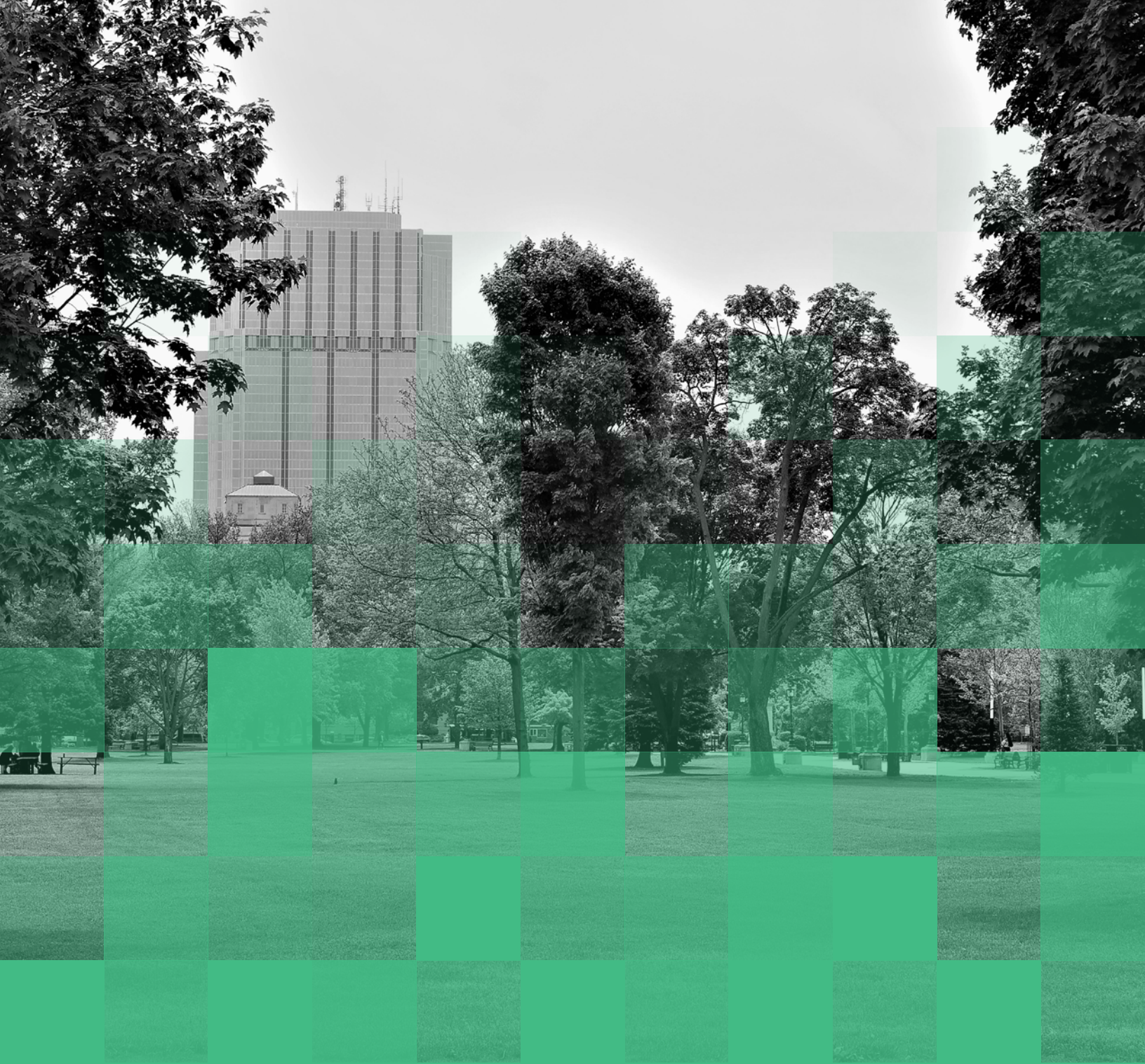
The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and agency input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The London Plan*, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to The London Plan.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The Official Plan, 2016, The London Plan is hereby amended as follows:

Victoria Park Secondary Plan, attached as Schedule 1.



Victoria Park

Secondary Plan

January 2020



Contents

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Location	3
1.3	Cultural Heritage Resources	3
1.4	Purpose and Use	4
1.5	Vision	6
1.6	Principles	7
2.0	POLICY AREAS	9
2.1	Overview	9
2.2	North Policy Area	11
2.3	East Policy Area	12
2.4	South Policy Area	13
2.5	West Policy Area	14
3.0	POLICIES	15
3.1	Overview	15
3.2	View Corridors	16
3.3	Connections	18
3.4	Public Realm	20
3.5	Cultural Heritage	21

3.6	Built Form	22
	3.6.1 General Built Form	23
	3.6.2 Facade Design	24
	3.6.3 Activation	24
	3.6.4 Parking	26
	3.6.5 Permitted Heights	28
	3.6.6 Mid-Rise Form	34
	3.6.7 High-Rise Form	36
3.7	Land Use	38
3.8	Compatibility with Park Activities	39
3.9	Building Sustainable Development	40
3.10	Our Tools	41
4.0	SCHEDULES	43
	Schedule 1: Secondary Plan Area	44
	Schedule 2: Policy Areas	45
	Schedule 3: View Corridors	46
	Schedule 4: Connections	47
	Schedule 5: Permitted Heights	48
5.0	APPENDICES	49
	Appendix A: Cultural Heritage	50
	Appendix B: Reasons for Designation - Victoria Park	51



1.0 Introduction

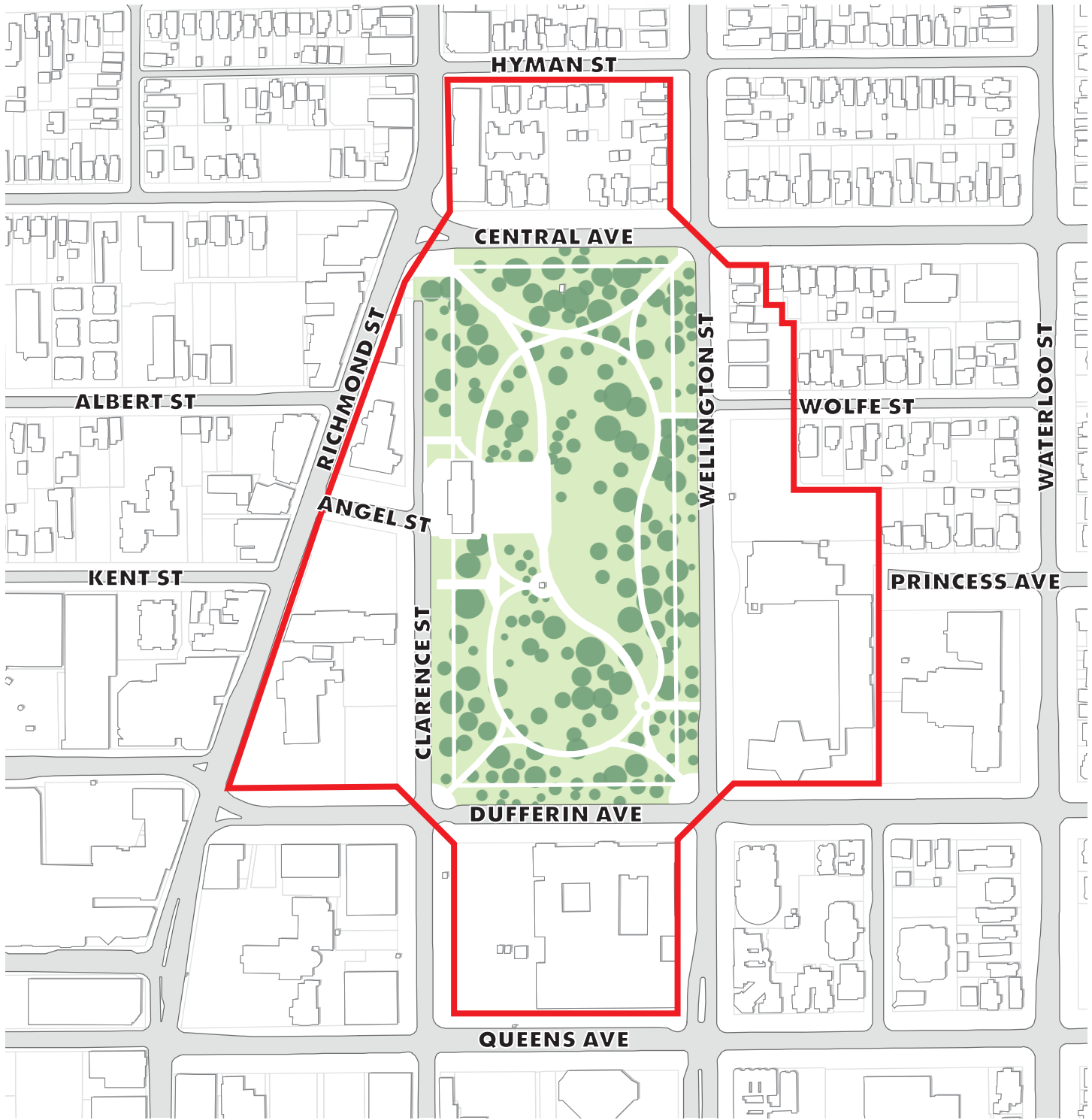
1.1 BACKGROUND

Victoria Park is centrally located in the City of London, adjacent to the downtown. The park is an important feature at the heart of the city as a central gathering place for events and celebrations of city-wide significance, as well as an open space for active and passive recreation.

Development pressure on lands surrounding Victoria Park has warranted the creation of a comprehensive vision for future growth. The purpose of this Secondary Plan is to establish a policy framework to guide the future of the lands surrounding Victoria Park, recognizing that the existing overlapping policy framework is complex and has not yet considered the properties surrounding the park based on their unique relationship to the park.

This Secondary Plan considers how future development and redevelopment will relate to existing buildings, adjacent neighbourhoods, the downtown, and Victoria Park. Existing plans, policies, and guidelines applying to properties around the park have been taken into account to create the development framework and to provide clarity and consistency in reviewing future development applications. The policies in the *West Woodfield Heritage Conservation District Plan* and the *Downtown Heritage Conservation District Plan* will continue to apply to properties within the *Victoria Park Secondary Plan* boundary. Any future development applications will be evaluated on a site-by-site basis for conformity to the applicable Official Plan policies and the Heritage Conservation District Plans for the conservation of cultural heritage resources within the Secondary Plan boundary.

Schedule 1: Secondary Plan Area



Legend

-  Victoria Park Secondary Plan Boundary



1.2 LOCATION

The *Victoria Park Secondary Plan* applies to properties around Victoria Park as identified in Schedule 1: Secondary Plan Area . This area has been delineated to include properties surrounding Victoria Park and properties that are anticipated to be consolidated for future development around the park. The surrounding context was considered in the preparation of the Secondary Plan, however the policies in the Secondary Plan will only apply within this boundary.

1.3 CULTURAL HERITAGE RESOURCES

The presence of cultural heritage resources within the *Victoria Park Secondary Plan* boundary are foundational to the character of the area. Cultural heritage resources within the Secondary Plan boundary include the West Woodfield Heritage Conservation District, the Downtown Heritage Conservation District, and a number of properties that are individually designated under Part IV of the *Ontario Heritage Act* or are listed on the City's Register. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the *Victoria Park Secondary Plan* boundary.

Victoria Park is designated under Parts IV and V of the *Ontario Heritage Act*, as it is individually designated and also designated as part of the West Woodfield Heritage Conservation District. The individual designation under Part IV of the *Ontario Heritage Act* is based on Victoria Park's significant historic, architectural, and cultural heritage landscape importance. The Part IV heritage designation that applies to Victoria Park also recognizes that it has assumed a role as the "jewel of the parks system" in the city of London. Appendix B: Reasons for Designation - Victoria Park includes the reasons for designation for Victoria Park.



1.4 PURPOSE AND USE

The Secondary Plan presents a vision for the evolution of properties surrounding the park and provides a consistent framework to evaluate future development. It provides comprehensive built form, urban design, and land use directions that consider how future development should relate to the park and enhance the surrounding context, while ensuring conservation of the cultural heritage resources in the area.

Policies in this Secondary Plan apply to all properties in the *Victoria Park Secondary Plan* boundary unless where specifically noted as only applying to a specific property or Policy Area. The policies of this Secondary Plan provide a greater level of detail than the policies of the Official Plan. Where the policies of the Official Plan provided sufficient guidance to implement the vision of this Secondary Plan, these policies were not repeated. As such, the policies of this Secondary Plan should be read in conjunction with the Official Plan, the applicable Heritage Conservation District Plans, and any other applicable policy documents. In instances where the overall policies of the Official Plan and the *Victoria Park Secondary Plan* are inconsistent, the Secondary Plan shall prevail.

The policies of this Secondary Plan that use the words “will” or “shall” express a mandatory course of action. Where the word “should” is used, suitable alternative approaches to meet the intent of the policy may be considered.

The policies of this Secondary Plan will be implemented through mechanisms set out in this Secondary Plan, public investments in infrastructure and public realm improvements, as well as other tools available to the City including the *Zoning By-law*, and the *Site Plan Control By-law*.

The schedules form part of this Secondary Plan and have policy status whereas other figures and photographs included in the Secondary Plan are provided for graphic reference, illustration, and information.





1.5 VISION

The Victoria Park area is a prominent destination that is cherished by Londoners. The area will develop in a way that balances the desire to grow inward and upward with the need to conserve significant cultural heritage resources, be compatible with the surrounding context, and foster Victoria Park's continued use as a city-wide destination for recreation, relaxation and events.

Future development of the area will celebrate the prominence of Victoria Park through design excellence and sympathetic development, contributing to the continued success of this area as a destination for Londoners both now and in the future.



1.6 PRINCIPLES

The development of this Secondary Plan has been guided by the following principles:

- Identify opportunities for compatible and sensitive intensification
- Design buildings to celebrate the prominence of Victoria Park as a city-wide gem
- Enhance and conserve cultural heritage resources within and surrounding Victoria Park
- Respond to climate change by encouraging sustainable development, building design, and active transportation options
- Frame Victoria Park with an appropriately-scaled base that creates a comfortable pedestrian environment
- Protect the residential amenity of the Woodfield Neighbourhood by mitigating impacts of new development
- Support and animate Victoria Park with active uses on the ground floor
- Preserve and strengthen visual connections to Victoria Park and create new view corridors where possible
- Continue to enhance the amenity of Victoria Park as a neighbourhood green space, as well as a destination for all Londoners to attend festivals and events
- Improve and create new connections to Victoria Park
- Preserve and enhance the landscaped edges around Victoria Park



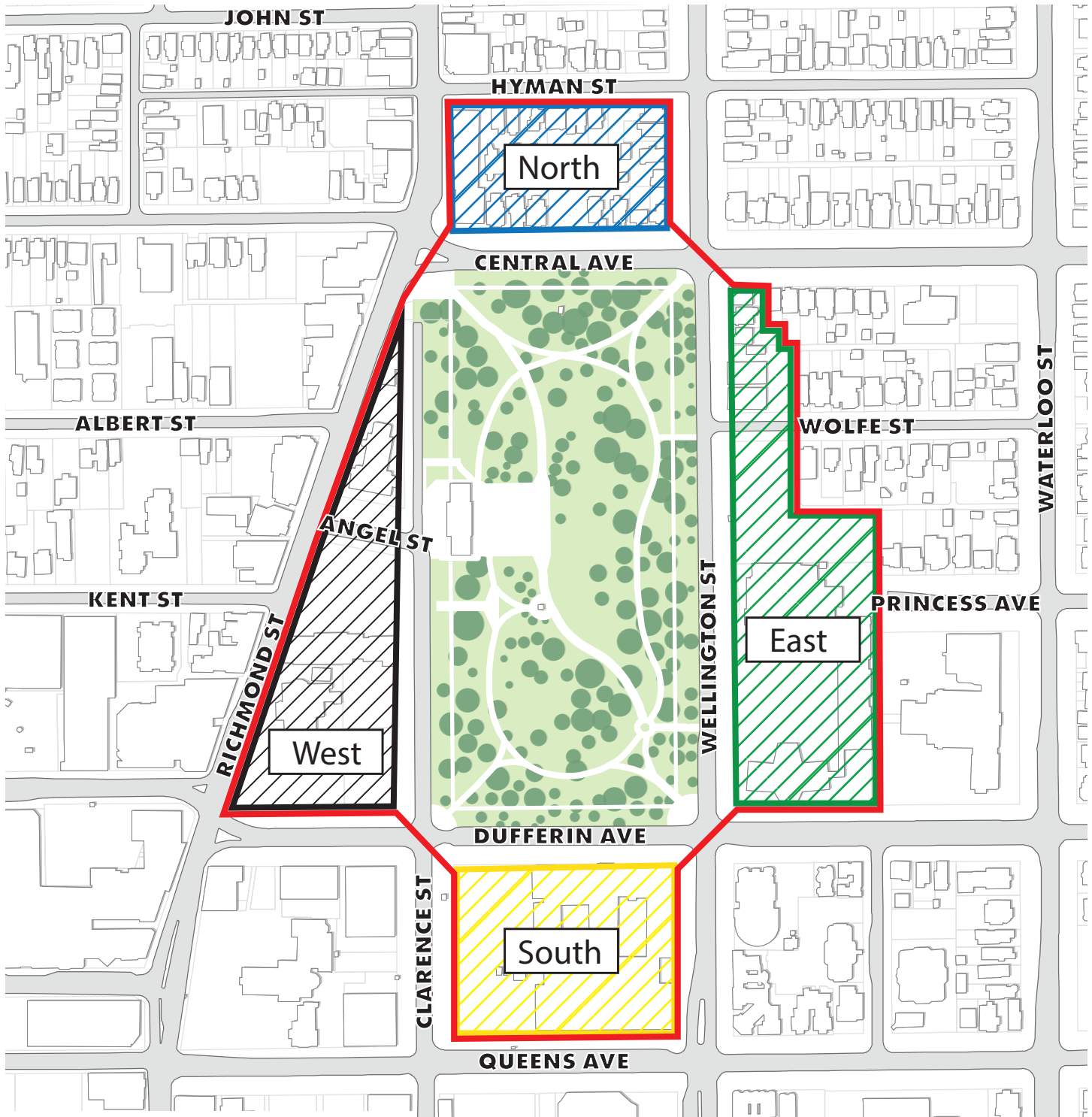


2.0 Policy Areas

2.1 OVERVIEW

The area subject to the *Victoria Park Secondary Plan* has been divided into four Policy Areas, each encompassing a different side of the park: North, East, South, and West, as identified in Schedule 2: Policy Areas. Most of the policies in the Secondary Plan apply to the entire area within the *Victoria Park Secondary Plan* boundary. However, some identified policies address the unique characteristics of one particular side of the park and therefore only apply to properties within the associated Policy Area. The boundaries and the unique characteristics of each of the four sides surrounding Victoria Park are detailed in the following sections.

Schedule 2: Policy Areas



Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area

2.2 NORTH POLICY AREA

The North Policy Area adjacent to Victoria Park is lined by 2.5-storey house-form buildings, many of which have been converted for office uses or multi-unit dwellings, with the exception of the Richmond Street frontage, which is occupied by a 4-storey mixed-use building and forms part of Richmond Row. A 3-storey residential building is located on the western portion of the interior of the block. While this Policy Area is not within a Heritage Conservation District, many of the properties in this Policy Area are listed on the City's Register of Cultural Heritage Resources.

The western portion of this Policy Area is in the Rapid Transit Corridor Place Type, while the eastern portion of this Policy Area is in the Neighbourhoods Place Type.





2.3 EAST POLICY AREA

The East Policy Area is characterized by a broad mix of uses including City Hall, Centennial Hall, surface parking, and R.H. Cooper Square. A mix of other uses are also found, including professional offices, a multi-unit residential building, and a single-detached dwelling. The southern portion of this block is located in the Downtown Place Type, and the northern portion is in the Neighbourhoods Place Type and is also subject to the provisions of the Woodfield Neighbourhood Specific Policy Area. The entirety of this Policy Area is in the West Woodfield Heritage Conservation District.

There is opportunity for intensification of underutilized sites in the East Policy Area, primarily south of Wolfe Street.

2.4 SOUTH POLICY AREA

The South Policy Area is in the Downtown Place Type and includes the iconic Great West Life Insurance Company building, which is a character defining feature of the block, and a surface parking lot. The Policy Area is located entirely in the Downtown Place Type. This Policy Area is also entirely within the Downtown Heritage Conservation District.

The large surface parking lot in the west portion of the block presents an opportunity for intensification.



2.5 WEST POLICY AREA

The West Policy Area includes the triangular area bounded by Richmond Street, Dufferin Avenue and Clarence Street. Richmond Street is a main street commercial corridor connecting to downtown. Clarence Street runs immediately adjacent to the park and is a planned transit corridor. The area consists of places of worship, including St. Peter's Basilica Cathedral and First Baptist Church, as well as a limited amount of commercial uses and surface parking. The majority of this area is in the Downtown Place Type. This block is also in the West Woodfield Heritage Conservation District, with the exception of the northern most property, which is not in the Heritage Conservation District.

Portions of this Policy Area present opportunities for intensification, particularly the surface parking lots north of St. Peter's Basilica Cathedral.





3.0 Policies

3.1 OVERVIEW

The intent of this Secondary Plan is to provide a policy framework to guide future development and public projects within the *Victoria Park Secondary Plan* boundary. Policies in this Secondary Plan support the vision by providing guidance on view corridors, connections, public realm, cultural heritage, built form, land use, compatibility with park activities, and sustainable development.

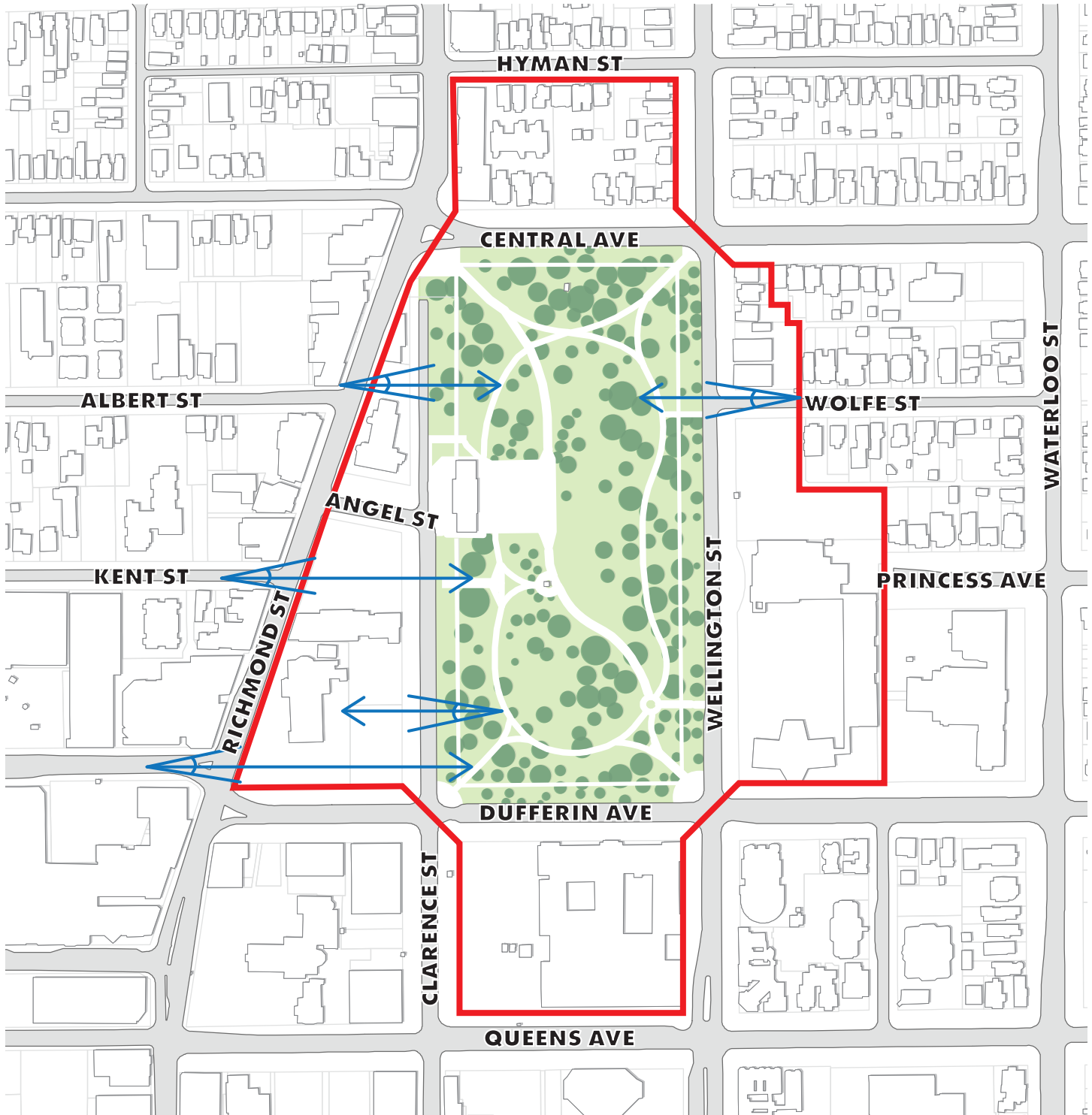


3.2 VIEW CORRIDORS

The preservation of existing view corridors and the creation of new view corridors will aid in orientation and help to maintain strong visual connections between Victoria Park and the surrounding area. Views to Victoria Park from Richmond Street are of particular importance as they help to connect a popular pedestrian corridor to Victoria Park. View corridors to be maintained are specified in the policies below and identified in Schedule 3: View Corridors.

- a) Victoria Park is a prominent civic landmark and cultural heritage resource in the city of London and is an important part of the identity and image of the city. Public works and private development will maintain, frame, and, where possible through design, create views to and from Victoria Park.
- b) Unobstructed view corridors to and from Victoria Park as identified in Schedule 3 – View Corridors, will be maintained for pedestrians. In addition to Schedule 3 – View Corridors, this Secondary Plan also describes the views in more detail as follows:
 - i) the northwest corner of Albert Street and Richmond Street
 - ii) the northwest and southwest corners of Kent Street and Richmond Street
 - iii) the northwest and southwest corners of Richmond Street and Dufferin Avenue
 - iv) the northeast and southeast corners of Wolfe Street and Wellington Street
 - v) the eastern elevation of St. Peter’s Basilica Cathedral, including the east aisle and the Lady Chapel
- c) Any applications for Official Plan amendments, Zoning By-law amendments, and/or Site Plan Control on lands within the Victoria Park Secondary Plan should consider:
 - i) The potential for adding new view corridors; and,
 - ii) Creative or innovative ways to enhance existing view corridors, if applicable.

Schedule 3 – View Corridors



Legend

 Victoria Park Secondary Plan Boundary

 View Corridor

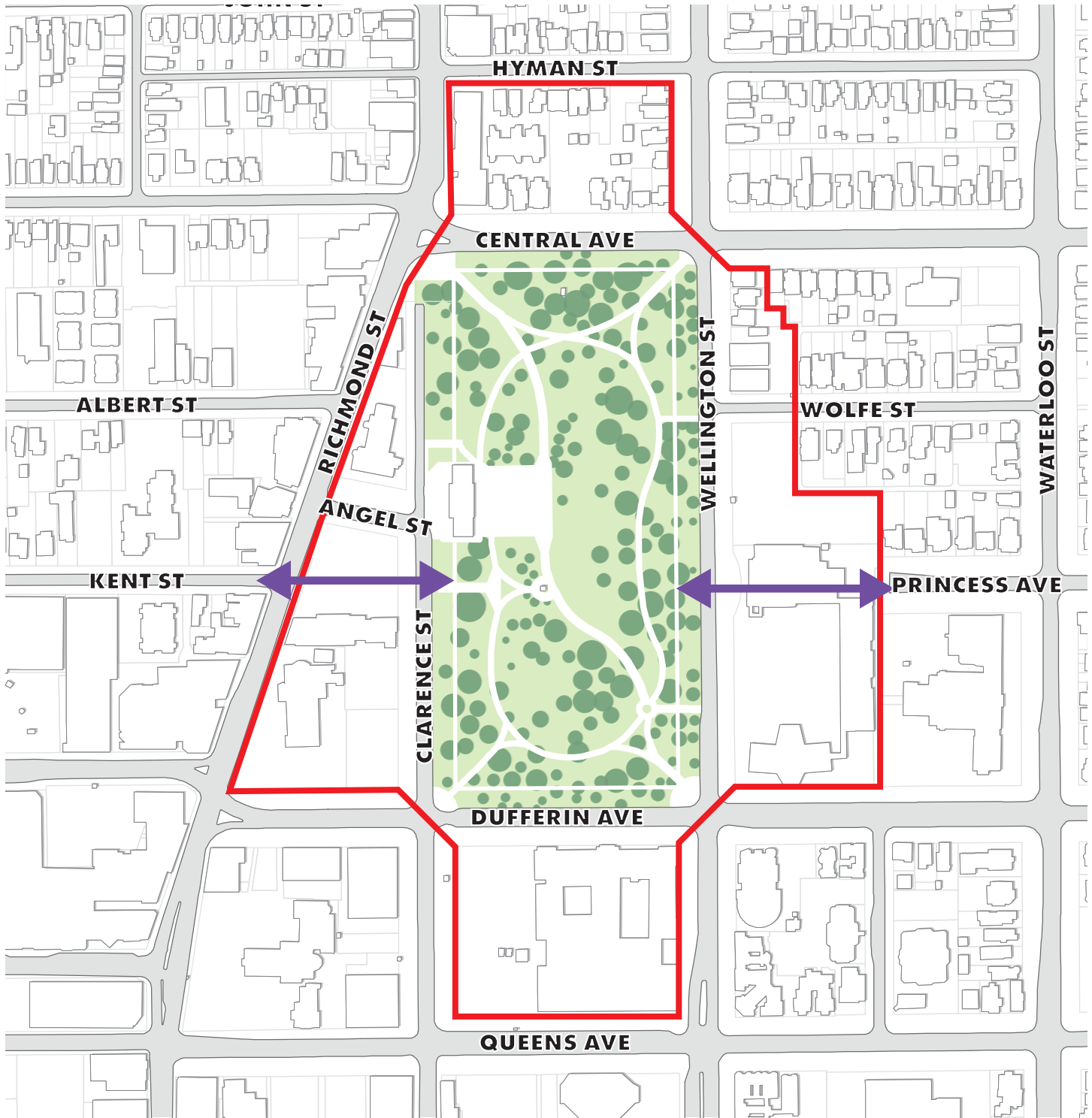




3.3 CONNECTIONS

Connections to Victoria Park help to improve access to the park and enhance the relationship of the park to its surroundings. Priority locations for new connections to Victoria Park are identified in Schedule 4: Connections.

- a) New connections to Victoria Park from Kent Street and Princess Avenue should be considered to improve access to the park if development occurs on lands that could facilitate these connections.
 - i) Connections will prioritize pedestrian access, but may incorporate flex-street or shared street design elements.
 - ii) Innovative approaches to connectivity may be considered such as enclosed or covered walkways through buildings.
- b) Wide sidewalks should be provided and maintained on streets adjacent to and leading to the park as part of any future public works projects to create a comfortable pedestrian environment and promote accessibility.
- c) Pedestrian amenities, such as benches, will be provided as part of redevelopment projects
- d) High quality pedestrian connections, that offer clearly defined, well-lit, safe pedestrian routes, will be provided connecting Richmond Street to Victoria Park, if development occurs on lands that could facilitate these connections.

Schedule 4 – Connections



- Legend
-  Victoria Park Secondary Plan Boundary
 -  Proposed Connections



3.4 PUBLIC REALM

Improvements to the streetscape and public realm around Victoria Park will help to strengthen the connection between Victoria Park and its surroundings, enhance pedestrian amenity, and expand the green landscaping of the park into the surrounding area. These green edges are anticipated to primarily be located on public land within the wide right-of-way due to the minimal setbacks of existing buildings to front property lines.

- a) Landscaping and green space on public and private land will be maintained and, where possible, enhanced. Hard surfaces will be limited to pedestrian entryways, benches, patios, and framed with landscaping/ planters to soften their appearance.
- b) The preservation of existing street trees and the planting of new large canopy trees is encouraged.
- c) The green edge between St. Peter's Basilica Cathedral and Dufferin Avenue should be maintained.
- d) The public realm around Victoria Park will continue to exhibit a high standard of design.
- e) Boulevards will be maintained as sod and soft landscaping.
- f) The City Hall block will continue to include a publically-accessible open space with a civic focus that compliments the architectural significance of City Hall and provides a link between City Hall and Victoria Park.
- g) New mid-rise and high-rise multi-unit residential developments shall provide indoor and/or outdoor communal amenity space for residents to help moderate the impacts of increased intensification on the grounds of Victoria Park.

3.5 CULTURAL HERITAGE

The cultural heritage resources surrounding Victoria Park are foundational to its character. In addition to the cultural heritage policies in this Secondary Plan, the objectives and policies in the *Downtown Heritage Conservation District Plan* and *West Woodfield Heritage Conservation District Plan* will continue to apply. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the *Victoria Park Secondary Plan* boundary.

- a) On-site and adjacent cultural heritage resources and their heritage attributes will be conserved.
 - i) Any new development must be both physically and visually compatible with the surrounding cultural heritage resources.
 - ii) New and renovated buildings shall be designed to be sympathetic to the heritage attributes through measures including, but not limited to, massing, rhythm of solids and voids, significant design features, and high-quality materials.
- b) New development shall be compatible with the heritage character of the surrounding Heritage Conservation Districts, through consideration of height, built form, setback, massing, material, and other architectural elements.
- c) The policies and design guidelines in the *Downtown Heritage Conservation District Plan* and the *West Woodfield Heritage Conservation District Plan* will be used to review and evaluate proposals for new development in these Heritage Conservation Districts to ensure compatibility with the surrounding context.
- d) Heritage Impact Assessments will be required for new development within the Victoria Park Secondary Plan boundaries.



3.6 BUILT FORM

The following built form policies will help to shape future development in a way that balances intensification and compatibility, and provides a transition between the downtown and the low-rise residential neighbourhoods. Built form will be designed to ensure impacts on Victoria Park and the existing context are minimized, and the design of new development frames the park.

Victoria Park is the “jewel of the parks system” in the city of London, and is a location of civic importance that must be complemented by development that meets a high standard of design. As such, all new development is expected to be of a high standard of urban and architectural design, celebrating the prominence of the Victoria Park area.



3.6.1 GENERAL BUILT FORM

General built form policies apply to all new buildings and additions to existing buildings proposed in the *Victoria Park Secondary Plan* boundary. Policies that provide specific direction for mid-rise and high-rise development can be found in Sections 3.6.6 and 3.6.7.

- a) The setback of new development will respond to the existing built form context and reinforce the established built form edge with the intent of maintaining a street wall that frames the edges of the park. New development should be located close to the front property line, while still providing sufficient setbacks to avoid building elements, such as canopies and steps, from encroaching into the right-of-way. Where residential units are provided at-grade, this setback will be sufficient to accommodate entryways and steps to residential units, and any private courtyards and/or landscaping.
- b) The design and massing of new buildings and additions to existing buildings will minimize the impacts of shadows on Victoria Park, public realm and the adjacent low-rise neighbourhoods, as applicable.
- c) Significant cultural heritage resources and their heritage attributes shall be conserved.
- d) New high- and mid-rise buildings shall be designed to express three defined components: a base, middle and top. Alternative design solutions that address the following intentions may be permitted:
 - i) the base shall establish a human-scale façade with active frontages including, windows with transparent glass, awnings, pedestrian scale lighting, and the use of materials that reinforce a human scale;
 - ii) the middle shall be visually cohesive with, but distinct from, the base and top;
 - iii) the top shall provide a finishing treatment, such as a roof or a cornice treatment, and will serve to hide and integrate mechanical penthouses
- e) All new development shall have a minimum 6 metre rear yard setback from properties that are in the Neighbourhoods Place Type in *The London Plan* or the Low Density Residential Designation in the *1989 Official Plan*.
- f) A minimum 1 metre interior side yard setback will be required for all new buildings
- g) The setback of new development with a frontage on Wolfe Street will be in-line with the setback of existing buildings on Wolfe Street.



3.6.2 FAÇADE DESIGN

The design of building façades is the most important element to creating buildings that are pedestrian scale and fit within the residential amenity and character of the Victoria Park area.

- a) Building façades shall be articulated to reflect the scale and the rhythm of existing buildings along the edge of the park. Grade-related façade articulation should generally occur every 10 to 15 metres.
- b) High quality materials, such as brick and natural stone, will be used to complement the character and quality of buildings around the park and adjacent areas. The use of stucco and exterior insulation and finishing system (EIFS) will not be permitted.

3.6.3 ACTIVATION

Creating active building façades encourages passive surveillance and creates a walkable, pedestrian-friendly environment surrounding the park.

- a) Main building entrances shall front onto the park, unless the building also has frontage on Richmond Street, in which case the main building entrance will be located on Richmond Street with a secondary entrance fronting onto the park.
- b) Multiple building entrances are encouraged at a pedestrian-scale rhythm. Corner buildings and buildings with two street frontages should have entrances onto both streets.
- c) Entrances to residential lobbies that serve residential uses above the ground floor, and retail and commercial units will be flush with grade and will be accessible directly from the public sidewalk in order to animate the sidewalk.



- d) Residential units at grade will have individual unit entrances accessible directly from the right-of-way in order to animate the street environment.
- e) Entrances to individual residential units will be raised to a maximum of 1.2 metres above grade to allow for privacy for residents. Landscaping and/or private courtyards are encouraged for privacy and separation. Access to units from below-grade will not be permitted.
- f) Regardless of the intended use, the ground floor of new buildings should be designed with the flexibility to accommodate conversion to non-residential uses in the future. Strategies should be considered, such as providing a raised floor over the slab that can be removed to provide additional ground floor height in the future.
- g) Attractive and active frontages shall be located around all edges of the park. All building faces oriented towards the park should exhibit a high level of architectural detail, large transparent windows and high-quality materials. Blank walls, parking, services and utilities will not be visible from the park or Richmond Street.
- h) Glazing shall be maximized for non-residential uses located at-grade, while ensuring compatibility with the heritage resources.



3.6.4 PARKING

While parking is recognized as a continued need in proximity to Victoria Park, it should be provided in a way that does not detract from the pedestrian realm surrounding the park, nor the city-wide importance of this green space.

- a) Parking and service entrances shall not front directly onto Victoria Park or Richmond Street. Parking and service entrances will be accessed off of side streets, behind buildings and along laneways where possible.
- b) Despite Policy 3.6.4 a), in the event a site only has frontage on Victoria Park and/or Richmond Street, parking and service entrances may be provided via a driveway connecting to one of the frontages. In these instances, the impact on the pedestrian realm must be minimized through narrowing access points as much as possible and incorporating design features to maximize pedestrian safety.
- c) Parking should be located underground.
- d) New surface parking lots shall not be permitted within the *Victoria Park Secondary Plan* boundary.
- e) Above-grade structured parking shall be wrapped on all exterior lot lines with residential, retail, service, community facility or office uses to limit the visual impact of parking on the public realm.
- f) Parking shall not be located between a building and the public right-of-way.



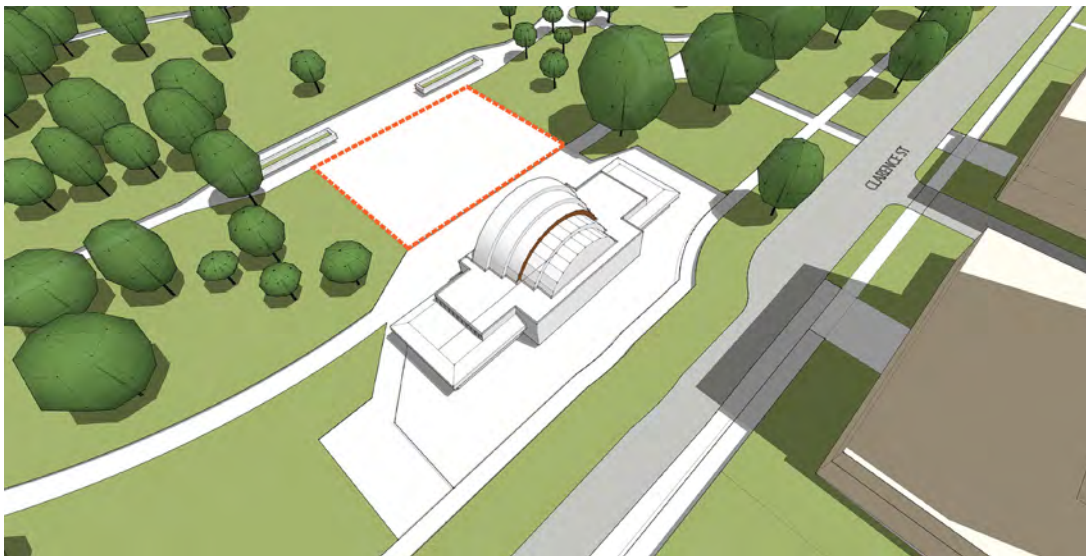
3.6.5 PERMITTED HEIGHTS

Minimum and maximum permitted heights for new development within the *Victoria Park Secondary Plan* boundary are described below and identified in Schedule 5: Permitted Heights.

- a) Building heights will generally transition from higher buildings in the downtown and fronting Richmond Street to lower buildings near low-rise residential areas.
- b) Buildings will be designed to provide appropriate transition to the adjacent low-rise neighbourhood that forms part of the West Woodfield Heritage Conservation District.
- c) All new development shall be within a 45 degree angular plane measured from a height of 10.5 metres from the primary lot lines of all properties in the Neighbourhoods Place Type in *The London Plan* or the Low Density Residential Designation in the *1989 Official Plan*, unless the property within this adjacent Neighbourhoods Place Type or Low Density Residential Designation is identified as being able to accommodate a mid-rise or high-rise building as a result of this Secondary Plan.
- d) For the purposes of this Secondary Plan, “primary lot lines” are the four longest lot lines of a property.
- e) New development will be designed to limit the amount of the concrete pad on the east side of the Victoria Park Bandshell that will be in shadow at any time between 8 a.m. and 4 p.m. from June 1 to August 31 to a maximum of 25% in total.

VICTORIA PARK BANDSHELL

The concrete pad on the east side of the Victoria Park Bandshell is one of the most popular public gathering spaces within Victoria Park.





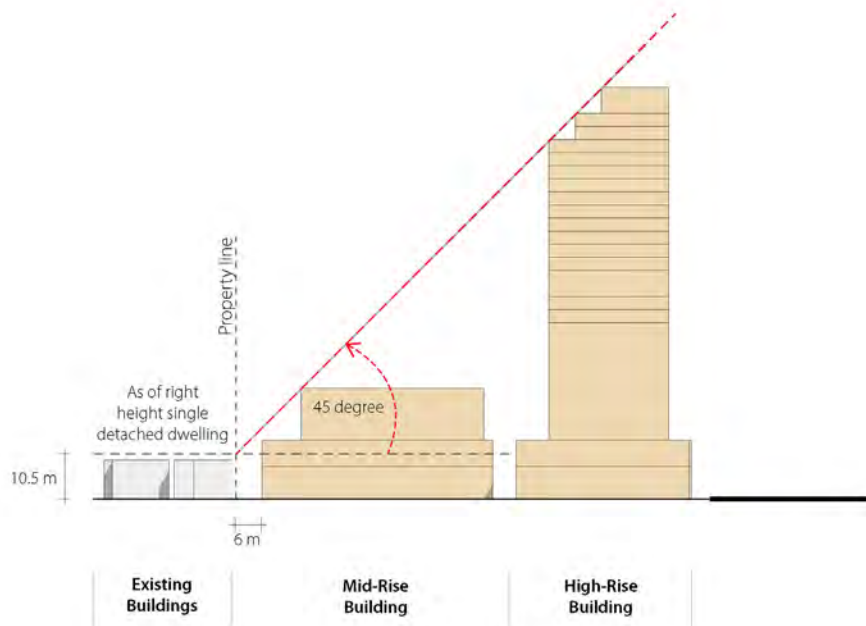
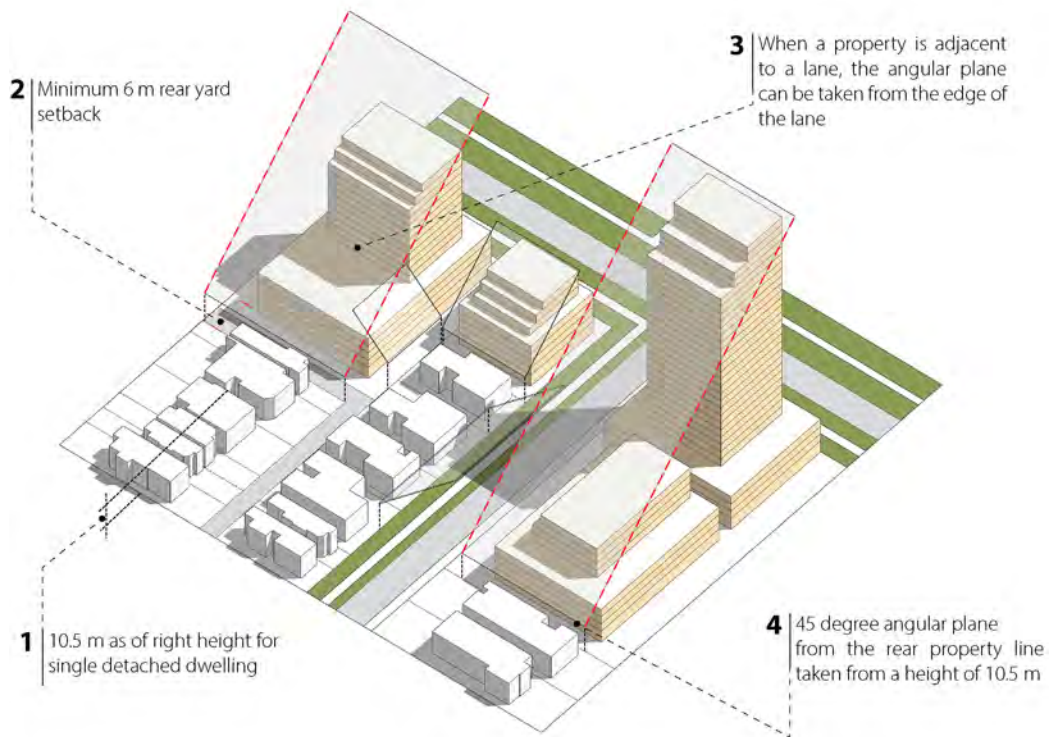
- f) The *Zoning By-law* will provide more detail on individual permitted heights; this may not include the full range of heights identified in this Secondary Plan.
- g) New development shall be within the range of permitted heights. The range of permitted heights can be found in Table 1 and Schedule 5, in addition, this Secondary Plan also describes the range of permitted heights in detail as follows:
 - i) In the North Policy Area, the range of permitted heights is between 2 and 16 storeys for Part A, if the development meets the angular plane requirement in Policy 3.6.5 c). This is the maximum permitted height within the Rapid Transit Corridor Place Type, allowing an opportunity for intensification in close proximity to a planned future rapid transit station near the intersection of Richmond Street and Central Avenue. The remainder of the Policy Area has a range of permitted heights between 2 and 4 storeys (Part B), as the scale of the existing buildings forms a streetwall that helps to frame Victoria Park and the surrounding neighbourhood. The full range of permitted heights in the Part A can be realized for the interior of the block if certain properties in the North Policy Area are consolidated into singular ownership, allowing those properties to be considered together as being part of the Rapid Transit Corridor Place Type. Otherwise the properties in Part B are in the Neighbourhoods Place Type and the angular plane requirement in Policy 3.6.5 c) may limit the ability to achieve the full range of permitted heights in the interior of the block.



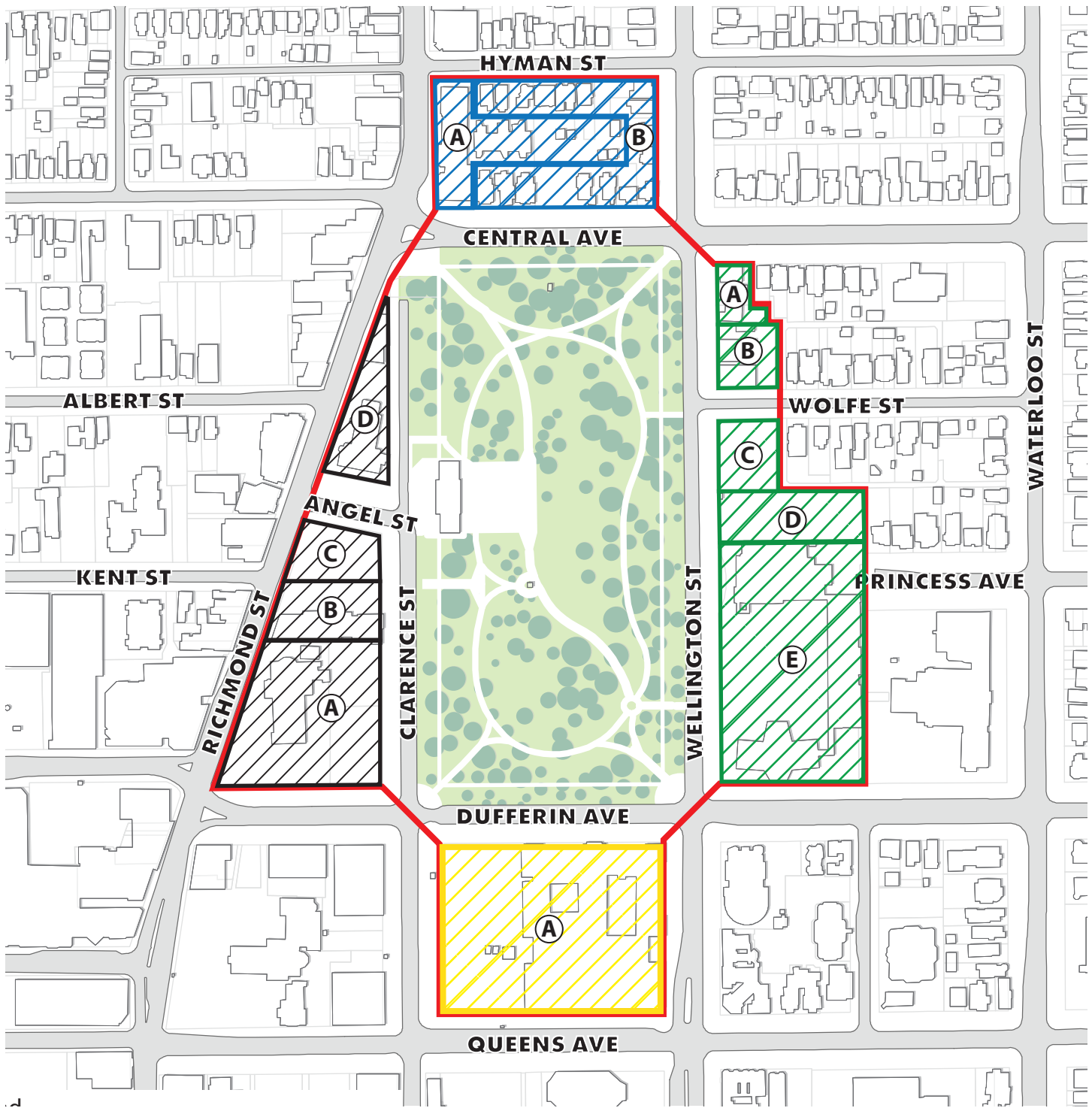
- ii) In the East Policy Area, the range of permitted heights considers the transition from the Downtown to the low-rise residential neighbourhood that forms a component of the West Woodfield Heritage Conservation District. Part A will continue to be low-rise, while Parts B and C provide opportunities for taller buildings, with maximum heights limited by the angular plane provisions in Policy 3.6.5c). Parts D and E provide opportunities for high-rise buildings, with maximum heights limited by the angular plane in Policy 3.6.5c). Parts D and E are also subject to a maximum height of 30 storeys, while the angular plane could allow higher heights in this location, this limit has been added to provide a transition from higher heights in Downtown to lower heights as the *Victoria Park Secondary Plan Area* transitions away from the Downtown core.
- iii) In the South Policy Area, the range of permitted heights is the full range of permitted heights contemplated in the Downtown Place Type. This is the location that can accommodate the tallest buildings in the *Victoria Park Secondary Plan Area*, as heights in the *Victoria Park Secondary Plan Area* decrease as the Area transitions away from the Downtown core.
- iv) In the West Policy Area, heights are limited for the areas to the south and east of St. Peter's Basilica Cathedral in order to retain the prominence of the Cathedral and its important relationship to Victoria Park. North of the Cathedral, building height will transition downward as the Area transitions away from the Downtown core. A maximum height of 30 storeys is permitted in Part B. In Part C, the maximum height is regulated by the shadow criteria in 3.6.5e), up to a maximum of 25 storeys. In Part D, the full range of heights in the Rapid Transit Corridor Place Type is contemplated up to a maximum of 16 storeys, provided the building is able to meet the shadow criteria in 3.6.5e).

ANGULAR PLANES

The use of a 45 degree angular plane provides an effective method to transition new mid-rise and high-rise development to existing low-rise development, helping to mitigate the impacts of the new development including, but not limited to, access to light, shadow, overlook, skyviews, and the visual impact of the massing.



Schedule 5- Permitted Heights



Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area

Table 1: Permitted Heights

Location	Range of Permitted Heights
North Policy Area	
Part A	2 storeys to 16 storeys, with the maximum height permitted if the development meets 3.6.5c)
Part B	2 storeys to 4 storeys
East Policy Area	
Part A	2 storeys to 4 storeys
Part B	2 storeys up to the maximum height regulated by 3.6.5c)
Part C	2 storeys up to the maximum height regulated by 3.6.5c)
Part D	2 storeys up to the maximum height regulated by 3.6.5c), up to a maximum of 30 storeys
Part E	2 storeys up to the maximum height regulated by 3.6.5c), up to a maximum of 30 storeys
South Policy Area	
Part A	3 storeys to 35 storeys
West Policy Area	
Part A	2 storeys (or 6 metres) to 4 storeys
Part B	2 storeys (or 6 metres) to 30 storeys
Part C	2 storeys (or 6 metres) to 25 storeys, with the maximum height permitted if the development meets 3.6.5e)
Part D	2 storeys to 16 storeys, with the maximum height permitted if the development meets 3.6.5e)

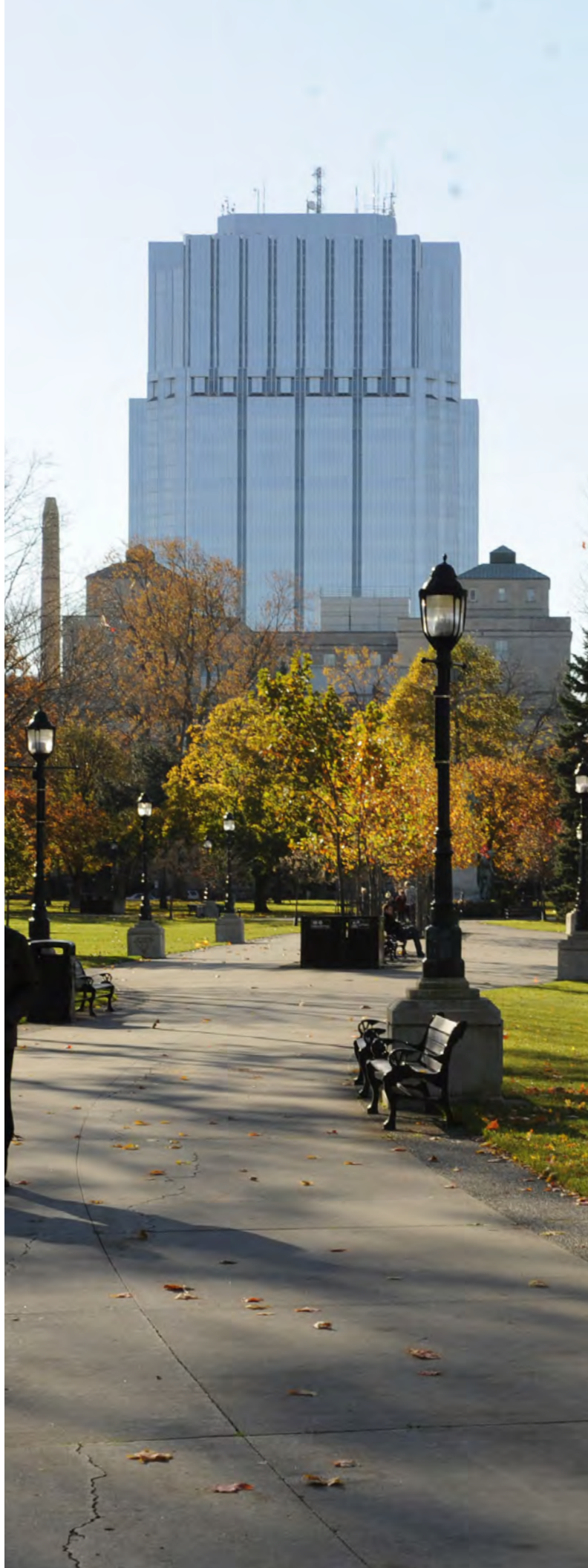
3.6.6 MID-RISE FORM

While the general built form policies apply to all new buildings within the *Victoria Park Area Secondary Plan* boundary, additional direction is provided specifically for mid-rise buildings.

- a) Mid-rise buildings are buildings with heights of 4 storeys up to and including 8 storeys.
- b) The base of new mid-rise buildings shall have a height of 4 or 5 storeys in the South Policy Area and East Policy Area to frame the park. In the North Policy Area and the West Policy Area the base of new mid-rise buildings shall have a height of 2 or 3 storeys.
- c) New buildings shall step back above the base to reduce the visual and physical impacts of the mid-rise building and to allow the base to be the primary defining element of the site and the adjacent public realm. Minimum setbacks are as follows:
 - i) 5 metres for the frontages facing Victoria Park or Richmond Street.
 - ii) 3 metres for the frontages facing all other streets and pedestrian connections.



- d) Mid-rise buildings should be separated by a minimum of 11 metres from other mid-rise or high-rise buildings. This separation distance applies to portions of the buildings above the base. This separation distance is intended to:
 - i) Protect development potential of adjacent sites;
 - ii) Provide access to sunlight on surrounding streets and Victoria Park;
 - iii) Provide access to natural light and a reasonable level of privacy for occupants of buildings;
 - iv) Provide pedestrian-level views of the sky between buildings particularly as experienced from adjacent streets, Victoria Park, and between towers for occupants, of mid-rise and high-rise buildings; and
 - v) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.
- e) All portions of mid-rise buildings above the base should be setback a minimum of 5.5 metres from the property line of any adjacent sites that could accommodate mid-rise or high-rise development from the centreline of the right-of-way, as to not compromise the development potential of adjacent properties.
- f) New mid-rise buildings shall transition in scale to adjacent low-rise development through rear and side yard setbacks and setbacks.





3.6.7 HIGH-RISE FORM

While the general built form policies apply to all new buildings within the Victoria Park Secondary Plan boundary, additional direction is provided specifically for high-rise buildings. High-rise buildings will be designed with a podium base and tower above.

- a) High-rise buildings are buildings 9 storeys in height or taller
- b) The base of new high-rise buildings shall have a height of 4 or 5 storeys in the South Policy Area and East Policy Area to frame the park. In the North Policy Area and the West Policy Area the base of new high-rise buildings shall have a height of 2 or 3 storeys.
- c) New high-rise buildings shall step back above the base to reduce the visual and physical impacts of the building and to allow the base to be the primary defining element of the site and the adjacent public realm. Minimum setbacks are as follows:
 - i) 5 metres for the frontages facing Victoria Park or Richmond Street.
 - ii) 3 metres for the frontages facing all other streets and pedestrian connections.
- d) High-rise buildings should have a minimum separation distance of 25 metres between towers. This separation distance is intended to:
 - i) Protect development potential of adjacent sites;
 - ii) Provide access to sunlight on surrounding streets and Victoria Park;
 - iii) Provide access to natural light and a reasonable level of privacy for occupants of high-rise buildings;
 - iv) Provide pedestrian-level views of the sky between high-rise buildings particularly as experienced from adjacent streets, Victoria Park, and for building occupants of mid-rise and high-rise buildings; and
 - v) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.



- e) All portions of high-rise buildings above the base should be setback a minimum of 12.5 metres from the property line of any adjacent sites that could accommodate high-rise development and the centreline of streets, as to not compromise the development potential of adjacent properties.
- f) New high-rise buildings shall transition in scale to adjacent low-rise development through rear and side yard setbacks and setbacks.
- g) Residential tower floor plates in high-rise buildings shall be a maximum of 750 square metres for all portion of the building above the base to ensure shadows move quickly, to minimize the obstruction of views, and to be less visually massive from neighbouring properties and the surrounding public realm. Office uses in high-rise buildings may have larger floor plates based on operational requirements, up to a maximum of 1,000 square metres for all portions of the building above the base containing office uses, but will be designed to limit large shadows on streets, the park, and nearby properties.
- h) Towers shall not have any blank facades, and a minimum proportion of 70% of the facade shall be glazing.
- i) The top portions of the tower shall be articulated through the use of small setbacks, differences in articulation, or the use of an architectural feature. The mechanical penthouse shall be integrated into the design of the tower.
- j) Balcony materials should be clear glass to minimize the visual mass of the building.



3.7 LAND USE

Land uses around Victoria Park should be supportive of the active pedestrian realm around the park, while recognizing the prominence of Richmond Street as a main street. The Zoning By-law will provide more detail on individual permitted uses; this may not include the full range of uses identified in this Secondary Plan.

- a) A broad range of residential, retail, service, office, community facility and other related uses may be permitted within the *Victoria Park Secondary Plan* boundary.
- b) For buildings fronting Richmond Street, a minimum of 60% of the Richmond Street frontage at grade will be street-related retail and service uses oriented toward Richmond Street. Community facility and institutional uses may be permitted if they are to be used for street-oriented, active uses.
- c) Auto-oriented uses and drive through facilities are prohibited within the *Victoria Park Secondary Plan* boundary.
- d) Residential lobbies shall take up no more than 30% of the ground floor façade, to a maximum of 15 metres.



3.8 COMPATIBILITY WITH PARK ACTIVITIES

Victoria Park serves as an important city-wide resource for active and passive recreational activities. It is also an important neighborhood downtown. It is important to ensure the continued vitality and functionality of Victoria Park as a destination for Londoners.

- a) Noise studies shall be submitted with all Site Plan Control applications for new mid-rise or high-rise residential developments which will consider how noise from festivals will be mitigated through sound dampening building practices. Purchasers and/or tenants should be advised of the possibility of noise from festivals though the addition of a warning clause to the lease or agreement of purchase and sale and registered on title.
- b) Wind studies shall be submitted with all Zoning By-law Amendment and Site Plan Control applications for new mid-rise or high-rise developments to provide information on the existing wind conditions and the wind conditions that can be expected when the proposed development is constructed. The study will demonstrate how the wind conditions that are expected to be generated by the proposed development are being mitigated, and demonstrating the resulting wind conditions after mitigation are comfortable for pedestrians on sidewalks and users of the park.



3.9 BUILDING SUSTAINABLE DEVELOPMENT

Many of the policies in this Secondary Plan that allow the construction of new mid-rise and high-rise development within the *Victoria Park Secondary Plan* boundary will contribute to sustainability and addressing the climate emergency by providing a compact form of development in the central area that reduces urban sprawl, in a way that is compatible with the surrounding area including the heritage resources. The use of green building technologies will also help to contribute to sustainability and addressing the climate emergency.

- a) All new mid-rise and high-rise developments shall include green roofs or cool roofs to help reduce the impact of buildings on the climate.
- b) The use of green building technologies in the development of new buildings is encouraged.
- c) The provision of electric vehicle charging stations, secure and covered bicycle parking, and car share facilities are encouraged.
- d) The provision of a mixture of unit types, including the provision of 2 and 3 bedroom units, is encouraged to allow for a variety of families to live in the core.



3.10 OUR TOOLS

The following provides an overview of the additional considerations that are required for development applications within the *Victoria Park Area Secondary Plan* boundary:

ZONING BY-LAW AMENDMENT APPLICATIONS

- a) The following submission materials will be required, in addition to the standard submission materials, for Zoning By-law amendment applications in the Victoria Park Secondary Plan boundary:
 - i) Planning and Design Report that includes the following in addition to the standard requirements (including analysis of the policies in the Victoria Park Secondary Plan):
 - Information about how view corridors for pedestrians will be maintained and/or added (for more information – see Section 3.2)
 - Information about how new connections will be added/enhanced, where applicable (for more information – see Section 3.3.)
 - ii) Shadow study - required for all new mid-rise and high-rise building proposals (for more information – See Section 3.6)
 - iii) Preliminary wind study for all new mid-rise and high-rise building proposals (for more information – See Section 3.8)
 - iv) The provision of indoor and/or outdoor common amenity space will be detailed; with minimum standards secured in the Zoning By-law.
 - v) Servicing studies and sanitary design briefs may be required to ensure adequate servicing. Holding provisions may be required to ensure necessary servicing is in place prior to development.
 - vi) Heritage Impact Assessment (for more information – see Section 3.5)

SITE PLAN CONTROL APPLICATION

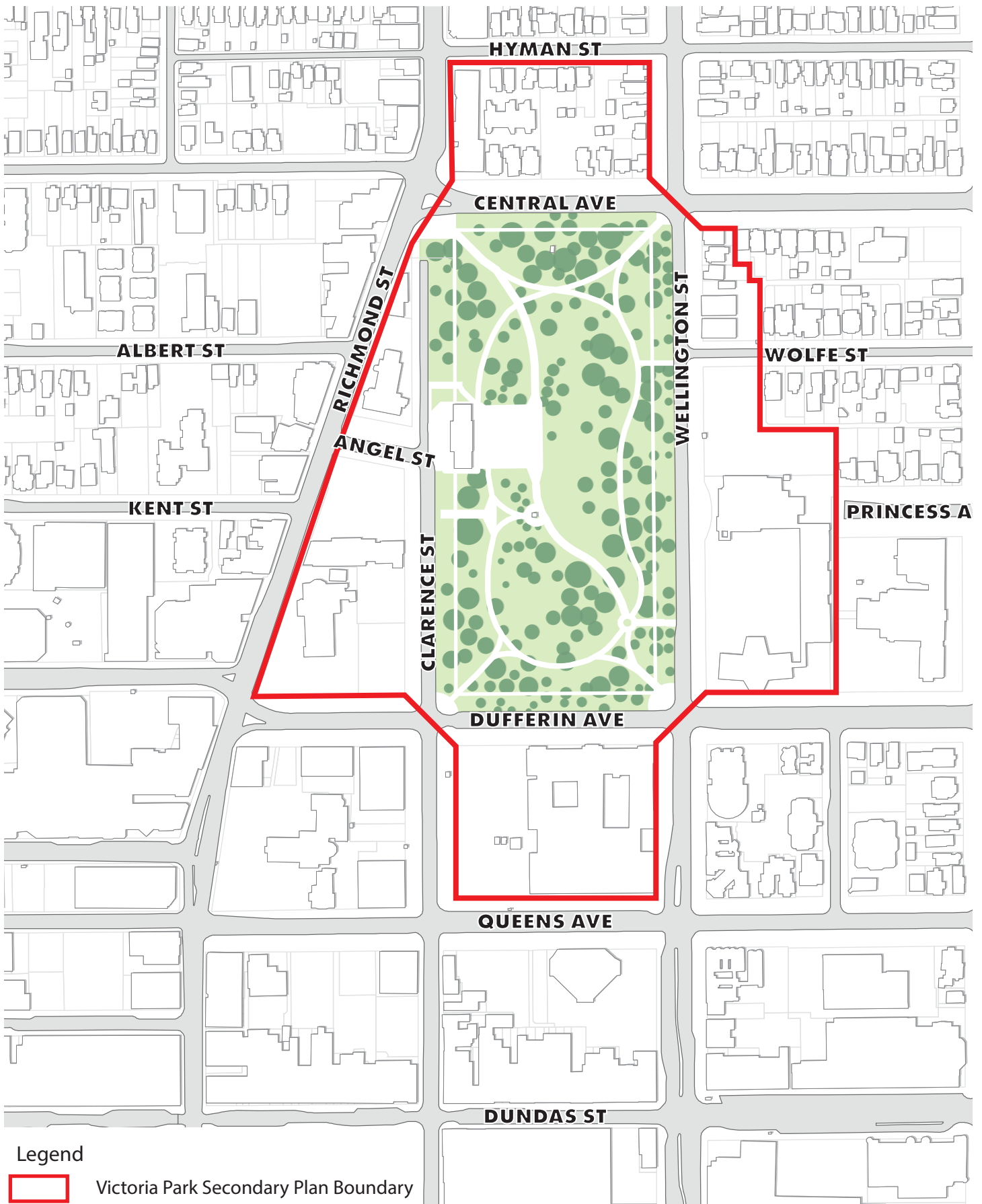
- b) The following submission materials, in addition to the standard submission materials, will be required for all Site Plan Control applications in the *Victoria Park Secondary Plan* boundary:
 - i) Wind study for all new mid-rise and high-rise building proposals (for more information – See Section 3.8)
 - ii) Noise study for all new mid-rise and high-rise residential building proposals (for more information – see Section 3.8)
 - iii) Shadow study - required for all new mid-rise and high-rise building proposals (for more information – See Section 3.6)
 - iv) A letter detailing how the proposed development demonstrates sustainable building development (for more information – see Section 3.9)
 - v) Heritage Impact Assessment (for more information – see Section 3.5)
- c) Public Site Plan review will be required for all new development in the *Victoria Park Secondary Plan* boundary



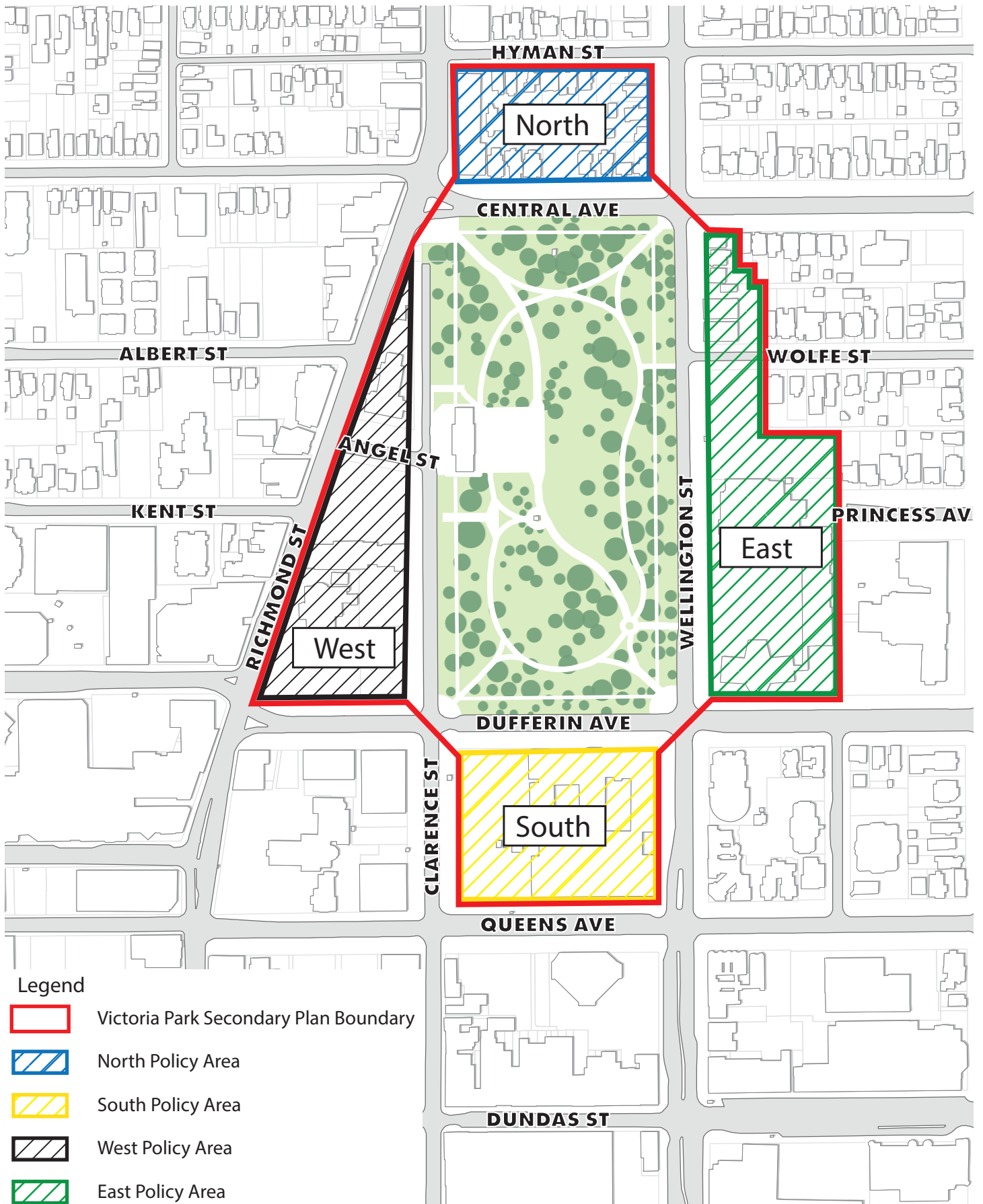


4.0 Schedules

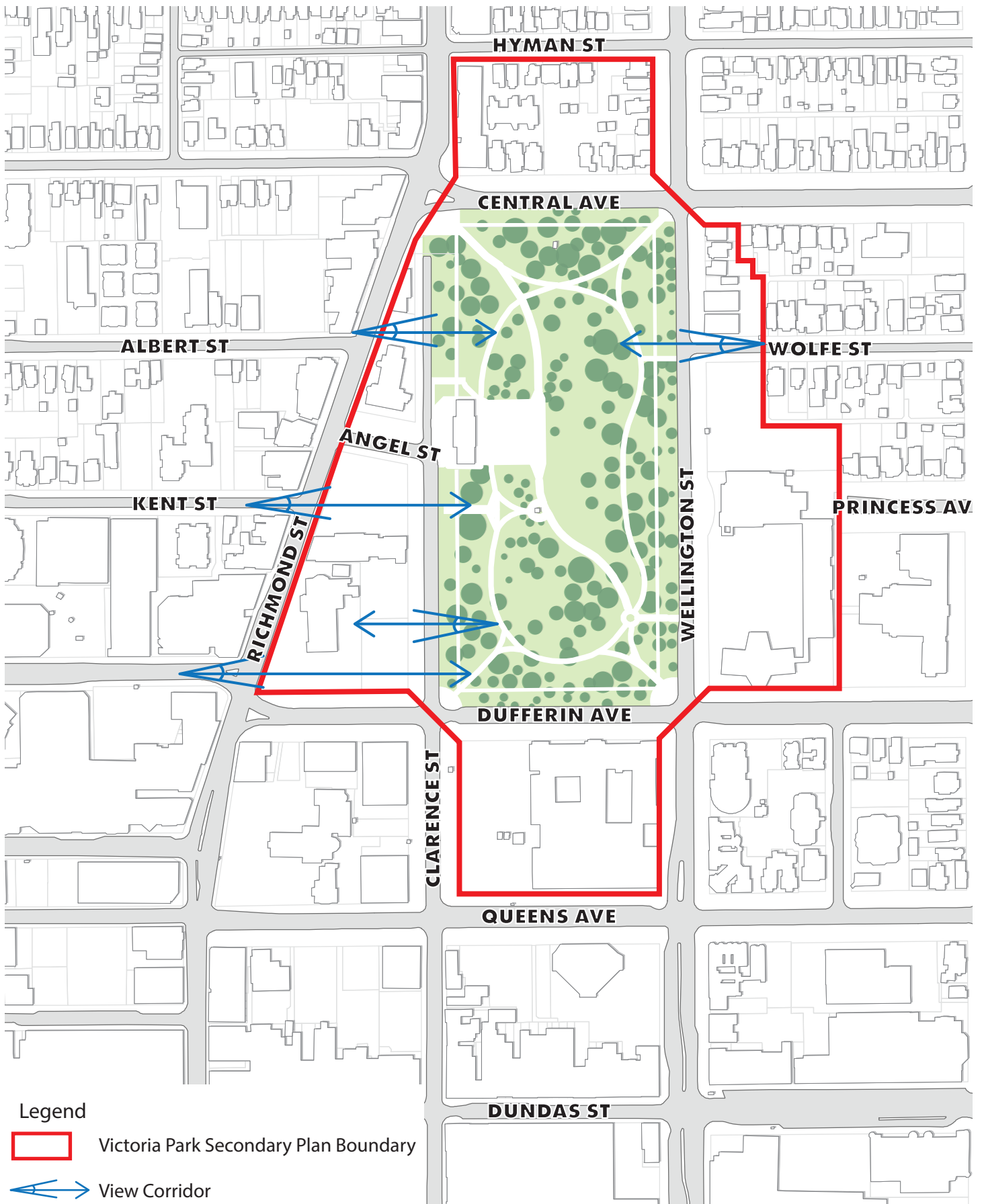
SCHEDULE 1: SECONDARY PLAN AREA



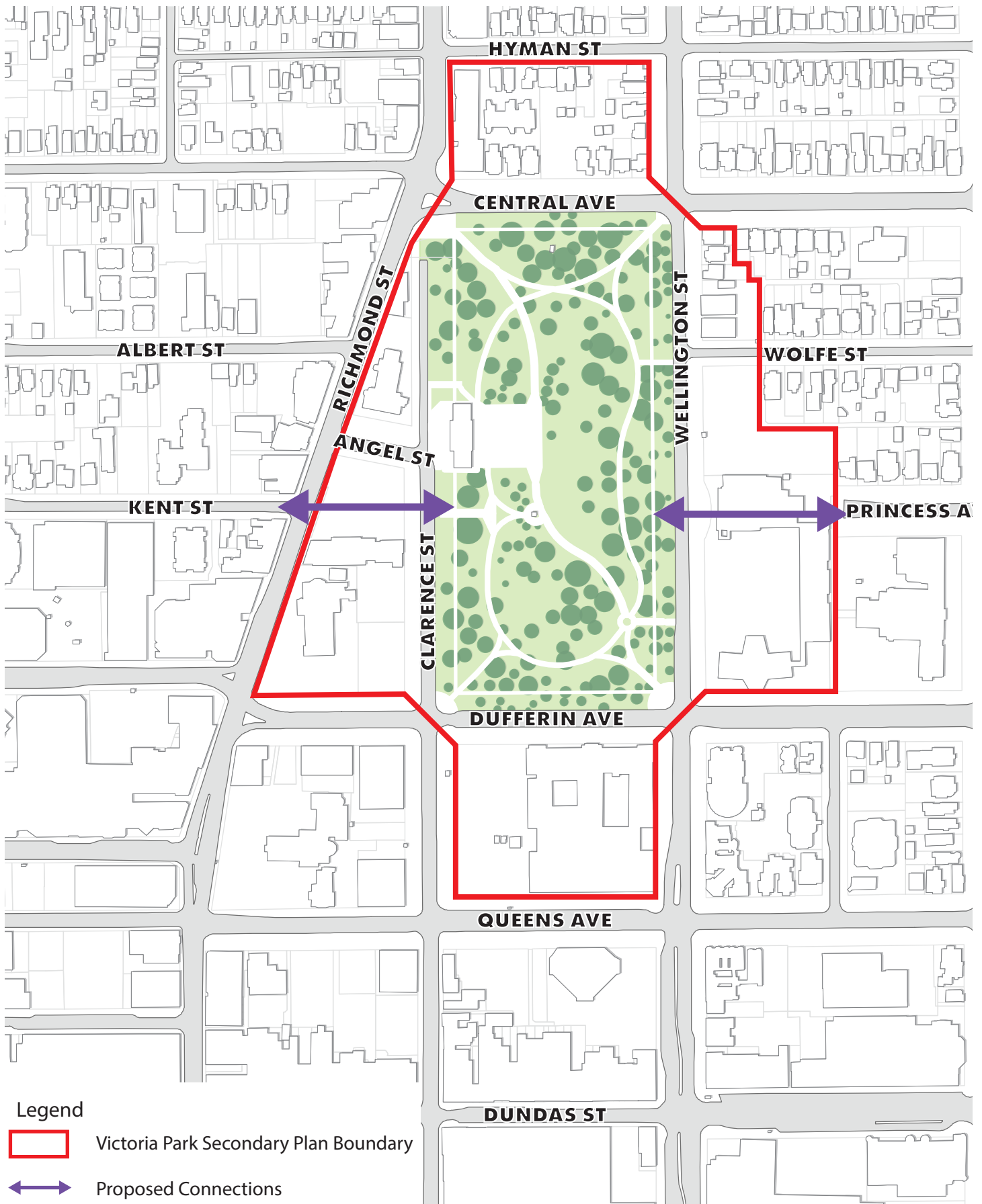
SCHEDULE 2: POLICY AREAS



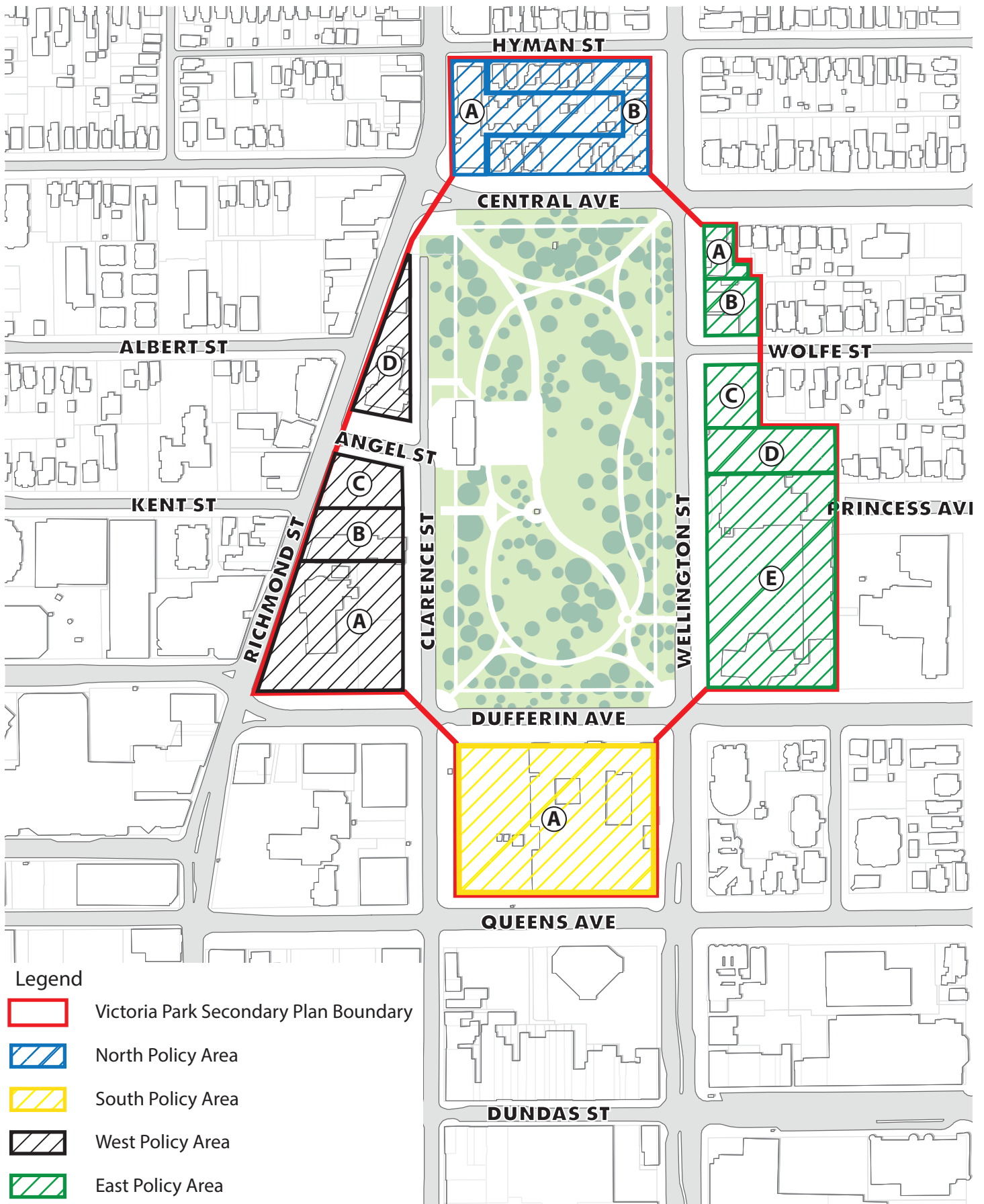
SCHEDULE 3: VIEW CORRIDORS



SCHEDULE 4: CONNECTIONS



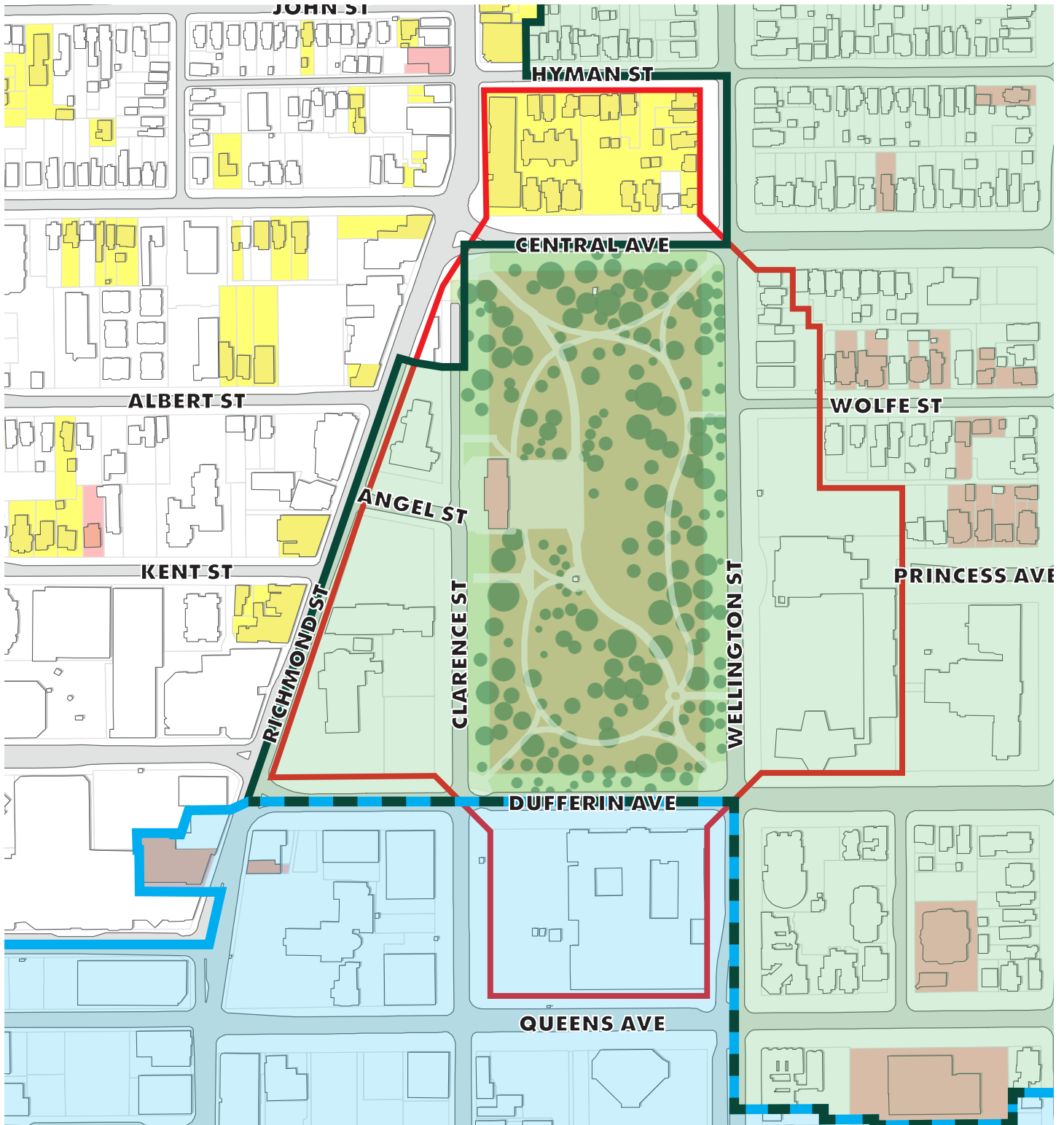
SCHEDULE 5: PERMITTED HEIGHTS





5.0 Appendices

APPENDIX A: CULTURAL HERITAGE



Legend

- Victoria Park Secondary Plan Boundary
- West Woodfield Heritage District Boundary
Part V Designated
- Downtown Heritage District Boundary
Part V Designated
- Listed On City's Heritage Inventory
- Individually Part IV Designated
Heritage Property

APPENDIX B: REASONS FOR DESIGNATION - VICTORIA PARK

SCHEDULE "A"

To By-law No. L.S.P.-3311-283

Victoria Park is bounded by Central Avenue, Clarence Street, Dufferin Avenue and Wellington Street including part of Princess Avenue (formerly known as Bond Street) closed by By-law registered as Instrument GD34133 in the City of London and County of Middlesex being all of PIN 08266-0001.

SCHEDULE "B"

To By-law No. L.S.P.-3311-283

REASONS FOR DESIGNATION - VICTORIA PARK

(The Block bounded by Dufferin Avenue, Clarence Street, Central Avenue, and Wellington Street)

Historical Reason

Victoria Park represents a unique combination of beauty, amenity and heritage in the City of London. The 6.25 hectare park has been a gathering place for Londoners since 1874. Victoria Park is of significant historic, architectural and cultural heritage landscape importance in five key areas:

- (a) As a registered archaeological site;
- (b) Military history;
- (c) A designed landscape;
- (d) A place of public gathering and celebration; and
- (e) Monuments

Victoria Park is a significant resource for archaeology in London, exhibiting three critical layers of historic importance. Prehistoric remains from the native occupation of the area can be found below ground, as well as, remains from the British Military occupation. The Framed Infantry Barracks which covered the northern two-thirds of the park property in the period circa 1838-1873 represents the largest and best preserved historic site in the City of London. Victoria Park is also the City's most celebrated designed landscape from the 19th Century, created by American landscape architect Charles Miller 1878. The layout of the landscape was reminiscent of an English parkland with drives and tree lined walks, fountains, floral areas and bandstand. Limited remains for this grand parkland era remain today. Victoria Park, from its conception, has continually evolved in its role and relationship to London. Its development must be seen in conjunction to the history of design, society and conventions, and the City's fiscal and management considerations of various periods. To date the park has been idealized as a pleasure ground, a venue of horticultural and artistic expression, a recreational facility and most recently a civic space for special events.

Archaeological investigations of Victoria Park indicate that the property represents the single largest and best preserved historic archaeological site in the City of London. It is arguably the most important historic archaeological site in the City by virtue of its significance to the history of the region and to the development of the municipality. Altogether, these remains represent some of the most important complex issues for future management within the property.

Archaeological assessment indicates a number of components within the park including evidence of prehistoric Iroquoian occupation sometime within the period 800-1550 AD.

Historic research has determined that the Framed Infantry Barracks covered an area of some 10 acres including the entire norther two-thirds of Victoria Park; the southern third was used as the drill ground and cricket ground. This Barracks formed an integral part of the British Military Reserve established in London following the Rebellion of 1827. The British Garrison was based in London from 1838 to 1853, when troops were withdrawn to be sent to the Crimean War, and again from 1861 to 1869. During the mid to late 1850s, the complex served as a refugee camp for escaped slaves from the United States and as the site of a racially integrated school. The barracks survived until the early 1870s, when a fire destroyed the officers' quarters, and the remainder of the structures were cleared in preparation for the creation of Victoria Park.

The barracks complex included several dozen structures surrounded by a stockade with projecting bastions. The major structures centred around a parade square. It was bounded by the soldiers' quarters to the north, the officers quarters to the south, the hospital compound to the west, and the canteen, cells, defaulters room and powder magazine to the east.

When the British Government saw no reason to retain the garrison lands, the drive to have the land become a public park began. The Municipal Council began to initiate civic improvements such as street beautification in 1871 and the establishment of a standing committee on Public parks in 1873. It was not until 1878 that London received the deed for Victoria Park. It was at this time that William Saunders presented to City Council plans for the park prepared by American Landscape Architect Charles H. Miller. In March 1878 Charles Miller came to London with the layout plans for the park. The plans were adopted, and park development proceeded as per Millers plan.

Charles Miller (1829-1902) gained prominence when he became the chief gardener for the Bureau of Horticulture for the Centennial Exhibition in 1876 in Philadelphia. Miller is known to have done two projects in Southwestern Ontario, both seemingly instigated by William Saunders. The first was Victoria Park in 1878 followed by the commission to prepare a landscape and site plan for the Ontario Agricultural College, Guelph in 1882. Through various documents and letters it is known that Miller made several visits to Canada during this period of time. He was recognized as being a leading landscape designer and horticulturalist in his day.

By the end of 1879 the first phase of the parks development was completed. A total of 31 trees and 72 shrubs were added to the double row of maple trees which already surrounded the grounds. In addition walks, drives and a bandshell were installed. The final feature added at this time was the famed fountain topped with a cupid which was installed in the centre of the park along with three military guns from the Battle of Sebastopol which had been donated by sir John Carling.

Victoria Park evolved as it assumed its role as the 'jewel of the parks system". In 1912 the park was placed under the responsibility of the Board of Water Commission (later Public Utilities Commission). Recreational activities became increasingly important with the introduction of the skating rink in 1914. By the 1920s a great number of the park's original elements such as iron benches, urns, fencing, had been removed due to age and condition and others were replaced with a single level illuminated one. From this time on, the park began a slow, inexorable decline. By the late 1950s and into the 1960s the residential character along the north and eastern edge was changing with the loss of residential uses, buildings not being oriented to the park, and parking lots.

An important aspect of the park's history are traditions that have evolved over time. Skating has been a part of the park since 1914. Public concerts have been associated with the site since the period of the British Garrison. The first bandstand was erected in the park in 1876. With the bandstand City Council established a fund for free weekly concerts and encouraged local bands. The Salvation Army held Sunday afternoon services in the park for many years. In recent years a bandshell was built in 1950 with funds donated by the Kiwanis Club; and the present bandshell was built in 1989, again with funds from the Kiwanis Club. A very strong tradition of festivals and special events continues in the park to the present day, with over 30 events occurring annually, most notably the Festival of Lights/Winterfest, Home County Folk Festival, and Remembrance Day Services.

Architectural Reasons

Several Monuments have become important features of Victoria Park. The Boer War Soldiers' Monument was added to the park in 1912. The sculpture was commissioned by veterans of the Boer War from Montreal sculptor George W. Hill. On November 10, 1934 the Cenotaph was dedicated. It is a replica of the cenotaph that Sir Edwin Lutyens had designed for Whitehall in London, England. This monument was commissioned by the I.O.D.E. and dedicated to "The Glorious Dead".



City Planning
January 2020

Appendix B – Amendment to the List of Adopted Secondary Plans in The London Plan

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-XXXX-____

A by-law to amend The Official Plan for the City of London, 2016 relating to the Victoria Park Secondary Plan area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To add the Victoria Park Secondary Plan to the list of adopted Secondary Plans in policy 1565 of the Official Plan, 2016, The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

Victoria Park is cherished by Londoners and is the “jewel” of the City’s park system. Despite the prominence of Victoria Park as a feature within the City of London, the planning framework for the lands around the park has not been considered holistically based on the unique relationship of these properties to the park. The *Victoria Park Secondary Plan* provides a framework to evaluate future development and presents a consistent vision for the evolution of the properties surrounding the park.

The *Victoria Park Secondary Plan* provides policy direction for the lands surrounding Victoria Park based on their unique relationship to the park. It seeks to provide a balance between encouraging intensification in the Downtown and Central Area to help address the climate emergency, heritage conservation, transition to low-rise residential neighbourhoods, and the continued enjoyment of Victoria Park while ensuring that all future development is of a high standard of design that reflects the importance of its location around the “jewel” of the City’s park system. This Secondary Plan provides a framework for how the area can grow in the future.

The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and agency input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The London Plan*, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to *The London Plan*.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The Official Plan, 2016, The London Plan, is hereby amended as follows:

1565_

7. Victoria Park Secondary Plan

Appendix C – Amendment to Map 7 – Specific Policy Areas in The London Plan

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-XXXX-____

A by-law to amend The London Plan for the City of London, 2016 relating to the Victoria Park Secondary Plan area.

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2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on XXXX.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading –
Third Reading –

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To add the Victoria Park Secondary Plan to Map 7 – Specific Policy Areas of the Official Plan, 2016, The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally applies to properties surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

Victoria Park is cherished by Londoners and is the “jewel” of the City’s park system. Despite the prominence of Victoria Park as a feature within the City of London, the planning framework for the lands around the park has not been considered holistically based on the unique relationship of these properties to the park. The *Victoria Park Secondary Plan* provides a framework to evaluate future development and presents a consistent vision for the evolution of the properties surrounding the park.

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The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and agency input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The London Plan*, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to *The London Plan*.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

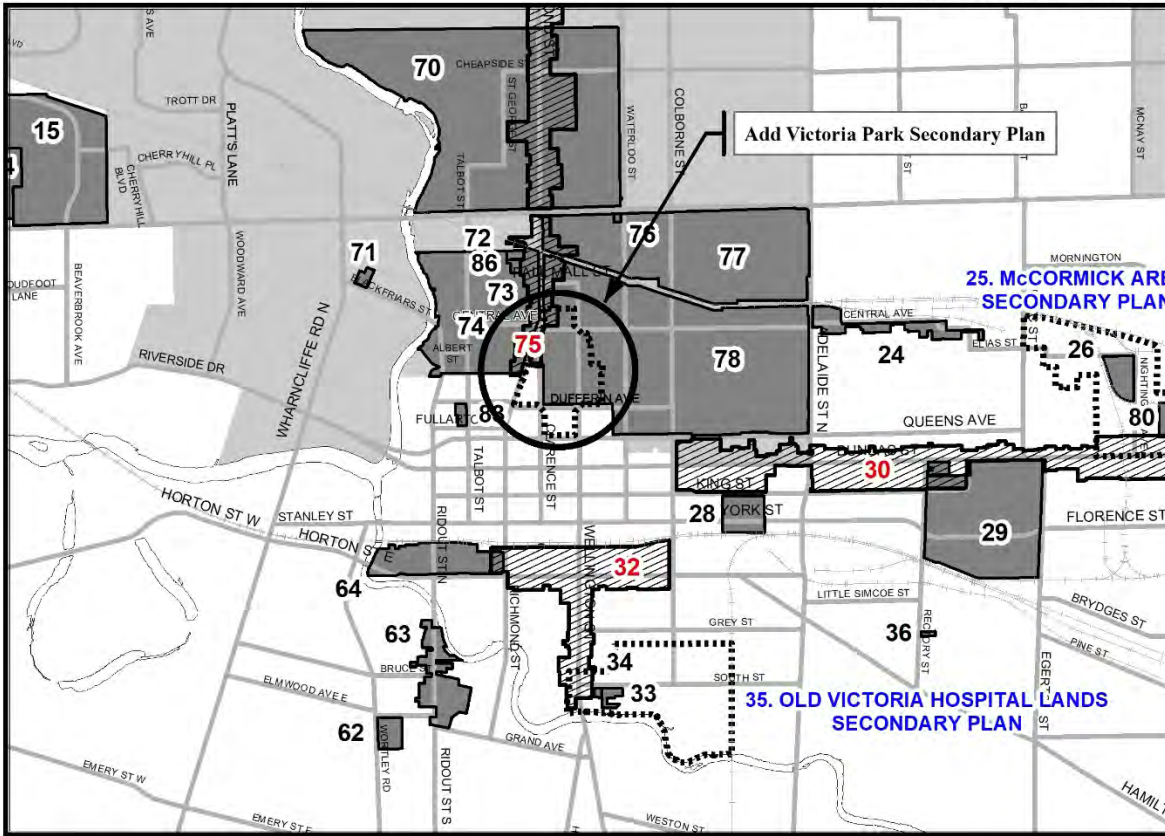
D. THE AMENDMENT

The Official Plan, 2016, The London Plan is hereby amended as follows:

Map 7 – Specific Policy Areas is amended by adding the boundary of the Victoria Park Secondary Plan area, as indicated on “Schedule 1” attached hereto.

“Schedule 1”

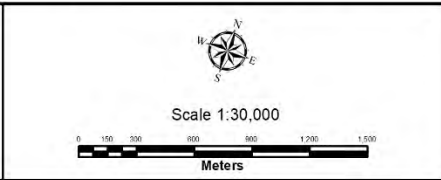
AMENDMENT NO:



LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

SCHEDULE #
TO
THE LONDON PLAN
AMENDMENT NO. _____
 PREPARED BY: Planning Services



FILE NUMBER: OZ-8978
PLANNER: MK
TECHNICIAN: MB
DATE: 1/15/2020

Document Path: E:\Planning\Projects\p_officialplan\work\consolidations\LondonPlan\VictoriaParkSecondaryPlan\VictoriaParkSecondaryPlan_AMENDMENT_Map7_SpecialPolicyAreas_b&w_8x11.mxd

Appendix D – Amendment to the Specific Policy Area for the Woodfield Neighbourhood in The London Plan

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-XXXX-___

A by-law to amend The Official Plan for the City of London, 2016 relating to the Victoria Park Secondary Plan area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To replace policy 1038 of the Official Plan, 2016, The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north in the City of London.

C. BASIS OF THE AMENDMENT

The Specific Policy Area for the Woodfield Neighbourhood applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north. The *Victoria Park Secondary Plan* applies to a portion of this area. The existing version of Policy 1038 provides guidance for the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street. This area comprises the North Policy Area in the *Victoria Park Secondary Plan* and, with the adoption of the *Victoria Park Secondary Plan*, the existing policies for that block are no longer applicable. This amendment would replace that policy with a policy that provides clarification on the application of the *Victoria Park Secondary Plan*, such that in instances the policies that apply to the Woodfield Neighbourhood Specific Policy Area and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.

D. THE AMENDMENT

The Official Plan, 2016, The London Plan, is hereby amended as follows:

1038_ The *Victoria Park Secondary Plan* applies to certain properties in the Woodfield Neighbourhood Specific Policy Area. In instances where the policies that apply to the Woodfield Specific Policy Area and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.

Appendix E – Amendment to the Official Plan, 1989 for the Victoria Park Secondary Plan

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-XXXX-____

A by-law to amend The Official Plan for the City of London, 1989 relating to the Victoria Park Secondary Plan area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

**AMENDMENT NO.
to the
OFFICIAL PLAN (1989) FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To adopt the “Victoria Park Secondary Plan” as a Secondary Plan under the Official Plan (1989) for the City of London
2. To add the “Victoria Park Secondary Plan” to the list of Adopted Secondary Plans in Section 20.2 of the Official Plan for the City of London
3. To add Section 20.10 – Victoria Park Secondary Plan to Chapter 20 – Secondary Plans, of the Official Plan for the City of London; and,
4. To add the naming and delineation of the “Victoria Park Secondary Plan” to Schedule “D” – Planning Areas.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

Victoria Park is cherished by Londoners and is the “jewel” of the City’s park system. Despite the prominence of Victoria Park as a feature within the City of London, the planning framework for the lands around the park has not been considered holistically based on the unique relationship of these properties to the park. The *Victoria Park Secondary Plan* provides a framework to evaluate future development and presents a consistent vision for the evolution of the properties surrounding the park.

The *Victoria Park Secondary Plan* provides policy direction for the lands surrounding Victoria Park based on their unique relationship to the park. It seeks to provide a balance between encouraging intensification in the Downtown and Central Area to help address the climate emergency, heritage conservation, transition to low-rise residential neighbourhoods, and the continued enjoyment of Victoria Park while ensuring that all future development is of a high standard of design that reflects the importance of its location around the “jewel” of the City’s park system. This Secondary Plan provides a framework for how the area can grow in the future.

The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and agency input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and the *Official Plan (1989)*, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to the *Official Plan (1989)*.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The Official Plan, 1989, is hereby amended as follows:

1. 20.2

vii. Victoria Park Secondary Plan

2. 20.10 Victoria Park Secondary Plan, attached hereto as Schedule 1.

3. Schedule "D" – Planning Areas is amended by delineating the "Victoria Park Secondary Plan area" as indicated on Schedule 2, attached hereto.



Victoria Park

Secondary Plan

January 2020



Contents

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Location	3
1.3	Cultural Heritage Resources	3
1.4	Purpose and Use	4
1.5	Vision	6
1.6	Principles	7
2.0	POLICY AREAS	9
2.1	Overview	9
2.2	North Policy Area	11
2.3	East Policy Area	12
2.4	South Policy Area	13
2.5	West Policy Area	14
3.0	POLICIES	15
3.1	Overview	15
3.2	View Corridors	16
3.3	Connections	18
3.4	Public Realm	20
3.5	Cultural Heritage	21

3.6	Built Form	22
	3.6.1 General Built Form	23
	3.6.2 Facade Design	24
	3.6.3 Activation	24
	3.6.4 Parking	26
	3.6.5 Permitted Heights	28
	3.6.6 Mid-Rise Form	34
	3.6.7 High-Rise Form	36
3.7	Land Use	38
3.8	Compatibility with Park Activities	39
3.9	Building Sustainable Development	40
3.10	Our Tools	41
4.0	SCHEDULES	43
	Schedule 1: Secondary Plan Area	44
	Schedule 2: Policy Areas	45
	Schedule 3: View Corridors	46
	Schedule 4: Connections	47
	Schedule 5: Permitted Heights	48
5.0	APPENDICES	49
	Appendix A: Cultural Heritage	50
	Appendix B: Reasons for Designation - Victoria Park	51



1.0 Introduction

1.1 BACKGROUND

Victoria Park is centrally located in the City of London, adjacent to the downtown. The park is an important feature at the heart of the city as a central gathering place for events and celebrations of city-wide significance, as well as an open space for active and passive recreation.

Development pressure on lands surrounding Victoria Park has warranted the creation of a comprehensive vision for future growth. The purpose of this Secondary Plan is to establish a policy framework to guide the future of the lands surrounding Victoria Park, recognizing that the existing overlapping policy framework is complex and has not yet considered the properties surrounding the park based on their unique relationship to the park.

This Secondary Plan considers how future development and redevelopment will relate to existing buildings, adjacent neighbourhoods, the downtown, and Victoria Park. Existing plans, policies, and guidelines applying to properties around the park have been taken into account to create the development framework and to provide clarity and consistency in reviewing future development applications. The policies in the *West Woodfield Heritage Conservation District Plan* and the *Downtown Heritage Conservation District Plan* will continue to apply to properties within the *Victoria Park Secondary Plan* boundary. Any future development applications will be evaluated on a site-by-site basis for conformity to the applicable Official Plan policies and the Heritage Conservation District Plans for the conservation of cultural heritage resources within the Secondary Plan boundary.

Schedule 1: Secondary Plan Area



Legend

-  Victoria Park Secondary Plan Boundary



1.2 LOCATION

The *Victoria Park Secondary Plan* applies to properties around Victoria Park as identified in Schedule 1: Secondary Plan Area . This area has been delineated to include properties surrounding Victoria Park and properties that are anticipated to be consolidated for future development around the park. The surrounding context was considered in the preparation of the Secondary Plan, however the policies in the Secondary Plan will only apply within this boundary.

1.3 CULTURAL HERITAGE RESOURCES

The presence of cultural heritage resources within the *Victoria Park Secondary Plan* boundary are foundational to the character of the area. Cultural heritage resources within the Secondary Plan boundary include the West Woodfield Heritage Conservation District, the Downtown Heritage Conservation District, and a number of properties that are individually designated under Part IV of the *Ontario Heritage Act* or are listed on the City's Register. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the *Victoria Park Secondary Plan* boundary.

Victoria Park is designated under Parts IV and V of the *Ontario Heritage Act*, as it is individually designated and also designated as part of the West Woodfield Heritage Conservation District. The individual designation under Part IV of the *Ontario Heritage Act* is based on Victoria Park's significant historic, architectural, and cultural heritage landscape importance. The Part IV heritage designation that applies to Victoria Park also recognizes that it has assumed a role as the "jewel of the parks system" in the city of London. Appendix B: Reasons for Designation - Victoria Park includes the reasons for designation for Victoria Park.



1.4 PURPOSE AND USE

The Secondary Plan presents a vision for the evolution of properties surrounding the park and provides a consistent framework to evaluate future development. It provides comprehensive built form, urban design, and land use directions that consider how future development should relate to the park and enhance the surrounding context, while ensuring conservation of the cultural heritage resources in the area.

Policies in this Secondary Plan apply to all properties in the *Victoria Park Secondary Plan* boundary unless where specifically noted as only applying to a specific property or Policy Area. The policies of this Secondary Plan provide a greater level of detail than the policies of the Official Plan. Where the policies of the Official Plan provided sufficient guidance to implement the vision of this Secondary Plan, these policies were not repeated. As such, the policies of this Secondary Plan should be read in conjunction with the Official Plan, the applicable Heritage Conservation District Plans, and any other applicable policy documents. In instances where the overall policies of the Official Plan and the *Victoria Park Secondary Plan* are inconsistent, the Secondary Plan shall prevail.

The policies of this Secondary Plan that use the words “will” or “shall” express a mandatory course of action. Where the word “should” is used, suitable alternative approaches to meet the intent of the policy may be considered.

The policies of this Secondary Plan will be implemented through mechanisms set out in this Secondary Plan, public investments in infrastructure and public realm improvements, as well as other tools available to the City including the *Zoning By-law*, and the *Site Plan Control By-law*.

The schedules form part of this Secondary Plan and have policy status whereas other figures and photographs included in the Secondary Plan are provided for graphic reference, illustration, and information.





1.5 VISION

The Victoria Park area is a prominent destination that is cherished by Londoners. The area will develop in a way that balances the desire to grow inward and upward with the need to conserve significant cultural heritage resources, be compatible with the surrounding context, and foster Victoria Park's continued use as a city-wide destination for recreation, relaxation and events.

Future development of the area will celebrate the prominence of Victoria Park through design excellence and sympathetic development, contributing to the continued success of this area as a destination for Londoners both now and in the future.



1.6 PRINCIPLES

The development of this Secondary Plan has been guided by the following principles:

- Identify opportunities for compatible and sensitive intensification
- Design buildings to celebrate the prominence of Victoria Park as a city-wide gem
- Enhance and conserve cultural heritage resources within and surrounding Victoria Park
- Respond to climate change by encouraging sustainable development, building design, and active transportation options
- Frame Victoria Park with an appropriately-scaled base that creates a comfortable pedestrian environment
- Protect the residential amenity of the Woodfield Neighbourhood by mitigating impacts of new development
- Support and animate Victoria Park with active uses on the ground floor
- Preserve and strengthen visual connections to Victoria Park and create new view corridors where possible
- Continue to enhance the amenity of Victoria Park as a neighbourhood green space, as well as a destination for all Londoners to attend festivals and events
- Improve and create new connections to Victoria Park
- Preserve and enhance the landscaped edges around Victoria Park



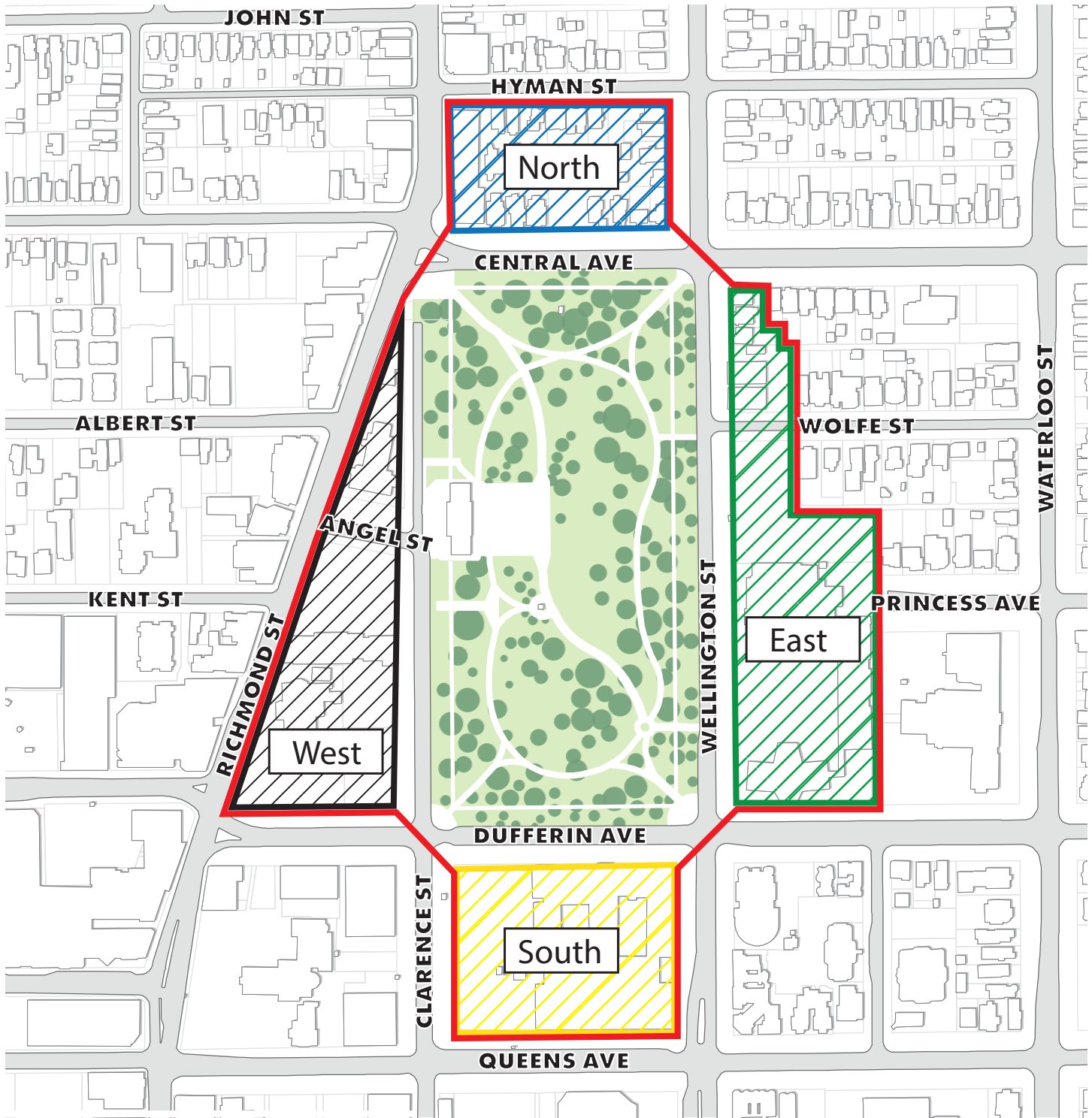


2.0 Policy Areas

2.1 OVERVIEW

The area subject to the *Victoria Park Secondary Plan* has been divided into four Policy Areas, each encompassing a different side of the park: North, East, South, and West, as identified in Schedule 2: Policy Areas. Most of the policies in the Secondary Plan apply to the entire area within the *Victoria Park Secondary Plan* boundary. However, some identified policies address the unique characteristics of one particular side of the park and therefore only apply to properties within the associated Policy Area. The boundaries and the unique characteristics of each of the four sides surrounding Victoria Park are detailed in the following sections.

Schedule 2: Policy Areas



Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area

2.2 NORTH POLICY AREA

The North Policy Area adjacent to Victoria Park is lined by 2.5-storey house-form buildings, many of which have been converted for office uses or multi-unit dwellings, with the exception of the Richmond Street frontage, which is occupied by a 4-storey mixed-use building and forms part of Richmond Row. A 3-storey residential building is located on the western portion of the interior of the block. While this Policy Area is not within a Heritage Conservation District, many of the properties in this Policy Area are listed on the City's Register of Cultural Heritage Resources.

The western portion of this Policy Area is in the Rapid Transit Corridor Place Type, while the eastern portion of this Policy Area is in the Neighbourhoods Place Type.





2.3 EAST POLICY AREA

The East Policy Area is characterized by a broad mix of uses including City Hall, Centennial Hall, surface parking, and R.H. Cooper Square. A mix of other uses are also found, including professional offices, a multi-unit residential building, and a single-detached dwelling. The southern portion of this block is located in the Downtown Place Type, and the northern portion is in the Neighbourhoods Place Type and is also subject to the provisions of the Woodfield Neighbourhood Specific Policy Area. The entirety of this Policy Area is in the West Woodfield Heritage Conservation District.

There is opportunity for intensification of underutilized sites in the East Policy Area, primarily south of Wolfe Street.

2.4 SOUTH POLICY AREA

The South Policy Area is in the Downtown Place Type and includes the iconic Great West Life Insurance Company building, which is a character defining feature of the block, and a surface parking lot. The Policy Area is located entirely in the Downtown Place Type. This Policy Area is also entirely within the Downtown Heritage Conservation District.

The large surface parking lot in the west portion of the block presents an opportunity for intensification.



2.5 WEST POLICY AREA

The West Policy Area includes the triangular area bounded by Richmond Street, Dufferin Avenue and Clarence Street. Richmond Street is a main street commercial corridor connecting to downtown. Clarence Street runs immediately adjacent to the park and is a planned transit corridor. The area consists of places of worship, including St. Peter's Basilica Cathedral and First Baptist Church, as well as a limited amount of commercial uses and surface parking. The majority of this area is in the Downtown Place Type. This block is also in the West Woodfield Heritage Conservation District, with the exception of the northern most property, which is not in the Heritage Conservation District.

Portions of this Policy Area present opportunities for intensification, particularly the surface parking lots north of St. Peter's Basilica Cathedral.





3.0 Policies

3.1 OVERVIEW

The intent of this Secondary Plan is to provide a policy framework to guide future development and public projects within the *Victoria Park Secondary Plan* boundary. Policies in this Secondary Plan support the vision by providing guidance on view corridors, connections, public realm, cultural heritage, built form, land use, compatibility with park activities, and sustainable development.

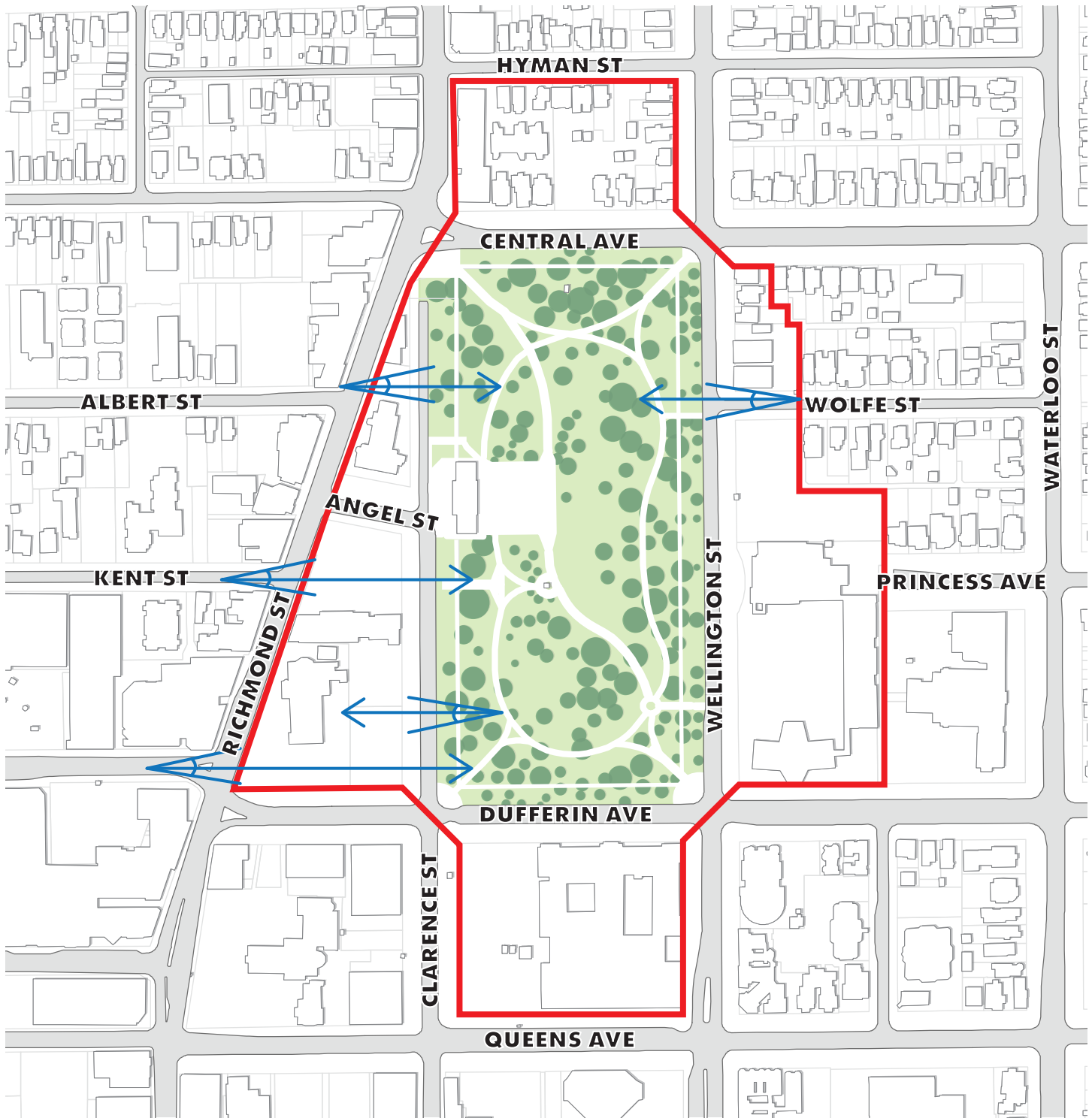


3.2 VIEW CORRIDORS

The preservation of existing view corridors and the creation of new view corridors will aid in orientation and help to maintain strong visual connections between Victoria Park and the surrounding area. Views to Victoria Park from Richmond Street are of particular importance as they help to connect a popular pedestrian corridor to Victoria Park. View corridors to be maintained are specified in the policies below and identified in Schedule 3: View Corridors.

- a) Victoria Park is a prominent civic landmark and cultural heritage resource in the city of London and is an important part of the identity and image of the city. Public works and private development will maintain, frame, and, where possible through design, create views to and from Victoria Park.
- b) Unobstructed view corridors to and from Victoria Park as identified in Schedule 3 – View Corridors, will be maintained for pedestrians. In addition to Schedule 3 – View Corridors, this Secondary Plan also describes the views in more detail as follows:
 - i) the northwest corner of Albert Street and Richmond Street
 - ii) the northwest and southwest corners of Kent Street and Richmond Street
 - iii) the northwest and southwest corners of Richmond Street and Dufferin Avenue
 - iv) the northeast and southeast corners of Wolfe Street and Wellington Street
 - v) the eastern elevation of St. Peter’s Basilica Cathedral, including the east aisle and the Lady Chapel
- c) Any applications for Official Plan amendments, Zoning By-law amendments, and/or Site Plan Control on lands within the Victoria Park Secondary Plan should consider:
 - i) The potential for adding new view corridors; and,
 - ii) Creative or innovative ways to enhance existing view corridors, if applicable.

Schedule 3 – View Corridors



Legend

 Victoria Park Secondary Plan Boundary

 View Corridor

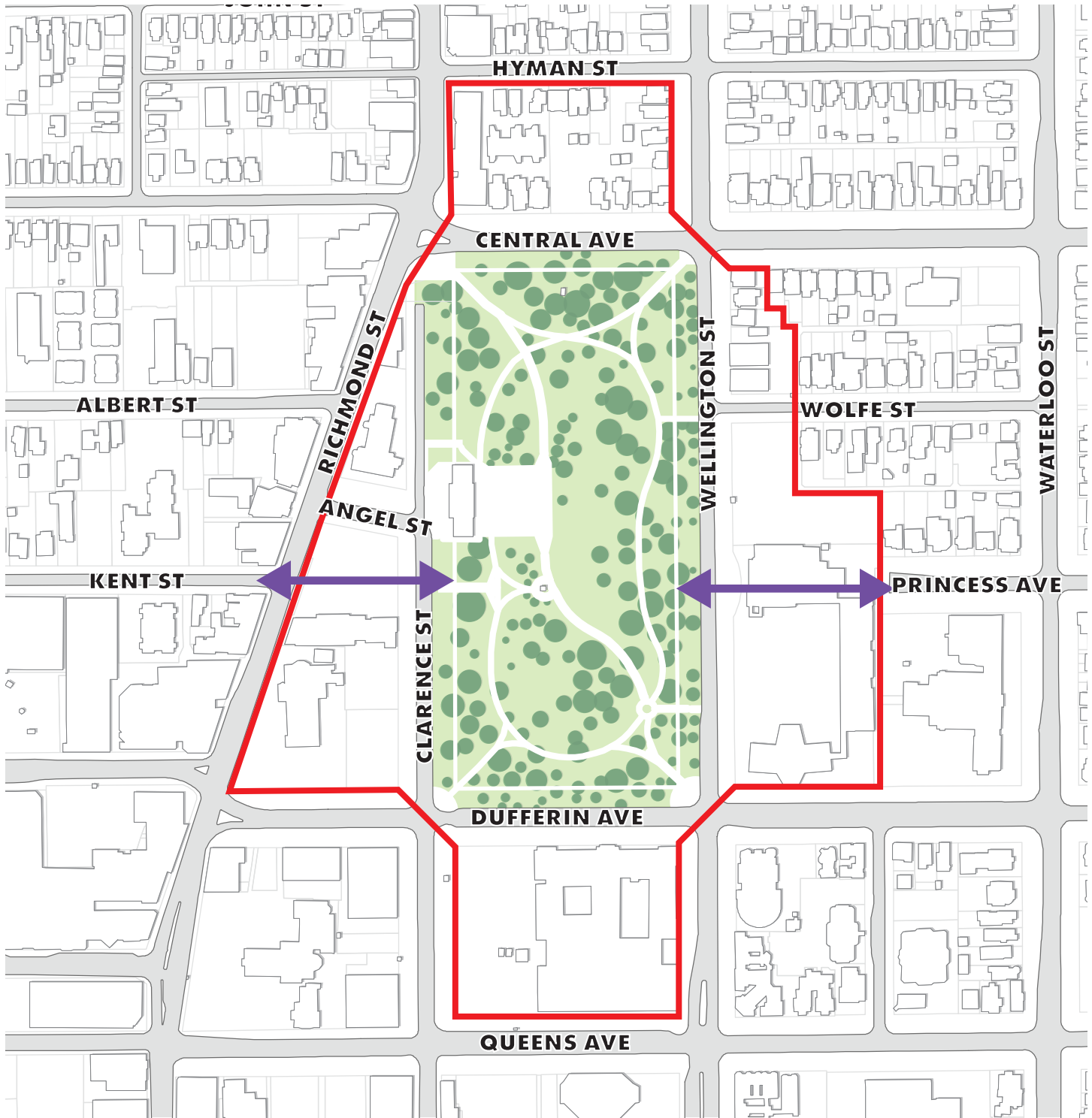


3.3 CONNECTIONS



Connections to Victoria Park help to improve access to the park and enhance the relationship of the park to its surroundings. Priority locations for new connections to Victoria Park are identified in Schedule 4: Connections.

- a) New connections to Victoria Park from Kent Street and Princess Avenue should be considered to improve access to the park if development occurs on lands that could facilitate these connections.
 - i) Connections will prioritize pedestrian access, but may incorporate flex-street or shared street design elements.
 - ii) Innovative approaches to connectivity may be considered such as enclosed or covered walkways through buildings.
- b) Wide sidewalks should be provided and maintained on streets adjacent to and leading to the park as part of any future public works projects to create a comfortable pedestrian environment and promote accessibility.
- c) Pedestrian amenities, such as benches, will be provided as part of redevelopment projects
- d) High quality pedestrian connections, that offer clearly defined, well-lit, safe pedestrian routes, will be provided connecting Richmond Street to Victoria Park, if development occurs on lands that could facilitate these connections.

Schedule 4 – Connections



Legend

-  Victoria Park Secondary Plan Boundary
-  Proposed Connections



3.4 PUBLIC REALM

Improvements to the streetscape and public realm around Victoria Park will help to strengthen the connection between Victoria Park and its surroundings, enhance pedestrian amenity, and expand the green landscaping of the park into the surrounding area. These green edges are anticipated to primarily be located on public land within the wide right-of-way due to the minimal setbacks of existing buildings to front property lines.

- a) Landscaping and green space on public and private land will be maintained and, where possible, enhanced. Hard surfaces will be limited to pedestrian entryways, benches, patios, and framed with landscaping/ planters to soften their appearance.
- b) The preservation of existing street trees and the planting of new large canopy trees is encouraged.
- c) The green edge between St. Peter's Basilica Cathedral and Dufferin Avenue should be maintained.
- d) The public realm around Victoria Park will continue to exhibit a high standard of design.
- e) Boulevards will be maintained as sod and soft landscaping.
- f) The City Hall block will continue to include a publically-accessible open space with a civic focus that compliments the architectural significance of City Hall and provides a link between City Hall and Victoria Park.
- g) New mid-rise and high-rise multi-unit residential developments shall provide indoor and/or outdoor communal amenity space for residents to help moderate the impacts of increased intensification on the grounds of Victoria Park.

3.5 CULTURAL HERITAGE

The cultural heritage resources surrounding Victoria Park are foundational to its character. In addition to the cultural heritage policies in this Secondary Plan, the objectives and policies in the *Downtown Heritage Conservation District Plan* and *West Woodfield Heritage Conservation District Plan* will continue to apply. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the *Victoria Park Secondary Plan* boundary.

- a) On-site and adjacent cultural heritage resources and their heritage attributes will be conserved.
 - i) Any new development must be both physically and visually compatible with the surrounding cultural heritage resources.
 - ii) New and renovated buildings shall be designed to be sympathetic to the heritage attributes through measures including, but not limited to, massing, rhythm of solids and voids, significant design features, and high-quality materials.
- b) New development shall be compatible with the heritage character of the surrounding Heritage Conservation Districts, through consideration of height, built form, setback, massing, material, and other architectural elements.
- c) The policies and design guidelines in the *Downtown Heritage Conservation District Plan* and the *West Woodfield Heritage Conservation District Plan* will be used to review and evaluate proposals for new development in these Heritage Conservation Districts to ensure compatibility with the surrounding context.
- d) Heritage Impact Assessments will be required for new development within the Victoria Park Secondary Plan boundaries.



3.6 BUILT FORM

The following built form policies will help to shape future development in a way that balances intensification and compatibility, and provides a transition between the downtown and the low-rise residential neighbourhoods. Built form will be designed to ensure impacts on Victoria Park and the existing context are minimized, and the design of new development frames the park.

Victoria Park is the “jewel of the parks system” in the city of London, and is a location of civic importance that must be complemented by development that meets a high standard of design. As such, all new development is expected to be of a high standard of urban and architectural design, celebrating the prominence of the Victoria Park area.



3.6.1 GENERAL BUILT FORM

General built form policies apply to all new buildings and additions to existing buildings proposed in the *Victoria Park Secondary Plan* boundary. Policies that provide specific direction for mid-rise and high-rise development can be found in Sections 3.6.6 and 3.6.7.

- a) The setback of new development will respond to the existing built form context and reinforce the established built form edge with the intent of maintaining a street wall that frames the edges of the park. New development should be located close to the front property line, while still providing sufficient setbacks to avoid building elements, such as canopies and steps, from encroaching into the right-of-way. Where residential units are provided at-grade, this setback will be sufficient to accommodate entryways and steps to residential units, and any private courtyards and/or landscaping.
- b) The design and massing of new buildings and additions to existing buildings will minimize the impacts of shadows on Victoria Park, public realm and the adjacent low-rise neighbourhoods, as applicable.
- c) Significant cultural heritage resources and their heritage attributes shall be conserved.
- d) New high- and mid-rise buildings shall be designed to express three defined components: a base, middle and top. Alternative design solutions that address the following intentions may be permitted:
 - i) the base shall establish a human-scale façade with active frontages including, windows with transparent glass, awnings, pedestrian scale lighting, and the use of materials that reinforce a human scale;
 - ii) the middle shall be visually cohesive with, but distinct from, the base and top;
 - iii) the top shall provide a finishing treatment, such as a roof or a cornice treatment, and will serve to hide and integrate mechanical penthouses
- e) All new development shall have a minimum 6 metre rear yard setback from properties that are in the Neighbourhoods Place Type in *The London Plan* or the Low Density Residential Designation in the *1989 Official Plan*.
- f) A minimum 1 metre interior side yard setback will be required for all new buildings
- g) The setback of new development with a frontage on Wolfe Street will be in-line with the setback of existing buildings on Wolfe Street.



3.6.2 FAÇADE DESIGN

The design of building façades is the most important element to creating buildings that are pedestrian scale and fit within the residential amenity and character of the Victoria Park area.

- a) Building façades shall be articulated to reflect the scale and the rhythm of existing buildings along the edge of the park. Grade-related façade articulation should generally occur every 10 to 15 metres.
- b) High quality materials, such as brick and natural stone, will be used to complement the character and quality of buildings around the park and adjacent areas. The use of stucco and exterior insulation and finishing system (EIFS) will not be permitted.

3.6.3 ACTIVATION

Creating active building façades encourages passive surveillance and creates a walkable, pedestrian-friendly environment surrounding the park.

- a) Main building entrances shall front onto the park, unless the building also has frontage on Richmond Street, in which case the main building entrance will be located on Richmond Street with a secondary entrance fronting onto the park.
- b) Multiple building entrances are encouraged at a pedestrian-scale rhythm. Corner buildings and buildings with two street frontages should have entrances onto both streets.
- c) Entrances to residential lobbies that serve residential uses above the ground floor, and retail and commercial units will be flush with grade and will be accessible directly from the public sidewalk in order to animate the sidewalk.



- d) Residential units at grade will have individual unit entrances accessible directly from the right-of-way in order to animate the street environment.
- e) Entrances to individual residential units will be raised to a maximum of 1.2 metres above grade to allow for privacy for residents. Landscaping and/or private courtyards are encouraged for privacy and separation. Access to units from below-grade will not be permitted.
- f) Regardless of the intended use, the ground floor of new buildings should be designed with the flexibility to accommodate conversion to non-residential uses in the future. Strategies should be considered, such as providing a raised floor over the slab that can be removed to provide additional ground floor height in the future.
- g) Attractive and active frontages shall be located around all edges of the park. All building faces oriented towards the park should exhibit a high level of architectural detail, large transparent windows and high-quality materials. Blank walls, parking, services and utilities will not be visible from the park or Richmond Street.
- h) Glazing shall be maximized for non-residential uses located at-grade, while ensuring compatibility with the heritage resources.



3.6.4 PARKING

While parking is recognized as a continued need in proximity to Victoria Park, it should be provided in a way that does not detract from the pedestrian realm surrounding the park, nor the city-wide importance of this green space.

- a) Parking and service entrances shall not front directly onto Victoria Park or Richmond Street. Parking and service entrances will be accessed off of side streets, behind buildings and along laneways where possible.
- b) Despite Policy 3.6.4 a), in the event a site only has frontage on Victoria Park and/or Richmond Street, parking and service entrances may be provided via a driveway connecting to one of the frontages. In these instances, the impact on the pedestrian realm must be minimized through narrowing access points as much as possible and incorporating design features to maximize pedestrian safety.
- c) Parking should be located underground.
- d) New surface parking lots shall not be permitted within the *Victoria Park Secondary Plan* boundary.
- e) Above-grade structured parking shall be wrapped on all exterior lot lines with residential, retail, service, community facility or office uses to limit the visual impact of parking on the public realm.
- f) Parking shall not be located between a building and the public right-of-way.



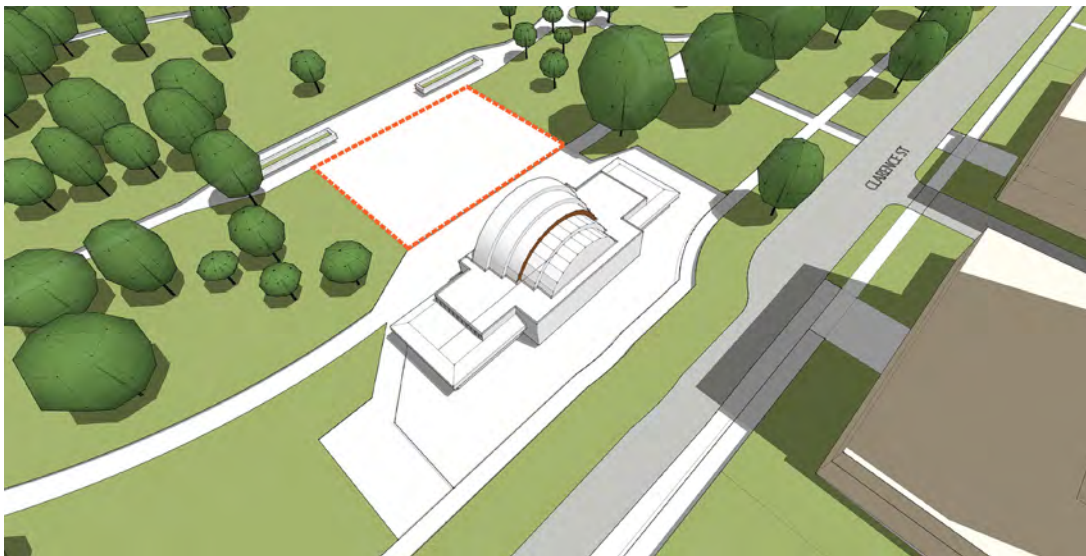
3.6.5 PERMITTED HEIGHTS

Minimum and maximum permitted heights for new development within the *Victoria Park Secondary Plan* boundary are described below and identified in Schedule 5: Permitted Heights.

- a) Building heights will generally transition from higher buildings in the downtown and fronting Richmond Street to lower buildings near low-rise residential areas.
- b) Buildings will be designed to provide appropriate transition to the adjacent low-rise neighbourhood that forms part of the West Woodfield Heritage Conservation District.
- c) All new development shall be within a 45 degree angular plane measured from a height of 10.5 metres from the primary lot lines of all properties in the Neighbourhoods Place Type in *The London Plan* or the Low Density Residential Designation in the *1989 Official Plan*, unless the property within this adjacent Neighbourhoods Place Type or Low Density Residential Designation is identified as being able to accommodate a mid-rise or high-rise building as a result of this Secondary Plan.
- d) For the purposes of this Secondary Plan, “primary lot lines” are the four longest lot lines of a property.
- e) New development will be designed to limit the amount of the concrete pad on the east side of the Victoria Park Bandshell that will be in shadow at any time between 8 a.m. and 4 p.m. from June 1 to August 31 to a maximum of 25% in total.

VICTORIA PARK BANDSHELL

The concrete pad on the east side of the Victoria Park Bandshell is one of the most popular public gathering spaces within Victoria Park.





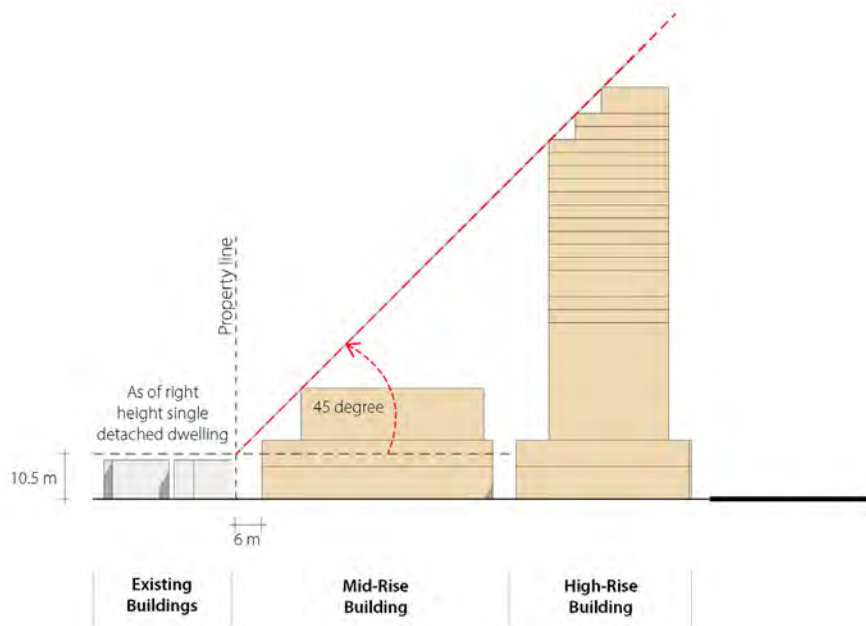
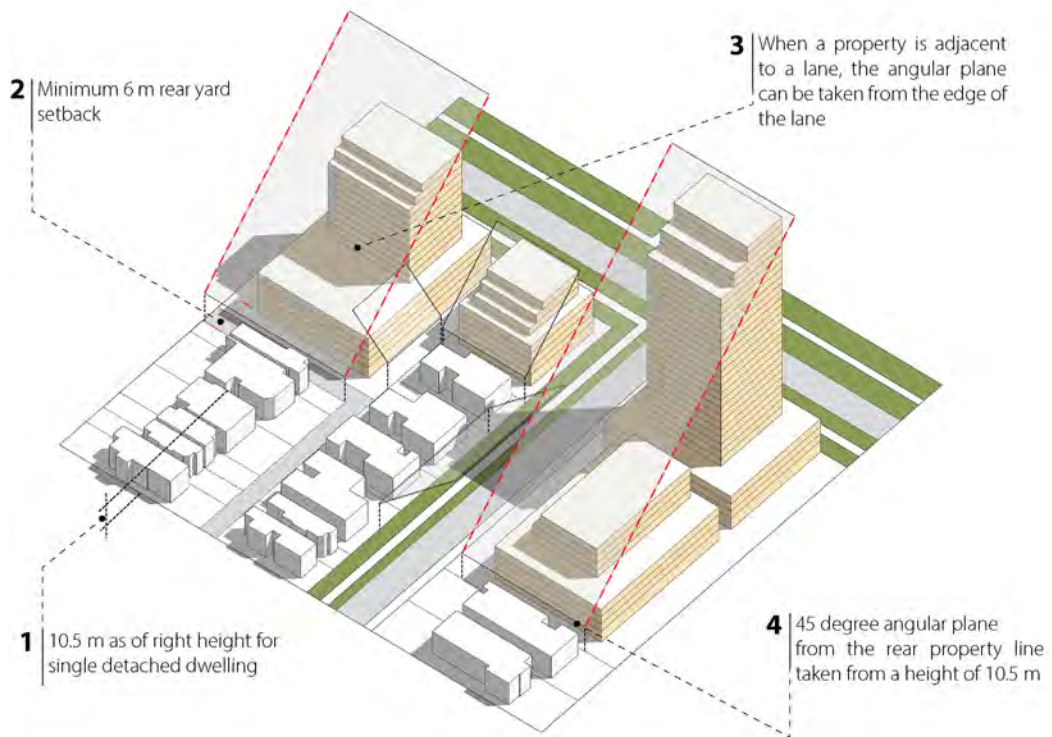
- f) The *Zoning By-law* will provide more detail on individual permitted heights; this may not include the full range of heights identified in this Secondary Plan.
- g) New development shall be within the range of permitted heights. The range of permitted heights can be found in Table 1 and Schedule 5, in addition, this Secondary Plan also describes the range of permitted heights in detail as follows:
 - i) In the North Policy Area, the range of permitted heights is between 2 and 16 storeys for Part A, if the development meets the angular plane requirement in Policy 3.6.5 c). This is the maximum permitted height within the Rapid Transit Corridor Place Type, allowing an opportunity for intensification in close proximity to a planned future rapid transit station near the intersection of Richmond Street and Central Avenue. The remainder of the Policy Area has a range of permitted heights between 2 and 4 storeys (Part B), as the scale of the existing buildings forms a streetwall that helps to frame Victoria Park and the surrounding neighbourhood. The full range of permitted heights in the Part A can be realized for the interior of the block if certain properties in the North Policy Area are consolidated into singular ownership, allowing those properties to be considered together as being part of the Rapid Transit Corridor Place Type. Otherwise the properties in Part B are in the Neighbourhoods Place Type and the angular plane requirement in Policy 3.6.5 c) may limit the ability to achieve the full range of permitted heights in the interior of the block.



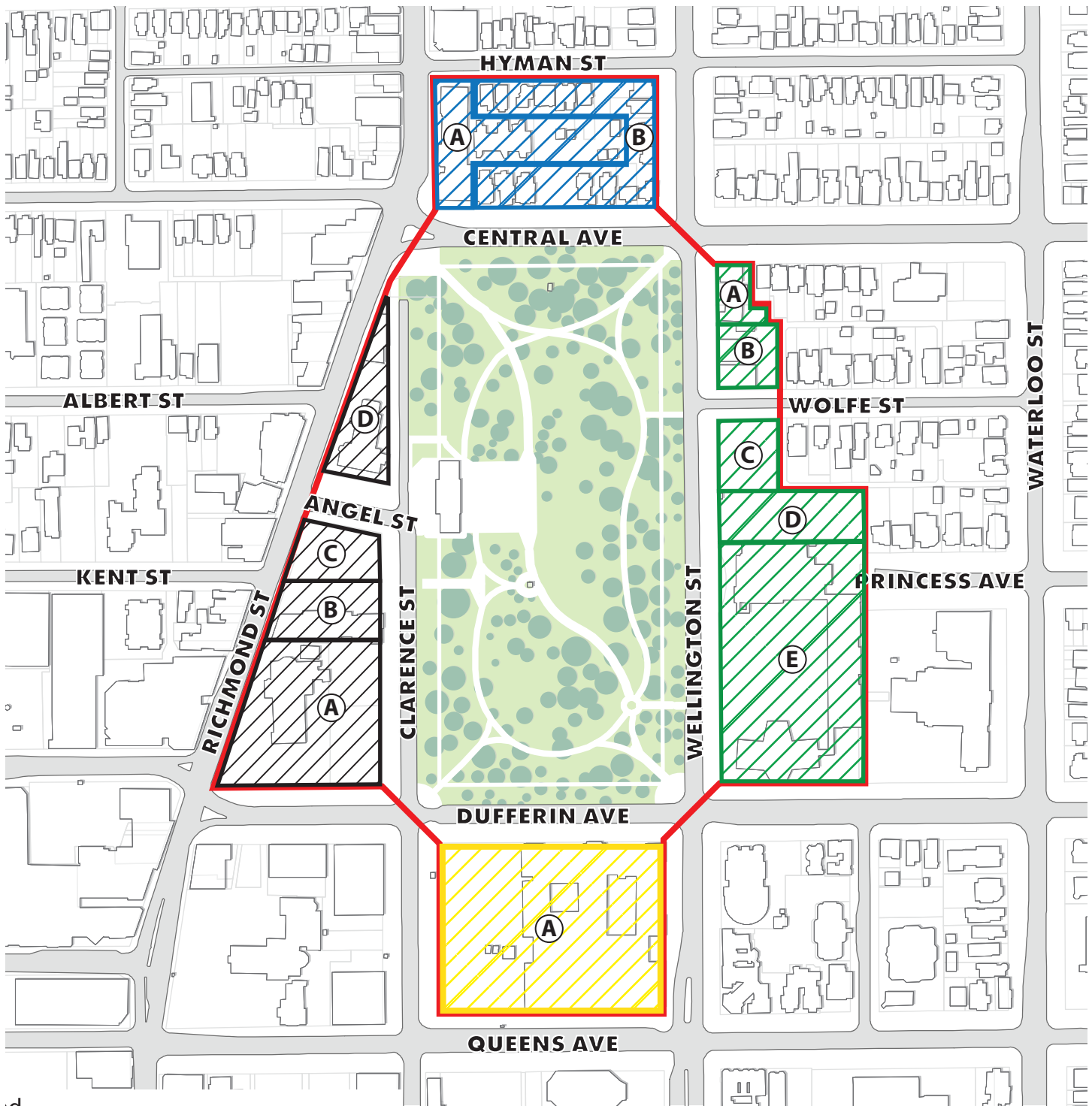
- ii) In the East Policy Area, the range of permitted heights considers the transition from the Downtown to the low-rise residential neighbourhood that forms a component of the West Woodfield Heritage Conservation District. Part A will continue to be low-rise, while Parts B and C provide opportunities for taller buildings, with maximum heights limited by the angular plane provisions in Policy 3.6.5c). Parts D and E provide opportunities for high-rise buildings, with maximum heights limited by the angular plane in Policy 3.6.5c). Parts D and E are also subject to a maximum height of 30 storeys, while the angular plane could allow higher heights in this location, this limit has been added to provide a transition from higher heights in Downtown to lower heights as the *Victoria Park Secondary Plan Area* transitions away from the Downtown core.
- iii) In the South Policy Area, the range of permitted heights is the full range of permitted heights contemplated in the Downtown Place Type. This is the location that can accommodate the tallest buildings in the *Victoria Park Secondary Plan Area*, as heights in the *Victoria Park Secondary Plan Area* decrease as the Area transitions away from the Downtown core.
- iv) In the West Policy Area, heights are limited for the areas to the south and east of St. Peter's Basilica Cathedral in order to retain the prominence of the Cathedral and its important relationship to Victoria Park. North of the Cathedral, building height will transition downward as the Area transitions away from the Downtown core. A maximum height of 30 storeys is permitted in Part B. In Part C, the maximum height is regulated by the shadow criteria in 3.6.5e), up to a maximum of 25 storeys. In Part D, the full range of heights in the Rapid Transit Corridor Place Type is contemplated up to a maximum of 16 storeys, provided the building is able to meet the shadow criteria in 3.6.5e).

ANGULAR PLANES

The use of a 45 degree angular plane provides an effective method to transition new mid-rise and high-rise development to existing low-rise development, helping to mitigate the impacts of the new development including, but not limited to, access to light, shadow, overlook, skyviews, and the visual impact of the massing.



Schedule 5- Permitted Heights



Legend

- Victoria Park Secondary Plan Boundary
- North Policy Area
- South Policy Area
- West Policy Area
- East Policy Area

Table 1: Permitted Heights

Location	Range of Permitted Heights
North Policy Area	
Part A	2 storeys to 16 storeys, with the maximum height permitted if the development meets 3.6.5c)
Part B	2 storeys to 4 storeys
East Policy Area	
Part A	2 storeys to 4 storeys
Part B	2 storeys up to the maximum height regulated by 3.6.5c)
Part C	2 storeys up to the maximum height regulated by 3.6.5c)
Part D	2 storeys up to the maximum height regulated by 3.6.5c), up to a maximum of 30 storeys
Part E	2 storeys up to the maximum height regulated by 3.6.5c), up to a maximum of 30 storeys
South Policy Area	
Part A	3 storeys to 35 storeys
West Policy Area	
Part A	2 storeys (or 6 metres) to 4 storeys
Part B	2 storeys (or 6 metres) to 30 storeys
Part C	2 storeys (or 6 metres) to 25 storeys, with the maximum height permitted if the development meets 3.6.5e)
Part D	2 storeys to 16 storeys, with the maximum height permitted if the development meets 3.6.5e)

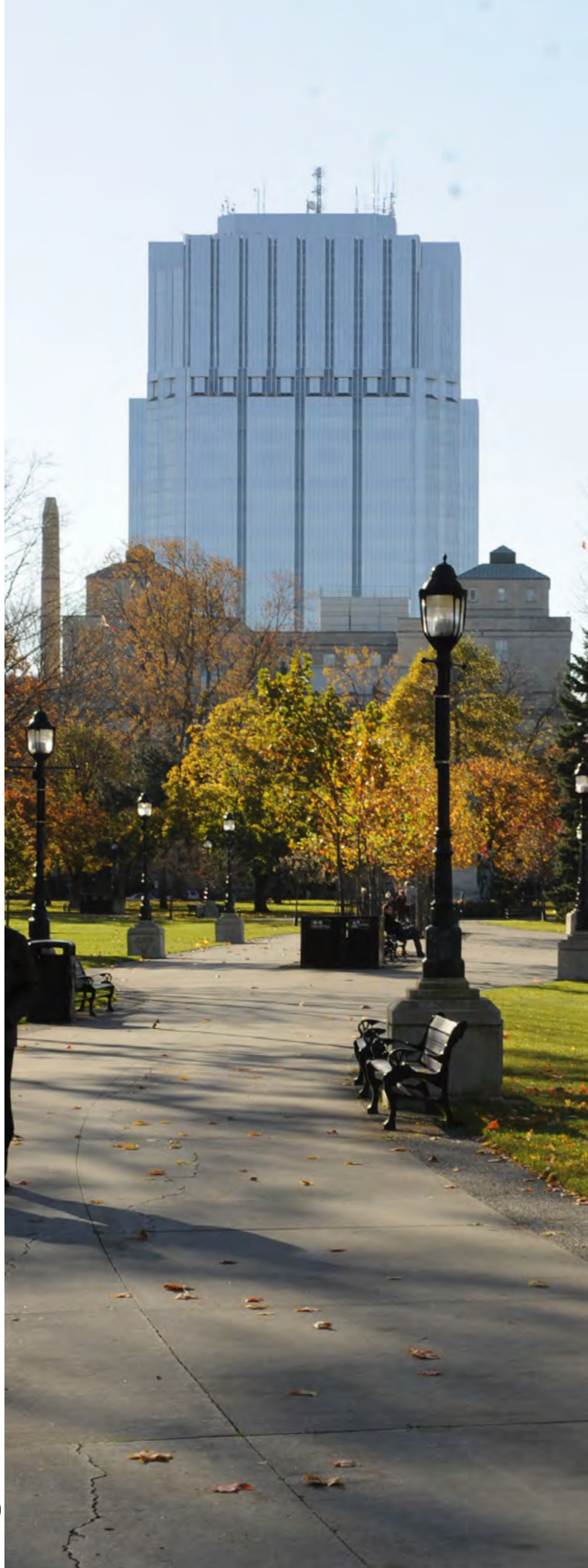
3.6.6 MID-RISE FORM

While the general built form policies apply to all new buildings within the *Victoria Park Area Secondary Plan* boundary, additional direction is provided specifically for mid-rise buildings.

- a) Mid-rise buildings are buildings with heights of 4 storeys up to and including 8 storeys.
- b) The base of new mid-rise buildings shall have a height of 4 or 5 storeys in the South Policy Area and East Policy Area to frame the park. In the North Policy Area and the West Policy Area the base of new mid-rise buildings shall have a height of 2 or 3 storeys.
- c) New buildings shall step back above the base to reduce the visual and physical impacts of the mid-rise building and to allow the base to be the primary defining element of the site and the adjacent public realm. Minimum setbacks are as follows:
 - i) 5 metres for the frontages facing Victoria Park or Richmond Street.
 - ii) 3 metres for the frontages facing all other streets and pedestrian connections.



- d) Mid-rise buildings should be separated by a minimum of 11 metres from other mid-rise or high-rise buildings. This separation distance applies to portions of the buildings above the base. This separation distance is intended to:
 - i) Protect development potential of adjacent sites;
 - ii) Provide access to sunlight on surrounding streets and Victoria Park;
 - iii) Provide access to natural light and a reasonable level of privacy for occupants of buildings;
 - iv) Provide pedestrian-level views of the sky between buildings particularly as experienced from adjacent streets, Victoria Park, and between towers for occupants, of mid-rise and high-rise buildings; and
 - v) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.
- e) All portions of mid-rise buildings above the base should be setback a minimum of 5.5 metres from the property line of any adjacent sites that could accommodate mid-rise or high-rise development from the centreline of the right-of-way, as to not compromise the development potential of adjacent properties.
- f) New mid-rise buildings shall transition in scale to adjacent low-rise development through rear and side yard setbacks and stepbacks.





3.6.7 HIGH-RISE FORM

While the general built form policies apply to all new buildings within the Victoria Park Secondary Plan boundary, additional direction is provided specifically for high-rise buildings. High-rise buildings will be designed with a podium base and tower above.

- a) High-rise buildings are buildings 9 storeys in height or taller
- b) The base of new high-rise buildings shall have a height of 4 or 5 storeys in the South Policy Area and East Policy Area to frame the park. In the North Policy Area and the West Policy Area the base of new high-rise buildings shall have a height of 2 or 3 storeys.
- c) New high-rise buildings shall step back above the base to reduce the visual and physical impacts of the building and to allow the base to be the primary defining element of the site and the adjacent public realm. Minimum setbacks are as follows:
 - i) 5 metres for the frontages facing Victoria Park or Richmond Street.
 - ii) 3 metres for the frontages facing all other streets and pedestrian connections.
- d) High-rise buildings should have a minimum separation distance of 25 metres between towers. This separation distance is intended to:
 - i) Protect development potential of adjacent sites;
 - ii) Provide access to sunlight on surrounding streets and Victoria Park;
 - iii) Provide access to natural light and a reasonable level of privacy for occupants of high-rise buildings;
 - iv) Provide pedestrian-level views of the sky between high-rise buildings particularly as experienced from adjacent streets, Victoria Park, and for building occupants of mid-rise and high-rise buildings; and
 - v) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.



- e) All portions of high-rise buildings above the base should be setback a minimum of 12.5 metres from the property line of any adjacent sites that could accommodate high-rise development and the centreline of streets, as to not compromise the development potential of adjacent properties.
- f) New high-rise buildings shall transition in scale to adjacent low-rise development through rear and side yard setbacks and setbacks.
- g) Residential tower floor plates in high-rise buildings shall be a maximum of 750 square metres for all portion of the building above the base to ensure shadows move quickly, to minimize the obstruction of views, and to be less visually massive from neighbouring properties and the surrounding public realm. Office uses in high-rise buildings may have larger floor plates based on operational requirements, up to a maximum of 1,000 square metres for all portions of the building above the base containing office uses, but will be designed to limit large shadows on streets, the park, and nearby properties.
- h) Towers shall not have any blank facades, and a minimum proportion of 70% of the facade shall be glazing.
- i) The top portions of the tower shall be articulated through the use of small setbacks, differences in articulation, or the use of an architectural feature. The mechanical penthouse shall be integrated into the design of the tower.
- j) Balcony materials should be clear glass to minimize the visual mass of the building.



3.7 LAND USE

Land uses around Victoria Park should be supportive of the active pedestrian realm around the park, while recognizing the prominence of Richmond Street as a main street. The Zoning By-law will provide more detail on individual permitted uses; this may not include the full range of uses identified in this Secondary Plan.

- a) A broad range of residential, retail, service, office, community facility and other related uses may be permitted within the *Victoria Park Secondary Plan* boundary.
- b) For buildings fronting Richmond Street, a minimum of 60% of the Richmond Street frontage at grade will be street-related retail and service uses oriented toward Richmond Street. Community facility and institutional uses may be permitted if they are to be used for street-oriented, active uses.
- c) Auto-oriented uses and drive through facilities are prohibited within the *Victoria Park Secondary Plan* boundary.
- d) Residential lobbies shall take up no more than 30% of the ground floor façade, to a maximum of 15 metres.



3.8 COMPATIBILITY WITH PARK ACTIVITIES

Victoria Park serves as an important city-wide resource for active and passive recreational activities. It is also an important neighborhood downtown. It is important to ensure the continued vitality and functionality of Victoria Park as a destination for Londoners.

- a) Noise studies shall be submitted with all Site Plan Control applications for new mid-rise or high-rise residential developments which will consider how noise from festivals will be mitigated through sound dampening building practices. Purchasers and/or tenants should be advised of the possibility of noise from festivals though the addition of a warning clause to the lease or agreement of purchase and sale and registered on title.
- b) Wind studies shall be submitted with all Zoning By-law Amendment and Site Plan Control applications for new mid-rise or high-rise developments to provide information on the existing wind conditions and the wind conditions that can be expected when the proposed development is constructed. The study will demonstrate how the wind conditions that are expected to be generated by the proposed development are being mitigated, and demonstrating the resulting wind conditions after mitigation are comfortable for pedestrians on sidewalks and users of the park.



3.9 BUILDING SUSTAINABLE DEVELOPMENT

Many of the policies in this Secondary Plan that allow the construction of new mid-rise and high-rise development within the *Victoria Park Secondary Plan* boundary will contribute to sustainability and addressing the climate emergency by providing a compact form of development in the central area that reduces urban sprawl, in a way that is compatible with the surrounding area including the heritage resources. The use of green building technologies will also help to contribute to sustainability and addressing the climate emergency.

- a) All new mid-rise and high-rise developments shall include green roofs or cool roofs to help reduce the impact of buildings on the climate.
- b) The use of green building technologies in the development of new buildings is encouraged.
- c) The provision of electric vehicle charging stations, secure and covered bicycle parking, and car share facilities are encouraged.
- d) The provision of a mixture of unit types, including the provision of 2 and 3 bedroom units, is encouraged to allow for a variety of families to live in the core.



3.10 OUR TOOLS

The following provides an overview of the additional considerations that are required for development applications within the *Victoria Park Area Secondary Plan* boundary:

ZONING BY-LAW AMENDMENT APPLICATIONS

- a) The following submission materials will be required, in addition to the standard submission materials, for Zoning By-law amendment applications in the Victoria Park Secondary Plan boundary:
 - i) Planning and Design Report that includes the following in addition to the standard requirements (including analysis of the policies in the Victoria Park Secondary Plan):
 - Information about how view corridors for pedestrians will be maintained and/or added (for more information – see Section 3.2)
 - Information about how new connections will be added/enhanced, where applicable (for more information – see Section 3.3.)
 - ii) Shadow study - required for all new mid-rise and high-rise building proposals (for more information – See Section 3.6)
 - iii) Preliminary wind study for all new mid-rise and high-rise building proposals (for more information – See Section 3.8)
 - iv) The provision of indoor and/or outdoor common amenity space will be detailed; with minimum standards secured in the Zoning By-law.
 - v) Servicing studies and sanitary design briefs may be required to ensure adequate servicing. Holding provisions may be required to ensure necessary servicing is in place prior to development.
 - vi) Heritage Impact Assessment (for more information – see Section 3.5)

SITE PLAN CONTROL APPLICATION

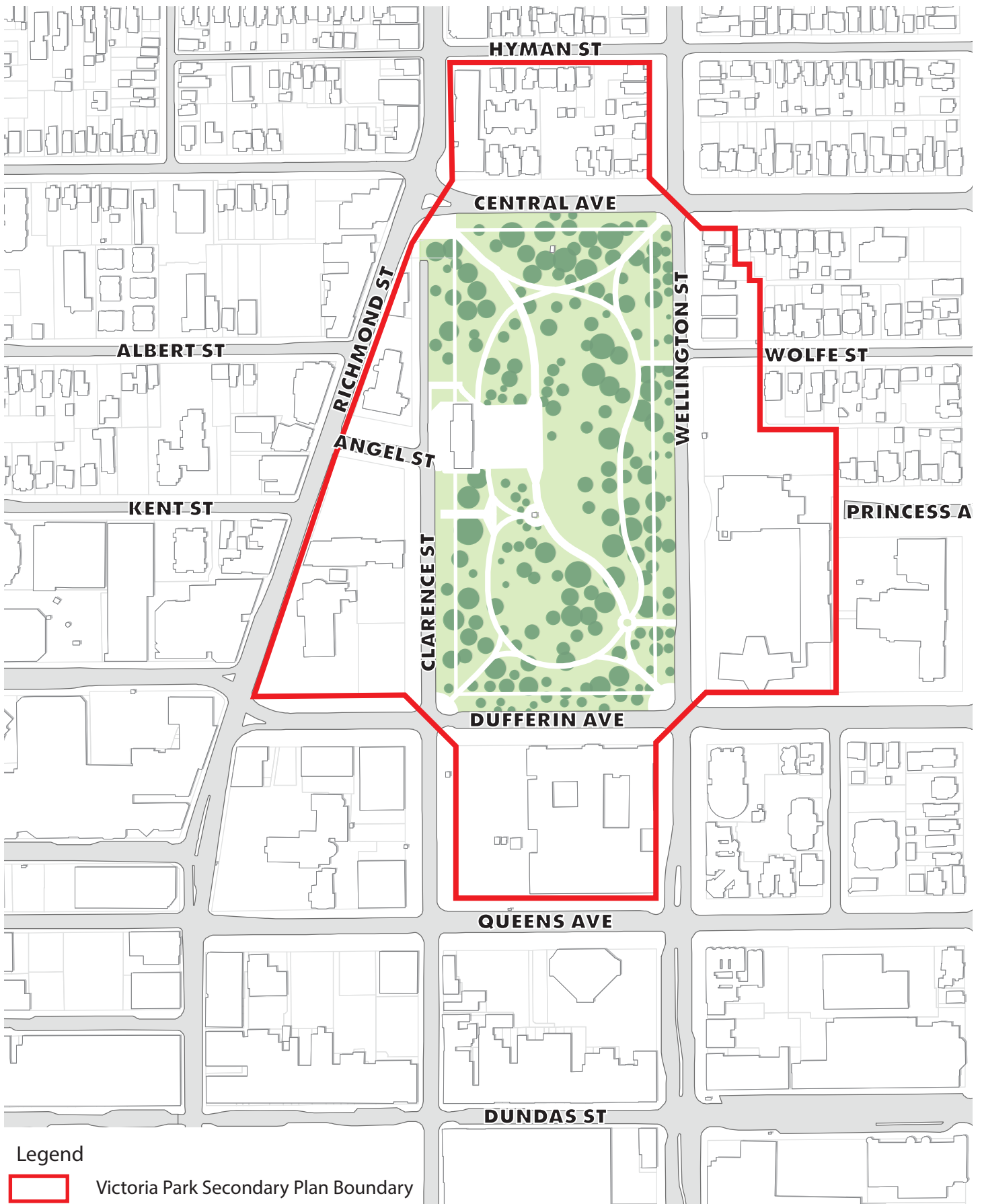
- b) The following submission materials, in addition to the standard submission materials, will be required for all Site Plan Control applications in the *Victoria Park Secondary Plan* boundary:
 - i) Wind study for all new mid-rise and high-rise building proposals (for more information – See Section 3.8)
 - ii) Noise study for all new mid-rise and high-rise residential building proposals (for more information – see Section 3.8)
 - iii) Shadow study - required for all new mid-rise and high-rise building proposals (for more information – See Section 3.6)
 - iv) A letter detailing how the proposed development demonstrates sustainable building development (for more information – see Section 3.9)
 - v) Heritage Impact Assessment (for more information – see Section 3.5)
- c) Public Site Plan review will be required for all new development in the *Victoria Park Secondary Plan* boundary



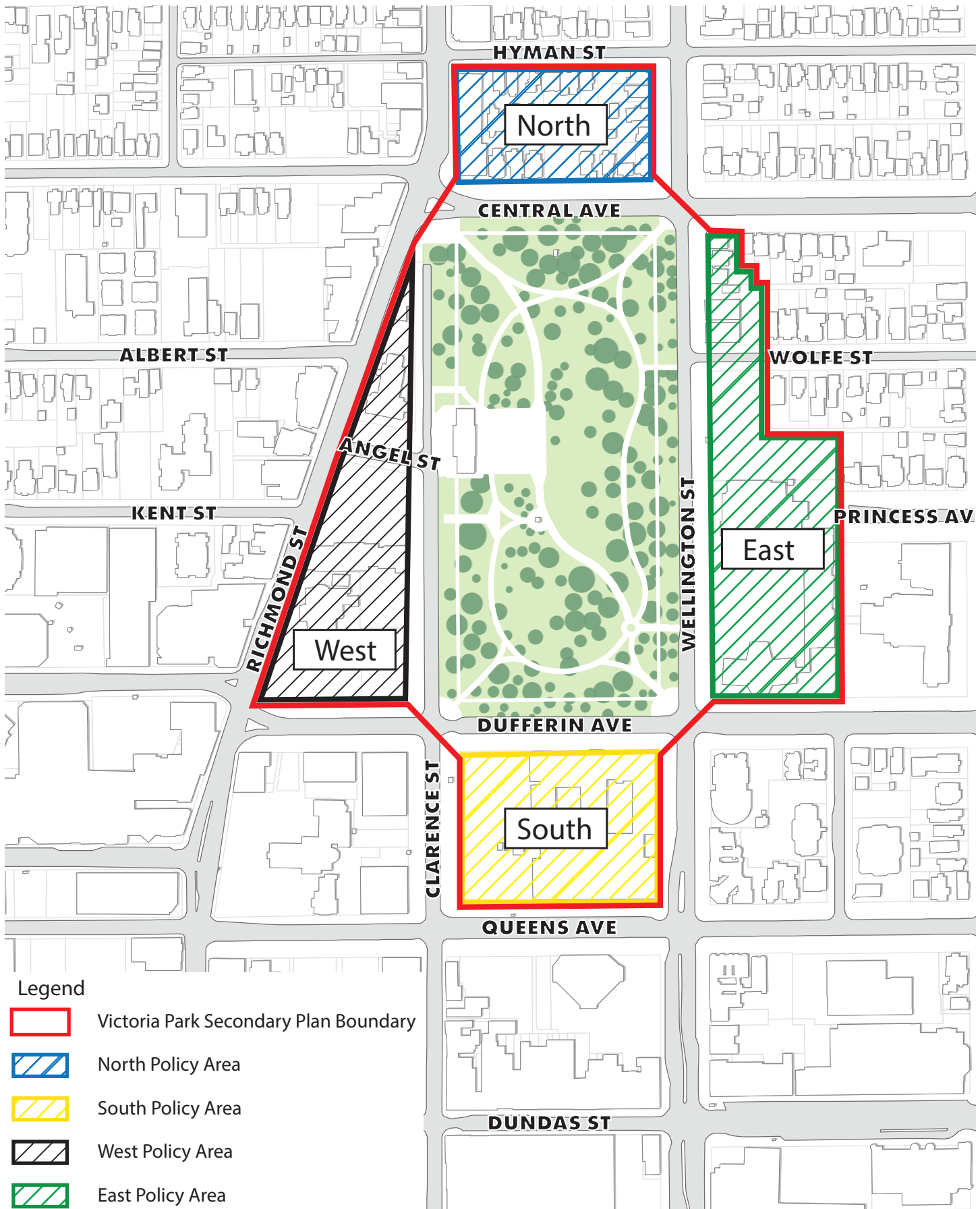


4.0 Schedules

SCHEDULE 1: SECONDARY PLAN AREA



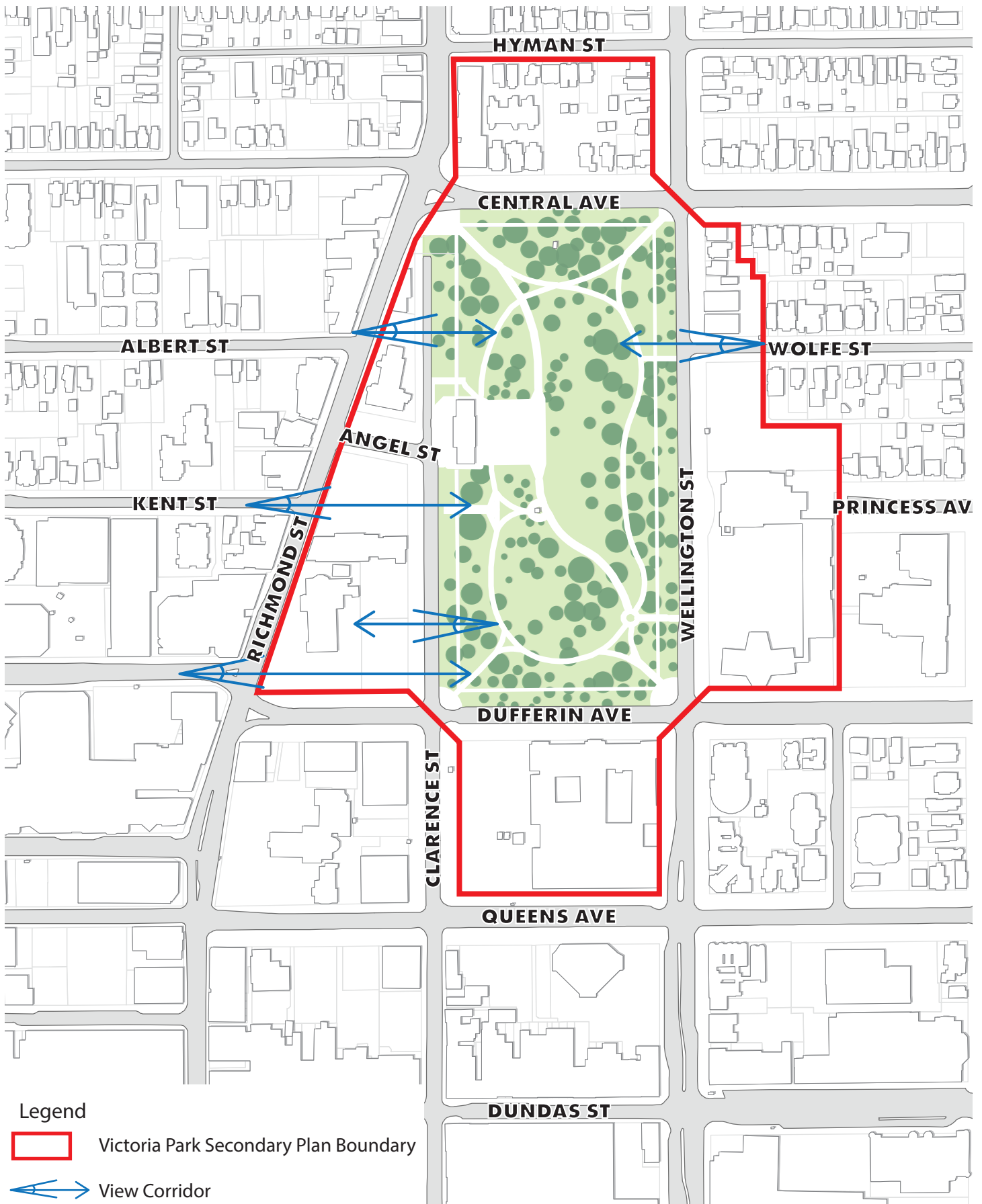
SCHEDULE 2: POLICY AREAS



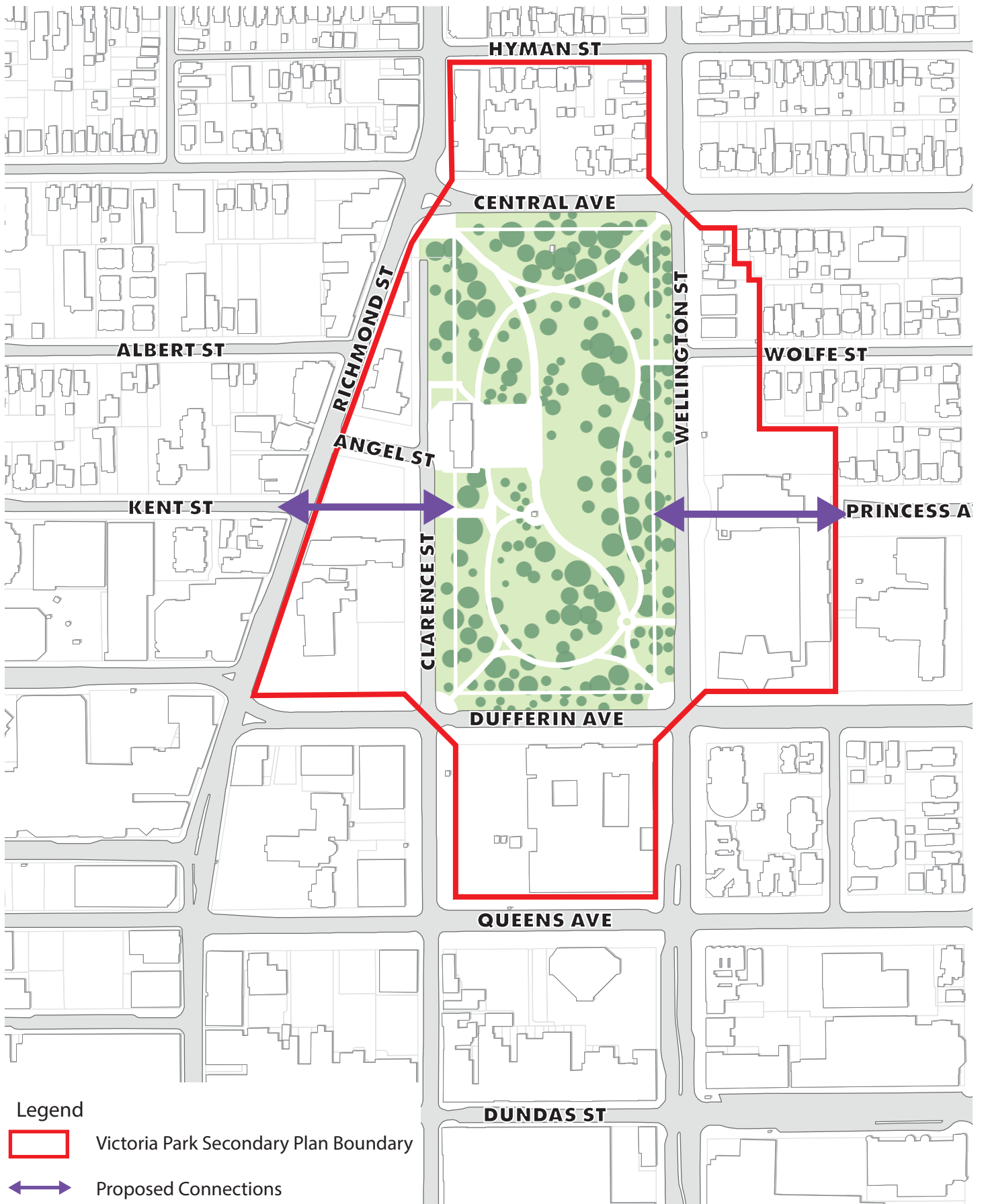
Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area

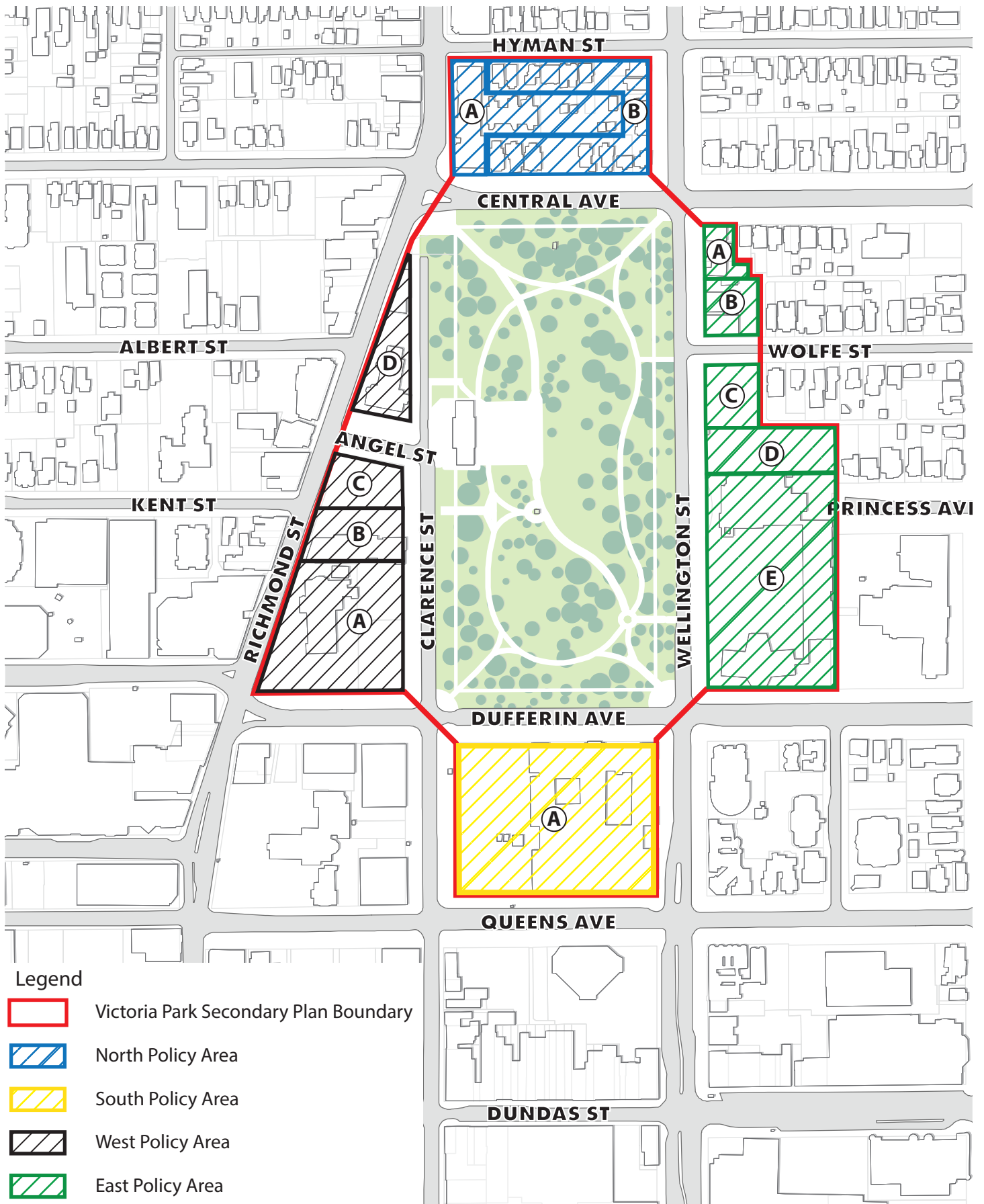
SCHEDULE 3: VIEW CORRIDORS



SCHEDULE 4: CONNECTIONS



SCHEDULE 5: PERMITTED HEIGHTS



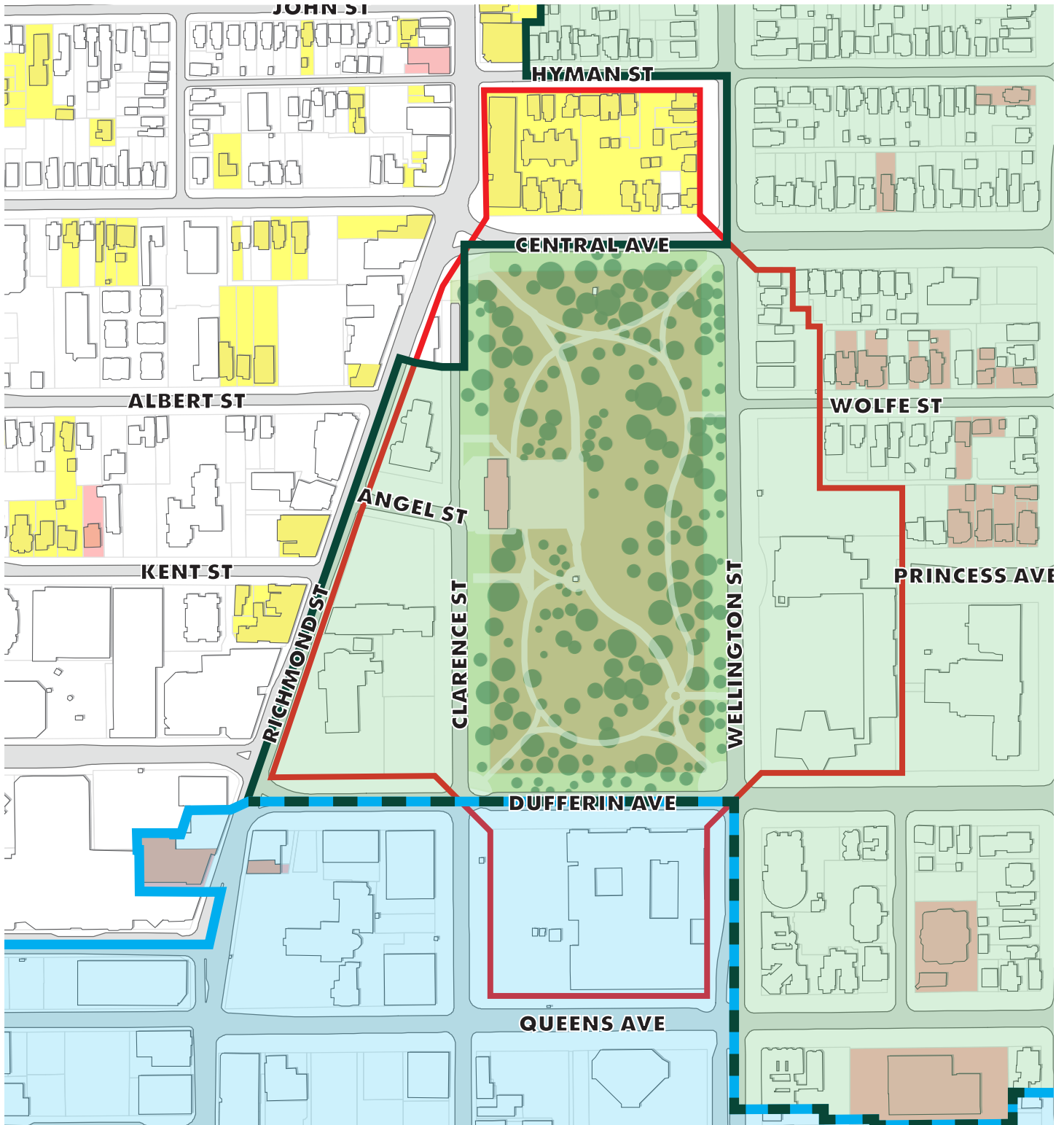
Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area



5.0 Appendices

APPENDIX A: CULTURAL HERITAGE



Legend

- Victoria Park Secondary Plan Boundary
- West Woodfield Heritage District Boundary
Part V Designated
- Downtown Heritage District Boundary
Part V Designated
- Listed On City's Heritage Inventory
- Individually Part IV Designated
Heritage Property

APPENDIX B: REASONS FOR DESIGNATION - VICTORIA PARK

SCHEDULE "A"

To By-law No. L.S.P.-3311-283

Victoria Park is bounded by Central Avenue, Clarence Street, Dufferin Avenue and Wellington Street including part of Princess Avenue (formerly known as Bond Street) closed by By-law registered as Instrument GD34133 in the City of London and County of Middlesex being all of PIN 08266-0001.

SCHEDULE "B"

To By-law No. L.S.P.-3311-283

REASONS FOR DESIGNATION - VICTORIA PARK

(The Block bounded by Dufferin Avenue, Clarence Street, Central Avenue, and Wellington Street)

Historical Reason

Victoria Park represents a unique combination of beauty, amenity and heritage in the City of London. The 6.25 hectare park has been a gathering place for Londoners since 1874. Victoria Park is of significant historic, architectural and cultural heritage landscape importance in five key areas:

- (a) As a registered archaeological site;
- (b) Military history;
- (c) A designed landscape;
- (d) A place of public gathering and celebration; and
- (e) Monuments

Victoria Park is a significant resource for archaeology in London, exhibiting three critical layers of historic importance. Prehistoric remains from the native occupation of the area can be found below ground, as well as, remains from the British Military occupation. The Framed Infantry Barracks which covered the northern two-thirds of the park property in the period circa 1838-1873 represents the largest and best preserved historic site in the City of London. Victoria Park is also the City's most celebrated designed landscape from the 19th Century, created by American landscape architect Charles Miller 1878. The layout of the landscape was reminiscent of an English parkland with drives and tree lined walks, fountains, floral areas and bandstand. Limited remains for this grand parkland era remain today. Victoria Park, from its conception, has continually evolved in its role and relationship to London. Its development must be seen in conjunction to the history of design, society and conventions, and the City's fiscal and management considerations of various periods. To date the park has been idealized as a pleasure ground, a venue of horticultural and artistic expression, a recreational facility and most recently a civic space for special events.

Archaeological investigations of Victoria Park indicate that the property represents the single largest and best preserved historic archaeological site in the City of London. It is arguably the most important historic archaeological site in the City by virtue of its significance to the history of the region and to the development of the municipality. Altogether, these remains represent some of the most important complex issues for future management within the property.

Archaeological assessment indicates a number of components within the park including evidence of prehistoric Iroquoian occupation sometime within the period 800-1550 AD.

Historic research has determined that the Framed Infantry Barracks covered an area of some 10 acres including the entire norther two-thirds of Victoria Park; the southern third was used as the drill ground and cricket ground. This Barracks formed an integral part of the British Military Reserve established in London following the Rebellion of 1827. The British Garrison was based in London from 1838 to 1853, when troops were withdrawn to be sent to the Crimean War, and again from 1861 to 1869. During the mid to late 1850s, the complex served as a refugee camp for escaped slaves from the United States and as the site of a racially integrated school. The barracks survived until the early 1870s, when a fire destroyed the officers' quarters, and the remainder of the structures were cleared in preparation for the creation of Victoria Park.

The barracks complex included several dozen structures surrounded by a stockade with projecting bastions. The major structures centred around a parade square. It was bounded by the soldiers' quarters to the north, the officers quarters to the south, the hospital compound to the west, and the canteen, cells, defaulters room and powder magazine to the east.

When the British Government saw no reason to retain the garrison lands, the drive to have the land become a public park began. The Municipal Council began to initiate civic improvements such as street beautification in 1871 and the establishment of a standing committee on Public parks in 1873. It was not until 1878 that London received the deed for Victoria Park. It was at this time that William Saunders presented to City Council plans for the park prepared by American Landscape Architect Charles H. Miller. In March 1878 Charles Miller came to London with the layout plans for the park. The plans were adopted, and park development proceeded as per Millers plan.

Charles Miller (1829-1902) gained prominence when he became the chief gardener for the Bureau of Horticulture for the Centennial Exhibition in 1876 in Philadelphia. Miller is known to have done two projects in Southwestern Ontario, both seemingly instigated by William Saunders. The first was Victoria Park in 1878 followed by the commission to prepare a landscape and site plan for the Ontario Agricultural College, Guelph in 1882. Through various documents and letters it is known that Miller made several visits to Canada during this period of time. He was recognized as being a leading landscape designer and horticulturalist in his day.

By the end of 1879 the first phase of the parks development was completed. A total of 31 trees and 72 shrubs were added to the double row of maple trees which already surrounded the grounds. In addition walks, drives and a bandshell were installed. The final feature added at this time was the famed fountain topped with a cupid which was installed in the centre of the park along with three military guns from the Battle of Sebastopol which had been donated by sir John Carling.

Victoria Park evolved as it assumed its role as the 'jewel of the parks system". In 1912 the park was placed under the responsibility of the Board of Water Commission (later Public Utilities Commission). Recreational activities became increasingly important with the introduction of the skating rink in 1914. By the 1920s a great number of the park's original elements such as iron benches, urns, fencing, had been removed due to age and condition and others were replaced with a single level illuminated one. From this time on, the park began a slow, inexorable decline. By the late 1950s and into the 1960s the residential character along the north and eastern edge was changing with the loss of residential uses, buildings not being oriented to the park, and parking lots.

An important aspect of the park's history are traditions that have evolved over time. Skating has been a part of the park since 1914. Public concerts have been associated with the site since the period of the British Garrison. The first bandstand was erected in the park in 1876. With the bandstand City Council established a fund for free weekly concerts and encouraged local bands. The Salvation Army held Sunday afternoon services in the park for many years. In recent years a bandshell was built in 1950 with funds donated by the Kiwanis Club; and the present bandshell was built in 1989, again with funds from the Kiwanis Club. A very strong tradition of festivals and special events continues in the park to the present day, with over 30 events occurring annually, most notably the Festival of Lights/Winterfest, Home County Folk Festival, and Remembrance Day Services.

Architectural Reasons

Several Monuments have become important features of Victoria Park. The Boer War Soldiers' Monument was added to the park in 1912. The sculpture was commissioned by veterans of the Boer War from Montreal sculptor George W. Hill. On November 10, 1934 the Cenotaph was dedicated. It is a replica of the cenotaph that Sir Edwin Lutyens had designed for Whitehall in London, England. This monument was commissioned by the I.O.D.E. and dedicated to "The Glorious Dead".



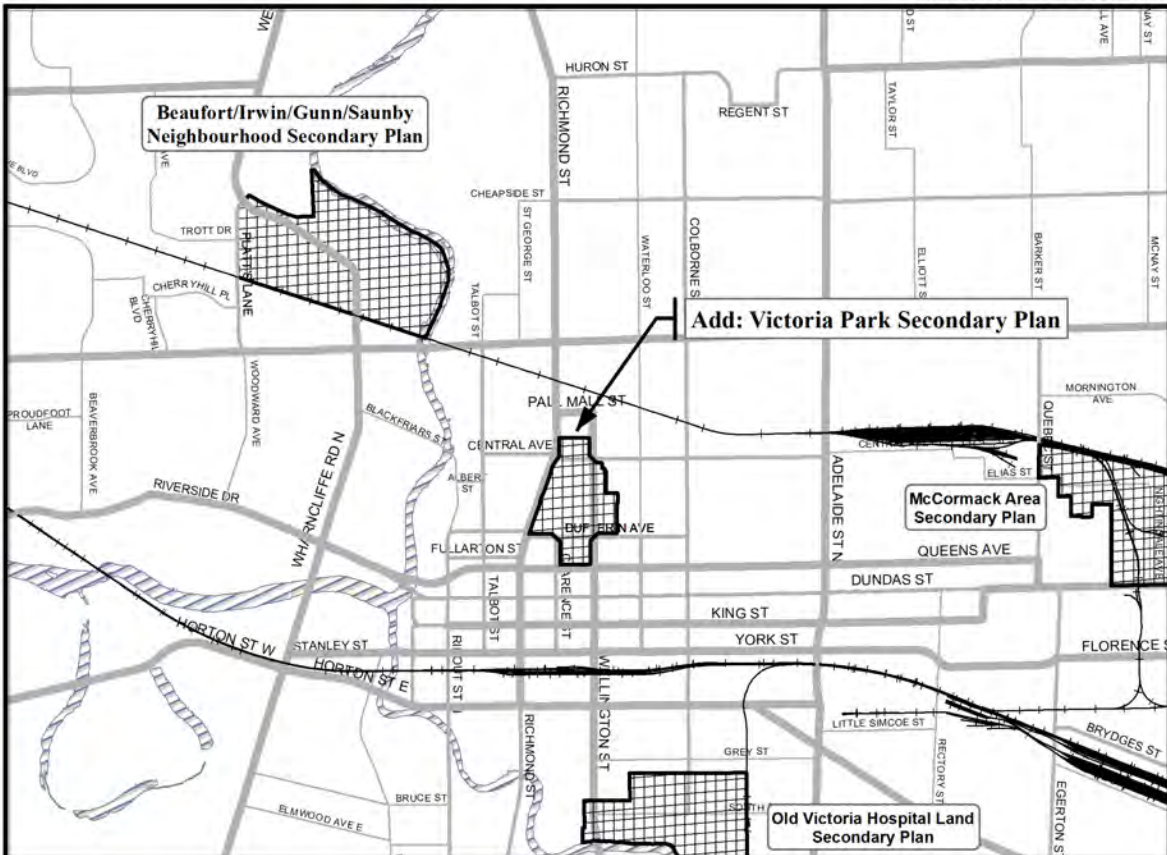
City Planning
January 2020

299



Schedule 2 – Planning Areas Map

AMENDMENT NO: 646



Legend

- Planning Areas
- Planning Area Name
- Secondary Plans
- Extensions to Existing Communities
- Urban Growth Boundary

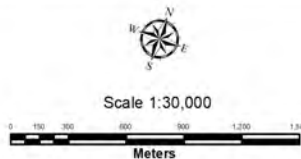
Base Map Features

- Streets (refer to Schedule C)
- Secondary Collectors
 - Primary Collectors
 - Arterials
 - Freeways/Expressways
 - Railways
 - Rivers/Streams

This is an excerpt from the Planning Division's working consolidation of Schedule D to the City of London Official Plan, with added notations.

SCHEDULE 1 TO OFFICIAL PLAN AMENDMENT NO. 646

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8978
 PLANNER: MK
 TECHNICIAN: MB
 DATE: 2020/01/27

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consol\00\VictoriaParkSecondaryPlan\VictoriaParkSecondaryPlanScheduleD.mxd

Appendix F – Amendment to the Official Plan, 1989 - Woodfield Neighbourhood Policy

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-XXXX-____

A by-law to amend Official Plan for the City of London, 1989 relating to the Victoria Park Secondary Plan area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 11, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

**AMENDMENT NO.
to the
OFFICIAL PLAN (1989) FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To amend Section 3.5.4 of the 1989 Official Plan

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north

C. BASIS OF THE AMENDMENT

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To replace Section 3.5.4 of the Official Plan, 1989.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally applies to properties surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

The Woodfield Neighbourhood policy applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north. The *Victoria Park Secondary Plan* applies to a portion of this area. The existing version of Section 3.5.4 provides guidance for the area, and also includes specific guidance for the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street. This area comprises the North Policy Area in the *Victoria Park Secondary Plan* and the existing policies for that block are no longer applicable. This amendment would replace that policy with a policy that provides clarification on the application of the *Victoria Park Secondary Plan*, such that in instances where Section 3.5.4 - Woodfield Neighbourhood and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.

D. THE AMENDMENT

The Official Plan, 1989, is hereby amended as follows:

3.5.4 Woodfield Neighbourhood

The Woodfield Neighbourhood, which is approximately bounded by Richmond Street on the west, Dufferin Avenue and Queens Avenue on the south, Adelaide Street on the east and the C.P.R. tracks on the north, is characterized by predominantly low density residential development, with a mix of higher density residential and office conversions. It is a policy of this Plan to maintain the Woodfield Neighbourhood as a low density residential area. In keeping with this policy new office conversions would not be permitted except in the commercial designations along Richmond Street, Adelaide Street, in the Downtown Area, and in areas identified in policy 3.6.9. New office conversions on the east side of Waterloo Street, between Central Avenue and Princess Avenue, and on

Central Avenue, between Waterloo and Wellington Streets, may be permitted provided there is little alteration to the external residential character of the structure and provided also that there is at least one residential dwelling unit retained in the building being converted. New office conversions may be permitted on Waterloo Street, both sides between Pall Mall Street and Central Avenue, provided at least one above-grade residential dwelling unit is retained in the building being converted. Existing office conversions are recognized as legal uses in this Official Plan and will be zoned to permit the continuation of these uses.

The low density residential neighbourhood within the area bounded by Wellington Street, Pall Mall Street, Waterloo Street and Princess Avenue shall only provide for infill and intensification where such development is clearly compatible with the character, scale and intensity of the low density residential neighbourhood in this area. Area-specific zoning regulations such as, but not limited to, maximum floor area ratio, maximum dwelling size and on-site parking limitations may be applied to ensure that future development meets this objective. (OPA No. 396)

Properties fronting the north side of Princess Avenue, west of Waterloo Street are located on the edge of the downtown at a point of transition between high density residential and institutional uses to the south and low density residential neighbourhood to the north. Several buildings have undergone restoration and intensification in a manner which has preserved the character of the neighbourhood and kept the original streetscape intact. Recognizing this, these properties may be exempt from area-specific zoning regulations such as floor area ratio, maximum dwelling size, and on-site parking limitations noted above. (OPA 434-approved January 21, 2008)

In addition to the uses permitted in the Low Density Residential designation, new office uses may be permitted within the existing building at 470 Colborne Street, provided there is little alteration to the external residential character of the original residential structure and at least one above-grade residential dwelling unit is provided and maintained within the building. These new office uses may be established with other permitted uses in a mixed-use format. Residential intensification and conversions to non-residential uses shall be permitted only where it is compatible with the character, scale and intensity of the surrounding low-rise residential neighbourhood and where the intent of the Near-Campus Neighbourhoods policies is met. Site-specific zoning regulations such as, but not limited to, maximum number of converted dwelling units, maximum number of parking spaces, minimum landscaped open space and limiting the range and mix of uses within the building such that they do not exceed the available parking may be applied to ensure that the future re-use of the existing structure meets this objective. (OPA 691 - C.P.-1284(uj)-28)

The *Victoria Park Secondary Plan* applies to certain properties in the Woodfield Neighbourhood. In instances where the policies that apply to the Woodfield Neighbourhood and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.

Appendix G – Public Engagement

Community Engagement

The community engagement undertaken with the *Victoria Park Secondary Plan* study was extensive, with three Community Information Meetings, public meetings at the Planning and Environment Committee, booths at summer festivals, drop-in sessions, an interactive study website, and various meetings with landowners and other community groups. Over 190 individuals identifying themselves as interested parties for this study. The feedback received was considered in the preparation of the revised Secondary Plan that is being recommended for adoption by Municipal Council. The following details the outreach conducted for the *Victoria Park Secondary Plan*:

Summer Festivals

Staff had a booth 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 visitors 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 preferring towers around the park, and others preferring low-rise development.

Following the direction of Municipal Council in June, 2019 for staff to undertake further engagement on the draft Secondary Plan, Staff had a booth during select hours at Rib Fest in August, 2019. At Rib Fest, Staff presented the draft Secondary Plan including a virtual reality demonstration of the potential build out that could result from the policies in the Secondary Plan. Over 100 people visited this booth during Rib Fest to learn more about the *Victoria Park Secondary Plan* study and to provide feedback.

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 consulting team identified the following draft key opportunities and considerations:

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:

- 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.

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 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 Avenue (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 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 R.H. 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

This feedback received at this meeting, along with the other feedback received with regard to the study, were incorporated into the Principles for the Secondary Plan and the policies included in the Secondary Plan.

Public Participation Meeting at the Planning and Environment Committee – Draft Secondary Plan Principles – April 29, 2019

At its meeting of May 7, 2019 Municipal Council endorsed the draft *Victoria Park Secondary Plan Principles* that were intended to form the basis of the policies in the *Victoria Park Secondary Plan*, as recommended by Staff.

Prior to its consideration by Municipal Council, this report and the draft Secondary Plan Principles were considered at a Public Participation Meeting of the Planning and Environment Committee on April 29, 2019. Sixteen members of the public provided comment on the draft Secondary Plan Principles at the Planning and Environment Committee meeting. Comments centred on the importance of conserving the amenity of Victoria Park, recognition for the prominence of Victoria Park, the need to conserve cultural heritage resources, and varying opinions about what would constitute appropriate heights for new development around the park.

The public comments made at this meeting were considered in the preparation of the draft *Victoria Park Secondary Plan* and subsequently the revised *Victoria Park Secondary Plan*.

Public Participation Meeting at the Planning and Environment Committee – Draft Secondary Plan - June 17, 2019

The draft *Victoria Park Secondary Plan* was presented at a Public Participation Meeting of the Planning and Environment Committee on June 17, 2019, to begin public consultation on the document. At its meeting of June 25, 2019 Municipal Council received the draft *Victoria Park Secondary Plan* for information purposes and directed that the draft *Victoria Park Secondary Plan* be circulated for further public engagement with the community and stakeholders.

Twelve members of the public provided comment at the Planning and Environment Committee meeting on the release of the draft *Victoria Park Secondary Plan*. Comments varied, with some stressing the desire for lower heights, and others expressing a desire for higher heights to be considered in the Victoria Park Secondary Plan Area. Some members of the public also stressed the need for the conservation of cultural heritage resources in the area and for new development to be compatible with cultural heritage resources. Some members of the public also identified a preference for efforts to be made to encourage properties in other areas of downtown to redevelop prior to consideration of development in the area around Victoria Park. Many members of the public expressed a desire to continue to work with the City to provide comments to inform revisions to the draft Secondary Plan for the revised Secondary Plan to be considered by Municipal Council for adoption.

The public comments made at this meeting were considered in the preparation of the *Victoria Park Secondary Plan*.

Community Information Meeting #3

Following the direction of Municipal Council to Staff to undertake further public engagement on the draft *Victoria Park Secondary Plan*, a Community Information Meeting was held on September 4, 2019 at St. Peter's Basilica Cathedral Auditorium to present the draft Secondary Plan (the same version presented to Municipal Council) and gather feedback. At the meeting, a presentation was made by staff providing an overview of the policies in the Secondary Plan, followed by a question and answer period and open house.

A virtual reality model of the potential build out that could result from the draft Secondary Plan was also at the meeting, allowing participants an opportunity to virtually walk around the Victoria Park area to see how potential building that could result from the policies in the Secondary Plan would look for pedestrians from various vantage points. The virtual reality model also allowed potential shadows to be reviewed at different times of the day and different times of the year.

Commenting booklets were also provided that allowed people to provide feedback on specific elements of the draft Secondary Plan.

Comments that were provided at the Community Information Meeting included the following:

- Other vacant parking lots around the downtown that should be redeveloped to accommodate intensification before the area around Victoria Park is redeveloped
- Residential units accessible from the sidewalk should be elevated, rather than be accessible directly from grade-level to give more privacy to occupants
- All new developments must be of a high standard of design
- Questions about how we can “raise the bar” for urban design
- Design considerations in the draft Secondary Plan are too restrictive
- Questions about how to mitigate the impact of all high-rise buildings
- Desire for the range of permitted heights to be lower
- Desire for the range of permitted heights to be higher

- Height is only one component of development, other urban design considerations are also important
- Need for a Secondary Plan for the area to offer certainty and protections
- Parking provision needs to be considered
- Wind impacts need to be considered
- There is already an abundance of retail and commercial uses in the area, concern that the downtown is “empty” and this area drawing retail and commercial uses away from the downtown
- Concern about new development negatively impacting cultural heritage resources
- Rezoning the area should be considered as part of the Secondary Plan process

The comments provided were considered in the preparation of the *Victoria Park Secondary Plan*.

Virtual Reality Drop-in Session

Staff held a drop-in session for people to learn more about the draft *Victoria Park Secondary Plan* and view the virtual reality model of the potential build out that could result from the draft Secondary Plan. This session was held on September 12, 2019 from 9:30am to 7:30pm at City Hall. Approximately 20 people attended this session.

Get Involved Website

The Get Involved website has provided another opportunity for individuals to provide comments on the study. The feedback section has been updated throughout the study, and the feedback received has helped inform the Secondary Plan.

Other Feedback

Dozens of emails and telephone calls have been received from over 190 interested parties with questions and comments about the Secondary Plan study.

In addition to the Community Information Meetings and the comments that have been received from community members and other stakeholders via email, telephone, and the website, 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.

Responses to Feedback Received:

The following provides an overview of the feedback received and the staff response to that feedback. Hundreds of comments were received throughout the study process, and while all comments were considered in the preparation of the revised Secondary Plan it is not feasible to respond to each comment individually within this report. The following provides an overview of many of the general comments received through the study process and the response of how they were considered in the development of the revised Secondary Plan. A full record of the feedback received can be viewed by contacting the City Planning Department.

Comment	Response
Improve views to and from the park	The Secondary Plan includes policies to maintain and possibly add view corridors to the park.
Improve connectivity to the park	The Secondary Plan includes policies to improve connections to the park.

Green the area around the park	The Secondary Plan includes policies to maintain and enhance the existing green space around the park.
Importance of Victoria Park as a major public space	Careful consideration has been given to the development of the policies in the Secondary Plan to ensure the continued success of Victoria Park.
Impact of intensification on the park grounds and the environmental health of Victoria Park	The Secondary Plan includes the requirement for indoor and/or outdoor amenity space with all new mid-rise and high-rise developments to help mitigate the impacts of intensification on the park.
Significance of the heritage context of the park	The Secondary Plan includes cultural heritage policies to ensure new development is compatible with cultural heritage resources, and has been reviewed by ERA Consultants Inc. and LACH.
Need for guidance for major development parcels surrounding the park	The Secondary Plan includes built form policies to help guide future development around the park that are more detailed than the policies in the general Official Plan in order to reflect the unique context of the area.
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	The Secondary Plan tries to balance a variety of factors, as discussed in this report.
Questions about how Victoria Park compares to major central urban parks in other cities	Urban Strategies conducted an analysis of comparable parks in North America and Europe. This was presented at Community Information Meeting #2 and provided examples that helped to inform the Secondary Plan.
Desire for a pedestrian-friendly environment	Policies have been included in the Secondary Plan to ensure a pedestrian-friendly environment, including improvements to the public realm, mitigating wind impacts, minimizing shadow impacts, developing a consistent streetwall/podium heights, stepbacks, activation at grade, and careful consideration of how parking is provided.
Concern about the impact of additional traffic in the Victoria Park area	Traffic impact would be reviewed as part of any development application around the park.
Need for high-quality architectural design for any new development around the park	Victoria Park is a destination cherished by Londoners. The policies included in the Secondary Plan are intended to ensure that all development around Victoria Park is of a high-level of urban design. Details of architectural design would be reviewed through the Site Plan Control application process for any new development.

Desire to preserve sunlight on the park	Measures such as restricting tower floorplate sizes, requiring tower separation, and careful consideration of building heights have been used to minimize shadow impacts from new development on the park and surrounding area. Shadow studies are also required with all Zoning By-law Amendment applications.
Improvements to Reginald Cooper Square	Feedback on the use of Reginald Cooper square has been mixed. The Secondary Plan allows flexibility for this space in the future.
Concerns about safety of pedestrian crossings at Angel Street	Creating a connection from Kent Street could provide better access for pedestrians.
Need for significant setbacks above the podium for new buildings around the park, so that new development is hidden from the street	Policies in the Secondary Plan require setbacks for all portions of the building above the podium for new mid-rise and high-rise buildings.
Desire for boulevards across from the park to be green extensions of the park	The boulevards surrounding Victoria Park are green and policies are included in the Secondary Plan to ensure these remain green in the future.
Preference for podiums to have active uses at grade	Retail, service or other active uses are required along the Richmond Street frontage, but are optional elsewhere. The size of residential lobbies has been limited and residential units at grade are required to have individual entrances from the outside, helping to activate building frontages.
Concern about new development generating wind tunnel effects	A policy is included that requires wind studies with all Zoning By-law Amendment and Site Plan Control applications to address potential wind impacts of new developments and ensure continued comfort for pedestrians and users of the park.
Desire that on-site outdoor space be part of any new development	A policy is included that requires the provision of indoor and/or outdoor communal amenity space with new mid-rise and high-rise multi-unit residential developments
Concern about noise from festivals	Noise studies are required to address this as part of Site Plan Control applications.
Other vacant parking lots around the downtown that should be redeveloped to accommodate intensification before the area around Victoria Park is redeveloped	Planning policies are unable to require property owners to develop certain lots before other lots can be developed.
Residential units accessible from the sidewalk should be elevated, rather than be accessible directly from grade-level to give more privacy to occupants	This modification was included in the revised Secondary Plan.
All new developments must be of a high standard of design	The policies in the <i>Victoria Park Secondary Plan</i> provide direction on urban design, such that the area is intended to have the highest standards for urban design of anywhere in the City.

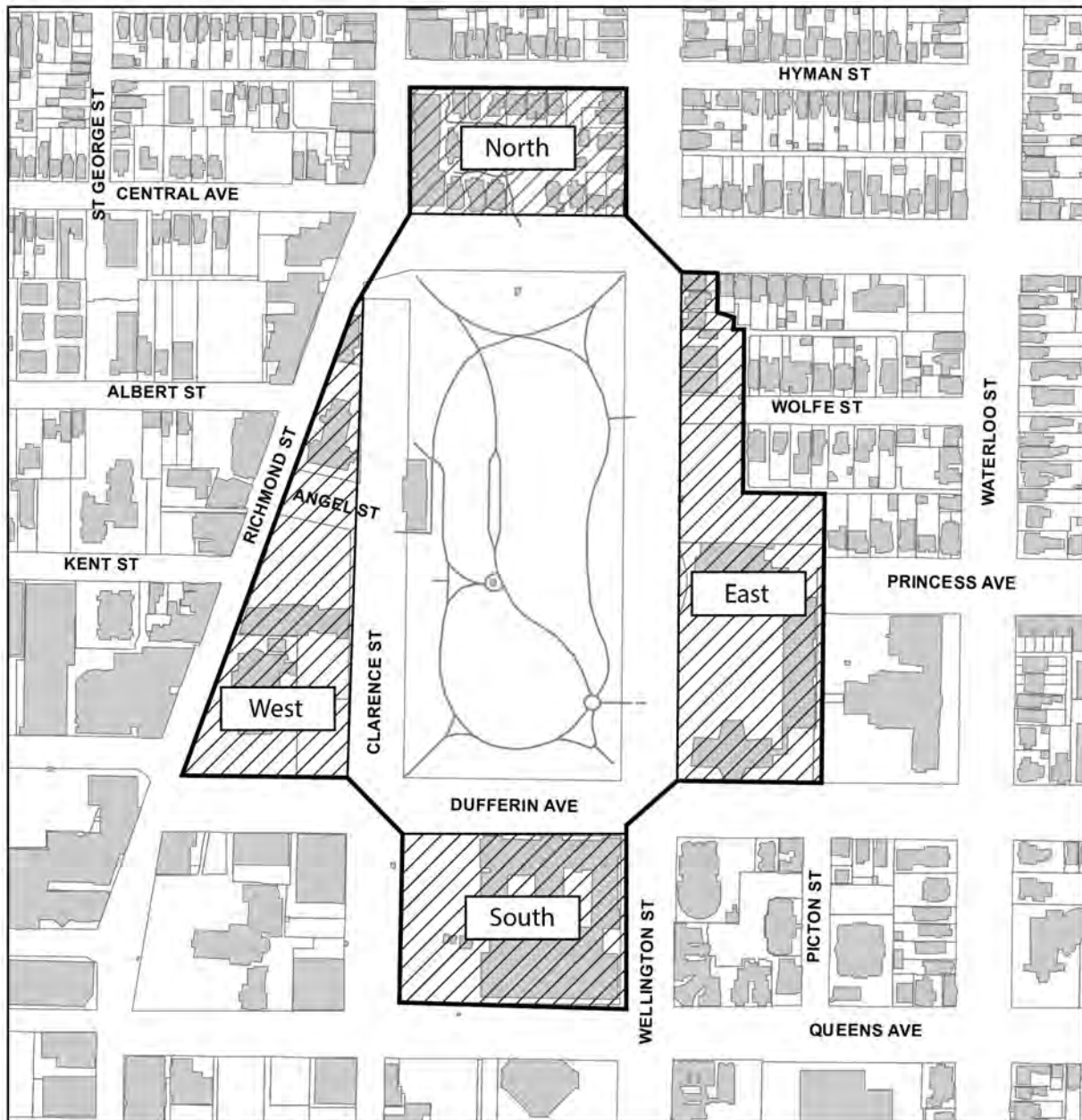
Design considerations in the draft Secondary Plan are “too restrictive”	Victoria Park is a destination cherished by Londoners. The policies included in the Secondary Plan help to ensure all development around Victoria Park is of a high-level of design based on the prominence of this park as a civic resource.
Questions about how to mitigate the impact of all high-rise buildings	Various design requirements included in the Secondary Plan, such as angular plane criteria, tower separation, minimum and maximum base heights, tower setbacks, wind studies, and maximum shadow requirements, help to mitigate the impacts of tall buildings.
Height is only one component of development, other urban design considerations are also important	The Secondary Plan includes policies to ensure that new buildings are well-designed and will fit within their context.
Need for a Secondary Plan for the area to offer certainty and protections	The Secondary Plan provides more detailed policies than the general Official Plan to guide the future development of the area in a way that recognize the unique context of the area.
Parking provision needs to be considered	The required parking rates are not proposed to change as part of this Secondary Plan, however it is recognized that the redevelopment of surface parking lots may mean less parking is available around Victoria Park. The council-adopted Downtown Parking Strategy considers the provision of parking in the Downtown, and is looking to ensure adequate quantities of parking is provided through various initiatives, including the potential redevelopment of 185 Queens Avenue into a mixed use building with a public parking garage.
Wind impacts need to be considered	A wind study is required with any Zoning By-law Amendment or Site Plan Control application for a new mid-rise or high-rise building, which requires the applicant to address the wind impacts.
There is already an abundance of retail and commercial uses in the area, concern that the downtown is “empty” and this area drawing retail and commercial uses away from the downtown	Retail and commercial uses are only required for properties fronting onto Richmond Street, and are optional on other properties around Victoria Park. Many of the existing uses around Victoria Park are commercial uses.
Concern about new development negatively impacting cultural heritage resources	ERA Architects Inc. and LACH reviewed the draft Secondary Plan and were satisfied with the cultural heritage policies in the Secondary Plan. Heritage Impact Assessments would be require with any development application in the Victoria Park Secondary Plan Area. Heritage Alteration Permits would also be required for any heritage designated properties in the Victoria Park Secondary Plan Area.

<p>Rezoning the area should be considered as part of the Secondary Plan process</p>	<p>Municipal Council could decide to direct staff in the future to undertake a rezoning of the area. Staff are also in the process of developing a new comprehensive Zoning By-law for the entire city, which would consider the Victoria Park Secondary Plan when preparing policies for this area.</p>
<p>The process has lacked the detailed analysis of Victoria Park's contextual fabric that is needed to inform the derivation of building heights and forms</p>	<p>A further analysis was conducted of the contextual fabric to inform the revised Secondary Plan.</p>
<p>The review and analysis of the policy framework for the Victoria Park area is limited</p>	<p>The policy framework was reviewed and helped to inform the development of the policies in this Secondary Plan, however this Secondary Plan provided an opportunity to develop new policies that better reflect the unique context of the area to help direct its future development.</p>
<p>The process of how maximum building heights were derived is not documented and seems arbitrary.</p>	<p>This comment helped to inform the addition of angular plane and shadow requirements to inform permitted heights.</p>
<p>The detailed policies do little to establish the objective criteria needed for evaluating appropriate building heights and forms through the approval process</p>	<p>Setback, angular plane, and shadow provisions were added to better establish objective criteria for evaluating what building heights and forms are appropriate.</p>

Appendix H – Existing Policy Framework

The following provides an overview of the existing policy framework that applies to the four Policy Areas surrounding Victoria Park:

Figure 4– Four Policy Areas in the *Victoria Park Secondary Plan*



North Policy Area

Existing Land Uses

The North Policy Area is currently lined by a ring of 2.5-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. A parking lot is located on the eastern portion of interior of the block which presents an opportunity for intensification.

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, permitting primarily residential uses with a range of permitted heights of 2 to 4 storeys.

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.

Official Plan (1989)

The *Official Plan (1989)* 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 Policy Area is also subject to the Woodfield Neighbourhood policies for specific residential areas in the *Official Plan (1989)* (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 Policy Area 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 Policy Area is not located in a Heritage Conservation District, but several properties in the block are listed on the City's *Register of Cultural Heritage Resources*

West Policy Area

Existing Land Uses

The West Policy Area 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 Policy Area is also occupied by surface parking lots. These surface parking lots present potential opportunities for intensification. Angel Street bisects the Policy Area, connecting Richmond Street to Clarence Street.

The London Plan

In *The London Plan*, the portion of the Policy Area 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 Policy Area 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 Policy Area 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 Policy Area are not in the Neighbourhoods Place Type in *The London Plan*.

The portion of this Policy Area 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 cultural heritage resources and to design new development to avoid or mitigate such impact.

Official Plan (1989)

The entirety of this Policy Area is within the Community Facilities designation in the *Official Plan (1989)*, with the exception of the northernmost property in the Policy Area 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.

This Policy Area is within the Woodfield Neighbourhood policies for specific residential areas (Policy 3.5.4). These policies identify the Woodfield Neighbourhood as intended to be maintained as a low density residential area, limiting office conversions. The properties in this Policy Area are not designated residential in the *Official Plan (1989)*.

Zoning

The majority of this Policy Area 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 Policy Area 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 Policy Area is within the *West Woodfield Heritage Conservation District*.

South Policy Area

Existing Land Uses

The South Policy Area abutting Victoria Park is occupied by the 4-storey Canada Life Building and an associated surface parking lot. The surface parking lot, located on the west portion of the block, presents an opportunity for intensification.

The London Plan

Properties in the South Policy Area 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.

Official Plan (1989)

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

Zoning

The zoning in this Policy Area permits a variety of commercial and residential uses with heights up to 90 metres (approximately 30 storeys).

Heritage

The properties in this Policy Area are in the *Downtown Heritage Conservation District*.

East Policy Area

Existing Land Uses

The East Policy Area 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. There is an opportunity for intensification in the East Policy Area, particularly south of Wolfe Street

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.

These properties are also subject to the Woodfield Neighbourhood policies for specific residential areas/specific area policies for the Neighbourhoods Place Type (Policies 1033 to 1038) 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.

In the *Official Plan (1989)* 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.

Official Plan (1989)

In the *Official Plan (1989)* 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 *Official Plan (1989)*; 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 Policy Area 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 in the East Policy Area are within the *West Woodfield Heritage Conservation District Plan* which includes a policy suggesting that heights step down from City Hall going north.

Appendix I – Policy Analysis

Applicable policy and regulatory documents were considered in their entirety as part of the preparation of the *Victoria Park Secondary Plan*.

The following provides a detailed policy analysis discussing how the policies in the recommended *Victoria Park Secondary Plan* are consistent with the *Provincial Policy Statement* and support the policies in *The London Plan* and the *Official Plan (1989)*. The *West Woodfield Heritage Conservation District Plan*, *Downtown Heritage Conservation District Plan*, *Downtown Design Study and Guidelines*, and *Our Move Forward: London's Downtown Plan*, were also considered and helped to shape the policies of the *Victoria Park Secondary Plan*.

View Corridors

Provincial Policy Statement, 2014

The View Corridor policies are consistent with the PPS, as the PPS identifies that long term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets (Policy 1.7.1). Enhancing visual connections to Richmond Row helps to enhance the vitality of this main street, creating greater connectivity and porosity to the prominent City-wide destination of Victoria Park.

Further, the PPS also identifies that long term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes (Policy 1.7.1). The maintenance of visual connections to and from the eastern elevation of St. Peter's Basilica Cathedral and Wolfe Street help to encourage a sense of place by promoting a well-designed built form that helps to maintain the visual connections between these heritage resources.

The London Plan

The View Corridor policies build on policies in *The London Plan*, providing more detail for this specific area. *The London Plan* identifies that site layout of new development should be designed to respond to its context and the existing and planned character of the surrounding area (Policy 252). By protecting these view corridors, the existing character of the area, including views, will be preserved through future development. Public spaces, such as Victoria Park, are also to be designed to enhance views and vistas (Policy 242).

View Corridor policies also helps to provide further detail to help implement the Council-adopted *London Plan* policy that the siting of buildings and layout of sites should create and preserve views of landmarks and natural features from public spaces (Policy 257*). This is done by maintaining views between Victoria Park and the popular Richmond Row main street, and the heritage resources of St. Peter's Basilica Cathedral and the buildings on Wolfe Street.

Official Plan (1989)

The *Official Plan (1989)* identifies that new development should minimize the obstruction of views of natural features and landmarks (Policy 11.1.1.). The View Corridor policies in the *Victoria Park Secondary Plan* are supportive of this policy, providing more detail by identifying views to be conserved between landmarks in the area around Victoria Park.

Connections

Provincial Policy Statement, 2014

The Connections policies are consistent with the PPS. The PPS identifies that long term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets (Policy 1.7.1). Richmond Row is an important main street, and creating connections helps to link this

commercial main street to the city-wide destination of Victoria Park, supporting both the park and the main street.

The PPS also identifies that land use patterns should support active transportation (Policy 1.1.3.2). Creating additional connections to Richmond Row and to the Woodfield Neighborhood is consistent with this policy as it helps to support active transportation, by enhancing connectivity to these destinations.

The London Plan

The Connections policies support the general policies in *The London Plan*, including the policy that site layout of new development should be designed to respond to its context and the existing and planned character of the area (Policy 252), by encouraging connections that respond to the benefits of promoting active transportation through greater connectivity for pedestrians to Richmond Row and the Woodfield Neighbourhood. This is also supported by the Council-adopted *London Plan* policy indicating that site layout will promote connectivity and safe movement between, and within, sites for pedestrians, cyclists, and motorists (Policy 255*).

The London Plan also encourages establishing strong physical connections between the Downtown and the surrounding urban business areas, such as Richmond Row (Policy 799). The policies encouraging connections to Richmond Row helps to achieve this objective.

Official Plan (1989)

The urban design goal identified in the *Official Plan (1989)* identifies that it is the goal of the Plan to promote a high standard of architectural, landscape and community design that is sensitive to the character of the surrounding uses and streetscapes, conducive to pedestrian accessibility, safety, and circulation and use (Policy 2.14.2). The Connections policies in the *Victoria Park Secondary Plan* help to advance this goal, by providing greater opportunities for pedestrian accessibility and circulation in the area.

Public Realm

Provincial Policy Statement, 2014

The Public Realm policies are consistent with the PPS, including direction that healthy, livable and safe communities are sustained by promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate (Policy 1.1.1). The PPS also identifies that vegetation should be maximized in settlement areas (Policy 1.8.1). Encouraging green landscaping, rather than the addition of hard surfaces to the area, helps to mitigate the urban heat island effect, aids in storm water management, and helps to maximize vegetation.

The London Plan

The Public Realm policies help to advance many of the policies in *The London Plan*, with additional detail to reflect the unique context around Victoria Park. *The London Plan* identifies that landscaping should be used to define spaces, highlight prominent features and landmarks, add visual interest, delineate public and private spaces, add comfort and improve health, offer visual screening and improve the aesthetic quality of neighbourhoods (Policy 235). The public realm policies help to advance this objective, by prioritizing the provision of landscaping and green space, such that the experience of Victoria Park is expanded into the surrounding area, creating linkages to the park and helping to highlight it as a prominent landmark. Similarly, the preservation of the green edge between St. Peter's Basilica Cathedral and Dufferin Avenue helps to highlight this prominent landmark, and also connect this landmark to Victoria Park. The prioritization of green space in the area surrounding Victoria Park also helps with storm water management and mitigating the urban heat island effect, improving health and pedestrian comfort.

The London Plan also includes a Council-adopted policy that residential and mixed-use buildings should include outdoor amenity spaces (Policy 295*). The *Victoria Park Secondary Plan* advances this policy direction in a way that reflects the unique needs of

the area around Victoria Park. The provision of indoor and outdoor amenity space is required with all new residential developments. This helps to moderate the impacts of increased intensification on Victoria Park. It also helps to provide amenity space for residents, as many apartment units lack private outdoor amenity space. The allowance for either indoor or outdoor amenity space recognizes that there may be limited opportunities for outdoor amenity space in certain locations due to the size of the lots in the area, and indoor amenity space can also help to meet the needs of residents.

Official Plan (1989)

The Public Realm policies in the *Victoria Park Secondary Plan* support the policies in the *Official Plan (1989)* including the urban design goal to promote a high standard of architectural, landscape and community design that is sensitive to the character of surrounding uses and streetscape, conducive to pedestrian accessibility, safety, circulation and use, and provides for the protection of significant natural features (Policy 2.14.2)

Cultural Heritage

Provincial Policy Statement, 2014

The PPS identifies that significant built heritage resources shall be conserved (Policy 2.6.1). It also identifies that development and site alteration on lands that are adjacent to a protected heritage property shall not be permitted except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (Policy 2.6.3). The cultural heritage resources in the Victoria Park Secondary Plan Area are foundational to the character of the park. The policies in the *Victoria Park Secondary Plan* help to support the conservation of heritage resources, by providing a supportive framework to help ensure that new development is compatible with cultural heritage resources, working in conjunction with any applicable Heritage Conservation District Plans.

Any future development applications in the Victoria Park Secondary Plan Area for a property that is designated under the *Ontario Heritage Act* would still require a Heritage Alteration Permit prior to redevelopment and will require a Heritage Impact Assessment.

The PPS also identifies that long-term economic prosperity should be supported by encouraging a sense of place, by promoting a well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources (Policy 1.7.1). The Cultural Heritage policies in the *Victoria Park Secondary Plan* help to ensure built heritage resources are conserved, consistent with this PPS policy.

The London Plan

The London Plan identifies the need to protect London's built and cultural heritage to promote the City's unique identity (Policy 11). It also identifies the need to recognize and enhance our cultural heritage resources (Policy 61). Development is not permitted on lands adjacent to heritage designated properties and properties listed on the City's *Register of Cultural Heritage Resources* except where the proposed development has been evaluated and it is demonstrated that the attributes of the cultural heritage resource will be conserved (Policy 586).

The Victoria Park Secondary Plan Area includes properties in the *Downtown* and *West Woodfield Heritage Conservation Districts*. The Council-adopted policies in *The London Plan* identify that in Heritage Conservation Districts the character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district, and that design of new development should complement the prevailing character of the area. It also identifies that regard shall be had at all times to the guidelines and intent of the HCD Plans (Policy 594*).

The Cultural Heritage policies in the *Victoria Park Secondary Plan* help to provide more detailed mechanisms to advance these policy objectives, recognizing the significant

cultural heritage resources in the Victoria Park Secondary Plan Area and the foundational relationship these have to Victoria Park, which is itself a significant cultural heritage resource.

Official Plan (1989)

The *Official Plan (1989)* identifies that heritage resources are to be protected which contribute to the identity and character of the city. Further new development and redevelopment are to be sensitive to, and in harmony with, the City's heritage resources (Policy 13.1). As the *Downtown* and *West Woodfield Heritage Conservation Districts* are within the Victoria Park Secondary Plan Area, the *Official Plan (1989)* also requires that the character of these districts be maintained, that new development complements the prevailing character of the area, and that development on lands adjacent to designated Heritage Conservation Districts be encouraged to be sensitive to the characteristics of the District. The Cultural Heritage policies in the *Victoria Park Secondary Plan* support the implementation of these policies in the Victoria Park Secondary Plan Area.

Built Form

General Built Form

Provincial Policy Statement, 2014

The General Built Form policies are consistent with the PPS, including policies that encourage the continued vitality of settlement areas (Policy 1.1.3.1), and the need to take into account existing building stock or areas when promoting opportunities for intensification and redevelopment (Policy 1.1.3.3), as the General Built Form policies help to ensure that new development fits with surrounding context.

These policies are also supportive of compatibility with cultural heritage resources, helping to implement direction in the PPS that long-term economic prosperity should be supported by encouraging a sense of place, by promoting a well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources (Policy 1.7.1)

The London Plan

The General Built Form policies provide more detailed direction that implements many of policies in *The London Plan* based on the specific context of the Victoria Park Area.

Policies in *The London Plan* requires new development to be a good fit with the context of an existing neighbourhood (Policy 62). Site layout should also be designed to respond to its context and the character of the surrounding area and to minimize and mitigate impacts on adjacent properties (Policy 252, 253). *The London Plan* also identifies that buildings should be sited so that they maintain and reinforce the prevailing street wall or street line of existing buildings (Policy 256). The setback and shadow policies included in this section help to encourage new development that fits with the surrounding context and minimize and mitigate impacts on adjacent properties.

The London Plan also includes a Council-adopted policy that high-rise and mid-rise buildings should be designed to express three defined components: a base, middle and top (Policy 289*). The *Victoria Park Secondary Plan* includes a similar policy but the wording has been changed from "should" to "shall" based on the importance of new buildings demonstrating a high standard of design as merited by their prominent location around Victoria Park. The portion of the policy allowing alternative design solutions to address the intentions of the base, middle, top design that is included in *The London Plan* is also included in the policy in the *Victoria Park Secondary Plan*, allowing flexibility for developers to implement alternative design solutions.

Official Plan (1989)

Policies in the *Official Plan (1989)* are supported by the General Built Form policies, including the need to enhance and mitigate impacts on surrounding neighbourhoods, encouraging compact urban form and promoting sustainable development (Policy 2.4). The *Official Plan (1989)* also identifies that land use intensification within existing communities will be controlled so that it contributes to the efficient use of existing services and infrastructure while maintaining compatibility with streetscapes other aspects of neighbourhood character (2.13.2), which is supported by the General Built Form policies in the Secondary Plan. The General Built Form policies also help to implement the requirement that emphasis be placed on the promotion of a high standard of design for buildings to be constructed in prominent locations, as identified in the *Official Plan (1989)* (Policy 11.1.1).

Façade Design

Provincial Policy Statement, 2014

Façade Design policies help to advance the policy direction in the PPS that long term economic prosperity is supported by encouraging a sense of place (Policy 1.7.1). The policies included in the *Victoria Park Secondary Plan* help to ensure that the design of new buildings fits within the context surrounding Victoria Park, and also helps to provide direction on how buildings can be designed to be compatible with cultural heritage resources.

The need to encourage active transportation is another policy direction in the PPS that is supported by Façade Design policies (Policy 1.1.3.2), as the Façade Design policies contribute to the establishing a comfortable pedestrian environment by creating buildings that are of a pedestrian scale and fit with the surrounding context.

The London Plan

Façade Design policies also implement the policy direction in *The London Plan*, providing more specific policies to reflect the unique location of Victoria Park. *The London Plan* includes Council-adopted policies that encourage a diversity of materials to visually break up massing, and also encourages that materials be selected for their scale, texture, durability and consistency with their context (Policy 301*, 302*). Where new development is being constructed adjacent to heritage designated properties, building materials should be sympathetic to the materials and architectural style of the heritage property (Policy 303*). The Façade Design policies in the *Victoria Park Secondary Plan* provide more detailed policies to implement these objectives.

Official Plan (1989)

The *Official Plan (1989)* identifies that the massing and conceptual design of new development should provide for continuity and harmony in architectural style with adjacent uses which have a distinctive and attractive visual identity or which are recognized as being of cultural heritage value or interest (Policy 11.1.1). New development and redevelopment is also encouraged to be sensitive to, and in harmony with, the City's heritage resources (Policy 13.1). The Façade Design policies help to implement these Official Plan policies within the unique context of the Victoria Park Secondary Plan Area.

Activation

Provincial Policy Statement, 2014

The *Provincial Policy Statement* encourages a sense of place being developed through well-designed built form (Policy 1.7.1) and supports active transportation (Policy 1.1.3.2, 1.8.1). Consistent with the PPS, the Activation policies in the *Victoria Park Secondary Plan* support active transportation and promote the development of a sense of place by supporting a vibrant public realm.

The London Plan

The Activation policies in the *Victoria Park Secondary Plan* help to implement the policies in *The London Plan* in a way that is unique to the area. *The London Plan*

identifies that where parks and public spaces are adjacent to urban uses, buildings should be designed to provide an active frontage onto these spaces to create positive interaction with the space (Policy 422). A variety of other policies encouraging activation can be found in the City Design chapter of *The London Plan*. The Activation policies in *The Victoria Park Secondary Plan* encourage the development of active building façades that will help to maintain and enhance the area around Victoria Park as an animated space that encourages active transportation.

Official Plan (1989)

The *Official Plan (1989)* encourages forms of development to be designed to be pedestrian-oriented and support public transit, and encourages promoting high standard of design that is sensitive to the character of surrounding streetscapes and conducive to pedestrian accessibility, safety, circulation and use (Policy 2.4, 2.14.2). The policies in the Plan for residential and commercial uses also encourage the design of active street frontages. The policies in the *Victoria Park Secondary Plan* will help to encourage the development of active street frontages and a vibrant pedestrian environment to encourage active transportation.

Parking

Provincial Policy Statement, 2014

The PPS encourages the development of a sense of place through well-designed built form (Policy 1.7.1) and supports active transportation (Policy 1.1.3.2, 1.8.1). The Parking policies in the *Victoria Park Secondary Plan* recognize the need to provide parking to meet demands, but ensure that this provision of parking does not detract from a vibrant public realm in order to encourage a sense of place and promote active transportation.

The London Plan

The London Plan identifies that the location, configuration and size of parking areas will be designed to support the planned vision of the place type and enhanced the experience of pedestrians, transit-users, cyclists, and drivers (Policy 270). Council-adopted policies also identify that parking structures will be integrated into the design of buildings to ensure the public realm is not negatively affected (Policy 273*), and that parking should be located underground for large buildings (Policy 275*). The Council-adopted policies in *The London Plan* also directs that where parking is integrated into a building, the ground floor facing the street should be occupied by active uses to avoid creating non-active street frontages (Policy 276*).

The Parking policies in the *Victoria Park Secondary Plan* takes careful consideration of the sensitive context surrounding Victoria Park, recognizing it as a prominent landmark for the city. The Parking policies provide more detail than the policies in *The London Plan*, requiring parking be located underground or, if structured, wrapped with other uses to reduce the visual impact of the parking facility. Locations for access to parking facilities and the provision of drop-offs and laybys are also limited, recognizing the sensitive context and need to maintain and enhance the active pedestrian realm around Victoria Park and on Richmond Street.

Official Plan (1989)

The *Official Plan (1989)* identifies that parking and loading facilities and driveway should be located and designed to facilitate maneuverability on site, between adjacent areas where appropriate, and to reduce the traffic flow disruption (Policy 11.1.1). Further, many sites in the Victoria Park Secondary Plan Area are in commercial designations in the *Official Plan (1989)*. The urban design objectives for all commercial designations discourage large, front yard surface parking areas, and encourage street-oriented development (Policy 4.2.2). Policies for the various residential designations in the *Official Plan (1989)* are also supportive of reducing the visual impact of parking facilities and support neighbourhood compatibility. The *Official Plan (1989)* also identifies that emphasis will be placed on the promotion of a high standard of design for buildings to be constructed in strategic or prominent locations (Policy 11.1.1).

The parking policies in the *Victoria Park Secondary Plan* help to ensure parking facilities are designed in a way that minimizes impacts on the public realm, and ensures a high standard of design, recognizing the prominent location of these properties surrounding Victoria Park.

Permitted Heights

Provincial Policy Statement, 2014

The PPS identifies that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas (Policy 1.1.3.3). The height provisions in this Secondary Plan are consistent with the PPS as the height provisions offer opportunities for intensification and redevelopment in a form that is compatible with the existing building stock and surrounding area.

The London Plan

The heights generally reflect the range of permitted heights in the place types contemplated in *The London Plan*, however slight revisions have been made based on a detailed analysis of the unique features of the area. Modifications to the ranges of heights, along with the addition of angular plane and shadow criteria allow for opportunities to accommodate intensification in a way that is sensitive to the surrounding context. The Permitted Heights policies, including the angular plane provision, also help to implement the Council-adopted policy in *The London Plan* that an appropriate transition of building heights, scales and massing should be provided between developments of significantly different intensities (Policy 298*).

Official Plan (1989)

The *Official Plan (1989)* identifies that Secondary Plans may be prepared for specific areas that warrant a review, refinement, or elaboration on Official Plan policies (Policy 19.2.1). The *Victoria Park Secondary Plan* provides this review, refinement and elaboration. The *Official Plan (1989)* also identifies that areas of the city can be identified for intensification and infill, subject to consideration of neighbourhood planning issues, potential impacts and mitigating measures, and select policies applicable to residential land use designations (Policy 12.2.2). Through the *Victoria Park Secondary Plan*, the permitted heights under the *Official Plan (1989)* were reviewed, and revisions and refinements were made based on analysis conducted to prepare the Plan. The use of angular planes and shadow criteria help to ensure that intensification is accommodated in a way that is sensitive to the surrounding context.

Mid-rise Form and High-rise Form

Provincial Policy Statement, 2014

The Mid-rise Form and High-rise Form policies are consistent with the PPS, as they help to support the policy direction for planning authorities to accommodate intensification appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas (Policy 1.1.3.3), by providing direction to ensure development can be accommodated and compatibility with existing building stock and areas.

The London Plan

The Mid-rise Form and High-rise Form policies help to implement many of the policies of *The London Plan* for new development within the context of the Victoria Park Area. These include policies in *The London Plan* for ensuring new development is a good fit within the context of an existing neighbourhood (Policy 62), and also Council-adopted policies in *The London Plan* including that buildings will be designed to achieve scale relationships that are comfortable for pedestrians (Policy 286*), and the need for mid-rise and high-rise buildings be designed to express a base, middle and top (Policy 289*).

The *Victoria Park Secondary Plan* also builds on the Council-adopted policy to restrict tower floorplate size in *The London Plan*, based on the shadow sensitive context of the Victoria Park Secondary Plan Area.

Official Plan (1989)

The *Official Plan (1989)* identifies that emphasis will be placed on the promotion of a high standard of design for buildings to be constructed in strategic or prominent locations (Policy 11.1.1). As exemplified by the significant amount of community feedback received in response to the development of the *Victoria Park Secondary Plan*, there are few locations in the London that are as prominent as the lands surrounding Victoria Park. The policies in to regulate Mid-rise and High-rise Forms in the *Victoria Park Secondary Plan* help to ensure that the development of new mid-rise and an high-rise buildings is of a high standard of design, and also that it supports the other policies in the *Official Plan (1989)* including allowing access to sunlight, providing privacy, encouraging an attractive pedestrian environment, and ensuring compatibility with surrounding uses.

Land Use

Provincial Policy Statement, 2014

The PPS identifies that land uses should support active transportation and transit (Policy 1.1.3.2). In order to promote economic development and competitiveness, municipalities are also encouraged to include compact, mixed-use development that incorporates compatible employment uses to support livable and resilient communities (Policy 1.3.1). The policies in the *Victoria Park Secondary Plan* allow for a mix of uses that encourage walkability and are in close proximity to a planned future rapid transit line and the downtown. Limiting the proportion of building façades that can be taken up by residential lobbies encourages active street frontages and helps to promote active transportation.

The PPS also identifies the need to maintain and enhance the vitality and viability main streets (Policy 1.7.1). The requirement for street-oriented retail and services on the Richmond Street main street helps to advance this policy.

The London Plan

The London Plan directs the need to construct a mixed-use compact city (Policy 59). The permitted land uses contemplated are generally consistent with the Council-adopted land use allowance in *The London Plan* for the place types that apply within the Victoria Park Secondary Plan Area, with the exception of properties in the Neighbourhoods Place Type which would, based on the policies in *The London Plan*, be limited to residential uses. The *Victoria Park Secondary Plan* has undertaken a detailed and comprehensive study of the area and determined that a broader range of land uses is appropriate on these sites based on their prominent location adjacent to Victoria Park.

While auto-oriented uses and drive through facilities may be located in certain place types in *The London Plan* subject to Zoning By-law Amendment applications, these uses are prohibited in the Victoria Park Secondary Plan Area based on the prominence of the location next to Victoria Park and the pedestrian-oriented nature of the area.

The London Plan also identifies that when parks are adjacent to urban areas, building should be designed to have active frontages on these spaces to encourage positive interaction with these spaces (Policy 422). Restricting the size of residential lobbies helps to implement this policy objective.

Official Plan (1989)

The policies in the *Official Plan (1989)* identify that Secondary Plans may be prepared for specific areas that warrant a review, refinement, or elaboration on Official Plan policies (Policy 19.2.1). Through the development of the *Victoria Park Secondary Plan*, policies in the *Official Plan (1989)* were reviewed and were revised and elaborated on. The range of uses permitted in the Victoria Park Secondary Plan Area is generally broader than the range of uses permitted on individual sites based on their designation in the *Official Plan (1989)*, however this expanded range was found to be appropriate

based on the unique location of these properties surrounding a landmark park and their subsequent capacity to support a broader range of land uses in a way that is compatible with the surrounding area.

Compatibility with Park Activities

Provincial Policy Statement, 2014

The PPS encourages that long-term economic prosperity should be promoted by encouraging a sense of place, by promoting a well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources (Policy 1.7.1). Victoria Park provides an important landmark and heritage resource that is central to the City of London. Ensuring that any new development in the area supports the continued vitality of Victoria Park is consistent with the PPS.

The London Plan

The Compatibility with Park Activities policies help to implement *The London Plan*, supporting the continued role of Victoria Park as the “jewel” of the parks system. *The London Plan* identifies the need to protect our built and cultural heritage to promote our unique identity (Policy 57), and encourages that we protect what we cherish (Policy 61).

Official Plan (1989)

The heritage goal identified in the *Official Plan (1989)* is to promote the conservation of the City’s historical, architectural, cultural, and natural heritage resources and enhance the contribution of these resources to the form and character of the City (Policy 2.14.1). Heritage policies in the Plan also identify the need to protect heritage resources that contribute to the identity and character of the city, encourages the protection and utilization of sites that are considered to be of cultural heritage value or interest, and encourage new development and redevelopment to be sensitive to, and in harmony with, the City’s heritage resources (Policy 13.1). The role of Victoria Park as a place of public gathering and celebration is one of the reasons for the park’s Part IV heritage designation, as it has been a gathering place for Londoners since 1874. The Compatibility with Park Activities policies help to support this continued role for Victoria Park.

Sustainable Development

Provincial Policy Statement, 2014

The Sustainable Development policies are consistent with the PPS. The PPS identifies that long term economic prosperity should be supported by promoting energy conservation and also by minimizing impacts from a changing climate (Policy 1.7.1). The PPS also promotes design and orientation of buildings that maximizes energy efficiency and conservation and considers the mitigating effects of vegetation (1.8.1). The Building Sustainable Development policies encourage sustainable building design which helps to advance these policy objectives.

The London Plan

The London Plan identifies that sustainable forms of development and green development standards should be promoted (Policy 58). Council-adopted policies also identify that buildings should incorporate green building design and associated sustainable development technologies and techniques (Policy 294). The Building Sustainable Development policies provide additional detail to implement these policies in the *Victoria Park Secondary Plan*.

As Municipal Council has recently declared a climate emergency, the need to ensure sustainable building development is a priority and this priority has been incorporated into the *Victoria Park Secondary Plan*.

Official Plan (1989)

The *Official Plan (1989)* encourages that form so development that are designed to be pedestrian-oriented, supportive of public transit service, and within the bounds set by the need to sustain environmental health (Policy 2.4). The policies in the *Victoria Park Secondary Plan*, including the Sustainable Development policies, help to achieve this direction.

Appendix J – Shadow Study

March 21



March 21, 8 am



March 21, 10 am



March 21, 12 pm



March 21, 2 pm



March 21, 4 pm



March 21, 6 pm

June 21



June 21, 8 am



June 21, 10 am



June 21, 12 pm



June 21, 2 pm



June 21, 4 pm



June 21, 6 pm

September 21



September 21, 8 am



September 21, 10 am



September 21, 12 pm



September 21, 2 pm



September 21, 4 pm



September 21, 6 pm

December 21



December 21, 8 am



December 21, 10 am



December 21, 12 pm



December 21, 2 pm



December 21, 4 pm



December 21, 6 pm

Appendix K – Demonstration Plans

The below Demonstration Plan provides a representation of the possible built-out that could result from the implementation of the policies in this Draft Secondary Plan. This Demonstration Plan is one possible scenario of what could be built based on the policies of this Draft Plan. Actual build out will likely differ as the policies could allow for a variety of built form scenarios. All new developments within the *West Woodfield Heritage Conservation District* and the *Downtown Heritage Conservation District* would be subject to a Heritage Alteration Permit process, and would require Heritage Impact Assessments be submitted with any development application. This heritage review may impact a property's development potential and is one of the many potential factors that may not allow for the built form shown in the Demonstration Plan. This Demonstration Plan is provided for demonstration purposes only, and shows the upper height limits and contemplated by this Plan.

Demonstration Plan: Overview



Demonstration Plan: North Policy Area



Demonstration Plan: East Policy Area



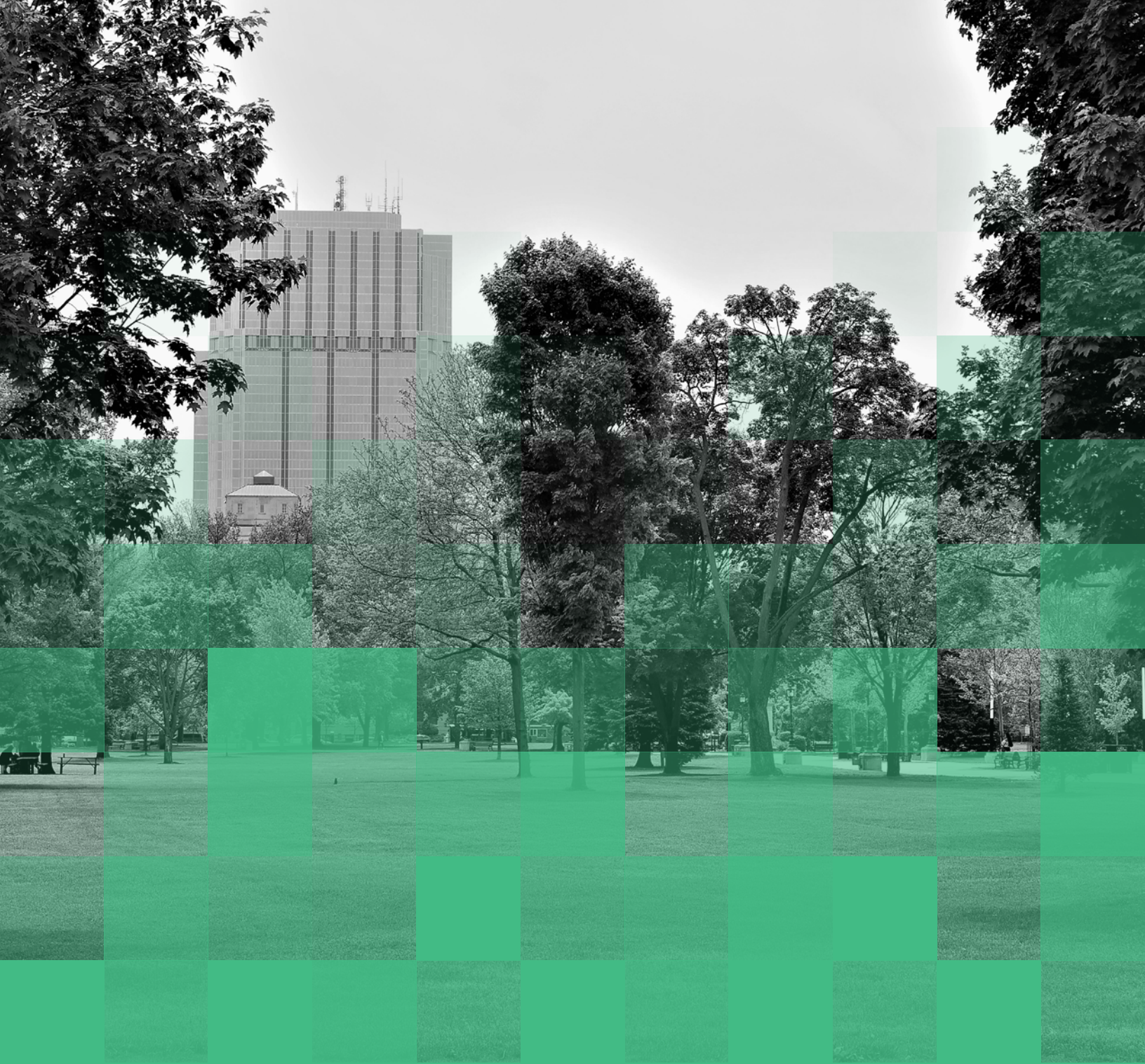
Demonstration Plan: South Policy Area



Demonstration Plan: West Policy Area



Appendix L – Victoria Park Secondary Plan – Changes Since Draft Plan (Shown with Red Boxes)



Victoria Park

Secondary Plan

January 2020



Contents

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Location	3
1.3	Cultural Heritage Resources	3
1.4	Purpose and Use	4
1.5	Vision	6
1.6	Principles	7
2.0	POLICY AREAS	9
2.1	Overview	9
2.2	North Policy Area	11
2.3	East Policy Area	12
2.4	South Policy Area	13
2.5	West Policy Area	14
3.0	POLICIES	15
3.1	Overview	15
3.2	View Corridors	16
3.3	Connections	18
3.4	Public Realm	20
3.5	Cultural Heritage	21

3.6	Built Form	22
	3.6.1 General Built Form	23
	3.6.2 Facade Design	24
	3.6.3 Activation	24
	3.6.4 Parking	26
	3.6.5 Permitted Heights	28
	3.6.6 Mid-Rise Form	34
	3.6.7 High-Rise Form	36
3.7	Land Use	38
3.8	Compatibility with Park Activities	39
3.9	Building Sustainable Development	40
3.10	Our Tools	41
4.0	SCHEDULES	43
	Schedule 1: Secondary Plan Area	44
	Schedule 2: Policy Areas	45
	Schedule 3: View Corridors	46
	Schedule 4: Connections	47
	Schedule 5: Permitted Heights	48
5.0	APPENDICES	49
	Appendix A: Cultural Heritage	50
	Appendix B: Reasons for Designation - Victoria Park	51



1.0 Introduction

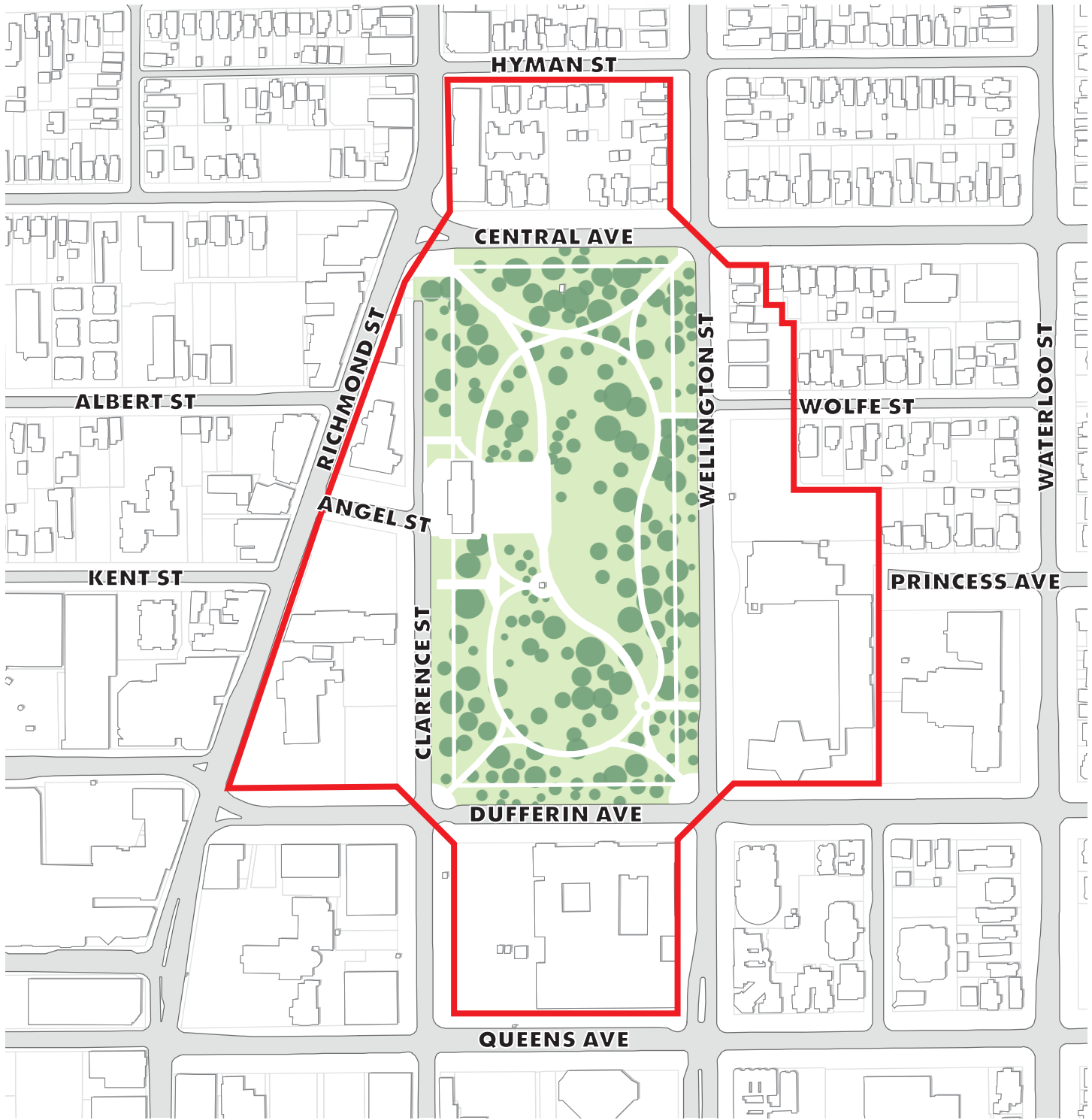
1.1 BACKGROUND

Victoria Park is centrally located in the City of London, adjacent to the downtown. The park is an important feature at the heart of the city as a central gathering place for events and celebrations of city-wide significance, as well as an open space for active and passive recreation.

Development pressure on lands surrounding Victoria Park has warranted the creation of a comprehensive vision for future growth. The purpose of this Secondary Plan is to establish a policy framework to guide the future of the lands surrounding Victoria Park, recognizing that the existing overlapping policy framework is complex and has not yet considered the properties surrounding the park based on their unique relationship to the park.

This Secondary Plan considers how future development and redevelopment will relate to existing buildings, adjacent neighbourhoods, the downtown, and Victoria Park. Existing plans, policies, and guidelines applying to properties around the park have been taken into account to create the development framework and to provide clarity and consistency in reviewing future development applications. The policies in the *West Woodfield Heritage Conservation District Plan* and the *Downtown Heritage Conservation District Plan* will continue to apply to properties within the *Victoria Park Secondary Plan* boundary. Any future development applications will be evaluated on a site-by-site basis for conformity to the applicable Official Plan policies and the Heritage Conservation District Plans for the conservation of cultural heritage resources within the Secondary Plan boundary.

Schedule 1: Secondary Plan Area



Legend

-  Victoria Park Secondary Plan Boundary



1.2 LOCATION

The *Victoria Park Secondary Plan* applies to properties around Victoria Park as identified in Schedule 1: Secondary Plan Area . This area has been delineated to include properties surrounding Victoria Park and properties that are anticipated to be consolidated for future development around the park. The surrounding context was considered in the preparation of the Secondary Plan, however the policies in the Secondary Plan will only apply within this boundary.

1.3 CULTURAL HERITAGE RESOURCES

The presence of cultural heritage resources within the *Victoria Park Secondary Plan* boundary are foundational to the character of the area. Cultural heritage resources within the Secondary Plan boundary include the West Woodfield Heritage Conservation District, the Downtown Heritage Conservation District, and a number of properties that are individually designated under Part IV of the *Ontario Heritage Act* or are listed on the City's Register. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the *Victoria Park Secondary Plan* boundary.

Victoria Park is designated under Parts IV and V of the *Ontario Heritage Act*, as it is individually designated and also designated as part of the West Woodfield Heritage Conservation District. The individual designation under Part IV of the *Ontario Heritage Act* is based on Victoria Park's significant historic, architectural, and cultural heritage landscape importance. The Part IV heritage designation that applies to Victoria Park also recognizes that it has assumed a role as the "jewel of the parks system" in the city of London. Appendix B: Reasons for Designation - Victoria Park includes the reasons for designation for Victoria Park.



1.4 PURPOSE AND USE

The Secondary Plan presents a vision for the evolution of properties surrounding the park and provides a consistent framework to evaluate future development. It provides comprehensive built form, urban design, and land use directions that consider how future development should relate to the park and enhance the surrounding context, while ensuring conservation of the cultural heritage resources in the area.

Policies in this Secondary Plan apply to all properties in the *Victoria Park Secondary Plan* boundary unless where specifically noted as only applying to a specific property or Policy Area. The policies of this Secondary Plan provide a greater level of detail than the policies of the Official Plan. Where the policies of the Official Plan provided sufficient guidance to implement the vision of this Secondary Plan, these policies were not repeated. As such, the policies of this Secondary Plan should be read in conjunction with the Official Plan, the applicable Heritage Conservation District Plans, and any other applicable policy documents. In instances where the overall policies of the Official Plan and the *Victoria Park Secondary Plan* are inconsistent, the Secondary Plan shall prevail.

The policies of this Secondary Plan that use the words “will” or “shall” express a mandatory course of action. Where the word “should” is used, suitable alternative approaches to meet the intent of the policy may be considered.

The policies of this Secondary Plan will be implemented through mechanisms set out in this Secondary Plan, public investments in infrastructure and public realm improvements, as well as other tools available to the City including the *Zoning By-law*, and the *Site Plan Control By-law*.

The schedules form part of this Secondary Plan and have policy status whereas other figures and photographs included in the Secondary Plan are provided for graphic reference, illustration, and information.





1.5 VISION

The Victoria Park area is a prominent destination that is cherished by Londoners. The area will develop in a way that balances the desire to grow inward and upward with the need to conserve significant cultural heritage resources, be compatible with the surrounding context, and foster Victoria Park's continued use as a city-wide destination for recreation, relaxation and events.

Future development of the area will celebrate the prominence of Victoria Park through design excellence and sympathetic development, contributing to the continued success of this area as a destination for Londoners both now and in the future.



1.6 PRINCIPLES

The development of this Secondary Plan has been guided by the following principles:

- Identify opportunities for compatible and sensitive intensification
- Design buildings to celebrate the prominence of Victoria Park as a city-wide gem
- Enhance and conserve cultural heritage resources within and surrounding Victoria Park
- Respond to climate change by encouraging sustainable development, building design, and active transportation options
- Frame Victoria Park with an appropriately-scaled base that creates a comfortable pedestrian environment
- Protect the residential amenity of the Woodfield Neighbourhood by mitigating impacts of new development
- Support and animate Victoria Park with active uses on the ground floor
- Preserve and strengthen visual connections to Victoria Park and create new view corridors where possible
- Continue to enhance the amenity of Victoria Park as a neighbourhood green space, as well as a destination for all Londoners to attend festivals and events
- Improve and create new connections to Victoria Park
- Preserve and enhance the landscaped edges around Victoria Park



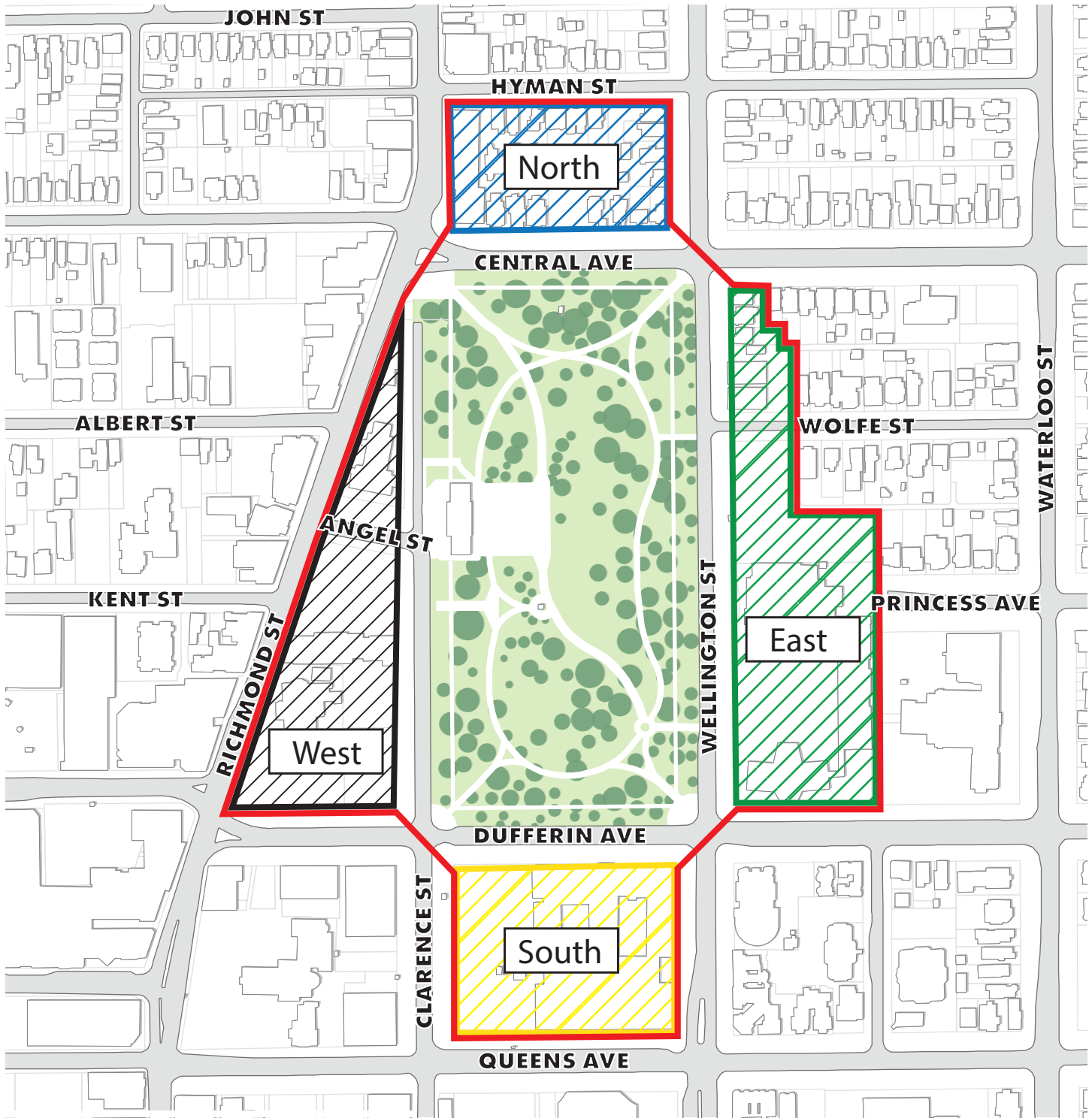


2.0 Policy Areas

2.1 OVERVIEW

The area subject to the *Victoria Park Secondary Plan* has been divided into four Policy Areas, each encompassing a different side of the park: North, East, South, and West, as identified in Schedule 2: Policy Areas. Most of the policies in the Secondary Plan apply to the entire area within the *Victoria Park Secondary Plan* boundary. However, some identified policies address the unique characteristics of one particular side of the park and therefore only apply to properties within the associated Policy Area. The boundaries and the unique characteristics of each of the four sides surrounding Victoria Park are detailed in the following sections.

Schedule 2: Policy Areas



Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area

2.2 NORTH POLICY AREA

The North Policy Area adjacent to Victoria Park is lined by 2.5-storey house-form buildings, many of which have been converted for office uses or multi-unit dwellings, with the exception of the Richmond Street frontage, which is occupied by a 4-storey mixed-use building and forms part of Richmond Row. A 3-storey residential building is located on the western portion of the interior of the block. While this Policy Area is not within a Heritage Conservation District, many of the properties in this Policy Area are listed on the City's Register of Cultural Heritage Resources.

The western portion of this Policy Area is in the Rapid Transit Corridor Place Type, while the eastern portion of this Policy Area is in the Neighbourhoods Place Type.





2.3 EAST POLICY AREA

The East Policy Area is characterized by a broad mix of uses including City Hall, Centennial Hall, surface parking, and R.H. Cooper Square. A mix of other uses are also found, including professional offices, a multi-unit residential building, and a single-detached dwelling. The southern portion of this block is located in the Downtown Place Type, and the northern portion is in the Neighbourhoods Place Type and is also subject to the provisions of the Woodfield Neighbourhood Specific Policy Area. The entirety of this Policy Area is in the West Woodfield Heritage Conservation District.

There is opportunity for intensification of underutilized sites in the East Policy Area, primarily south of Wolfe Street.

2.4 SOUTH POLICY AREA

The South Policy Area is in the Downtown Place Type and includes the iconic Great West Life Insurance Company building, which is a character defining feature of the block, and a surface parking lot. The Policy Area is located entirely in the Downtown Place Type. This Policy Area is also entirely within the Downtown Heritage Conservation District.

The large surface parking lot in the west portion of the block presents an opportunity for intensification.



2.5 WEST POLICY AREA

The West Policy Area includes the triangular area bounded by Richmond Street, Dufferin Avenue and Clarence Street. Richmond Street is a main street commercial corridor connecting to downtown. Clarence Street runs immediately adjacent to the park and is a planned transit corridor. The area consists of places of worship, including St. Peter's Basilica Cathedral and First Baptist Church, as well as a limited amount of commercial uses and surface parking. The majority of this area is in the Downtown Place Type. This block is also in the West Woodfield Heritage Conservation District, with the exception of the northern most property, which is not in the Heritage Conservation District.

Portions of this Policy Area present opportunities for intensification, particularly the surface parking lots north of St. Peter's Basilica Cathedral.





3.0 Policies

3.1 OVERVIEW

The intent of this Secondary Plan is to provide a policy framework to guide future development and public projects within the *Victoria Park Secondary Plan* boundary. Policies in this Secondary Plan support the vision by providing guidance on view corridors, connections, public realm, cultural heritage, built form, land use, compatibility with park activities, and sustainable development.

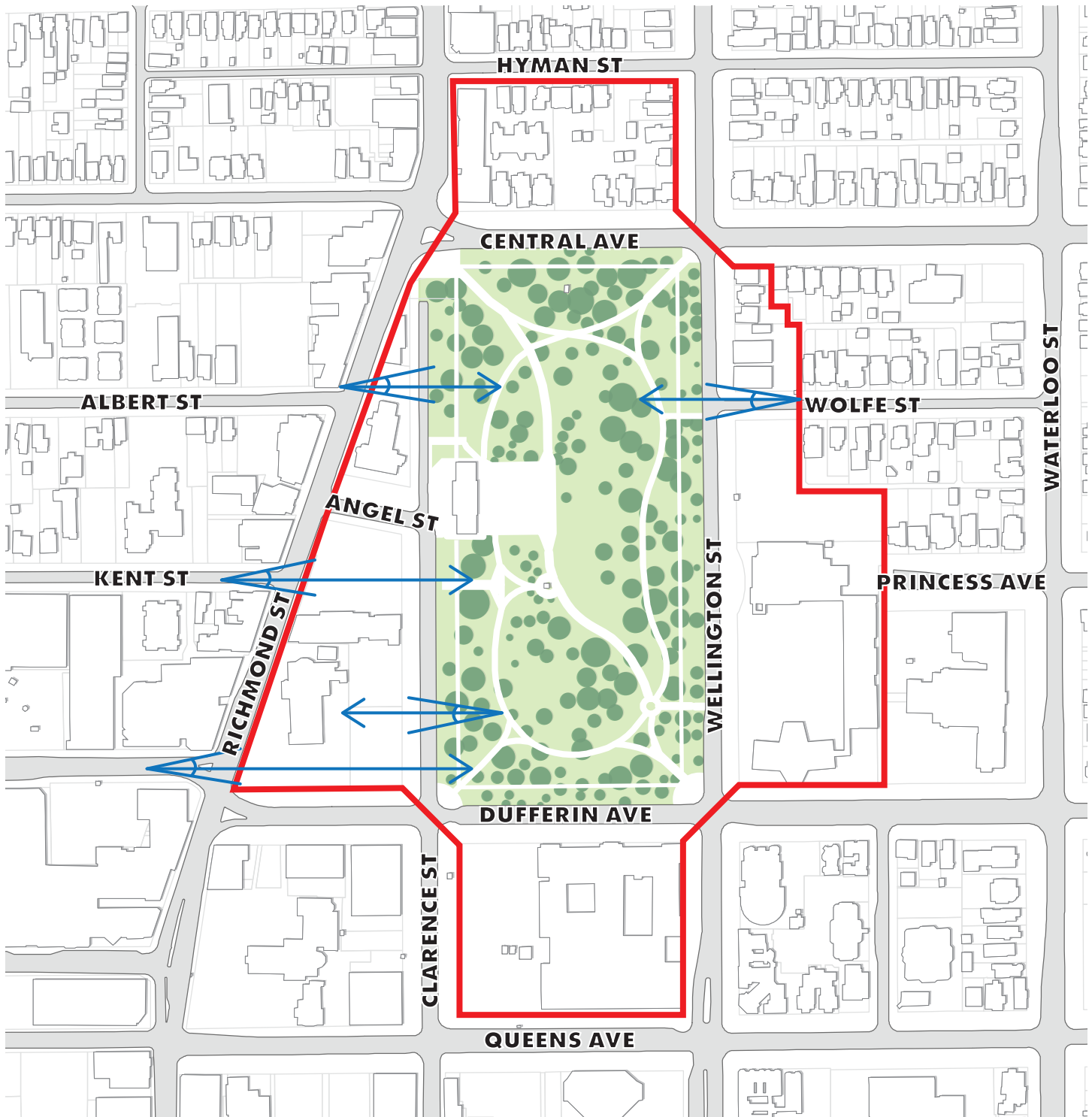


3.2 VIEW CORRIDORS

The preservation of existing view corridors and the creation of new view corridors will aid in orientation and help to maintain strong visual connections between Victoria Park and the surrounding area. Views to Victoria Park from Richmond Street are of particular importance as they help to connect a popular pedestrian corridor to Victoria Park. View corridors to be maintained are specified in the policies below and identified in Schedule 3: View Corridors.

- a) Victoria Park is a prominent civic landmark and cultural heritage resource in the city of London and is an important part of the identity and image of the city. Public works and private development will maintain, frame, and, where possible through design, create views to and from Victoria Park.
- b) Unobstructed view corridors to and from Victoria Park as identified in Schedule 3 – View Corridors, will be maintained for pedestrians. In addition to Schedule 3 – View Corridors, this Secondary Plan also describes the views in more detail as follows:
 - i) the northwest corner of Albert Street and Richmond Street
 - ii) the northwest and southwest corners of Kent Street and Richmond Street
 - iii) the northwest and southwest corners of Richmond Street and Dufferin Avenue
 - iv) the northeast and southeast corners of Wolfe Street and Wellington Street
 - v) the eastern elevation of St. Peter’s Basilica Cathedral, including the east aisle and the Lady Chapel
- c) Any applications for Official Plan amendments, Zoning By-law amendments, and/or Site Plan Control on lands within the Victoria Park Secondary Plan should consider:
 - i) The potential for adding new view corridors; and,
 - ii) Creative or innovative ways to enhance existing view corridors, if applicable.

Schedule 3 – View Corridors



Legend

 Victoria Park Secondary Plan Boundary

 View Corridor

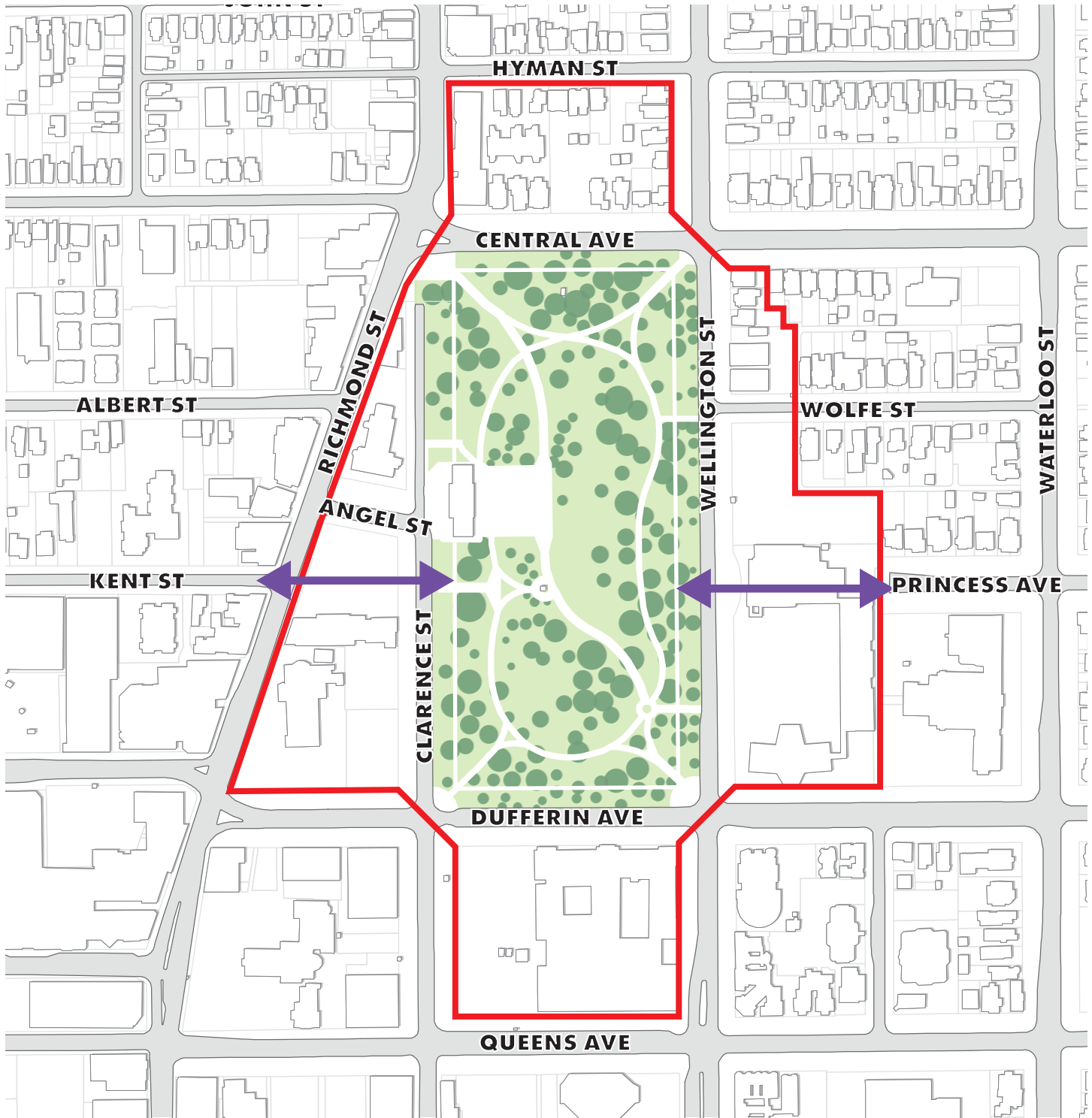


3.3 CONNECTIONS



Connections to Victoria Park help to improve access to the park and enhance the relationship of the park to its surroundings. Priority locations for new connections to Victoria Park are identified in Schedule 4: Connections.

- a) New connections to Victoria Park from Kent Street and Princess Avenue should be considered to improve access to the park if development occurs on lands that could facilitate these connections.
 - i) Connections will prioritize pedestrian access, but may incorporate flex-street or shared street design elements.
 - ii) Innovative approaches to connectivity may be considered such as enclosed or covered walkways through buildings.
- b) Wide sidewalks should be provided and maintained on streets adjacent to and leading to the park as part of any future public works projects to create a comfortable pedestrian environment and promote accessibility.
- c) Pedestrian amenities, such as benches, will be provided as part of redevelopment projects
- d) High quality pedestrian connections, that offer clearly defined, well-lit, safe pedestrian routes, will be provided connecting Richmond Street to Victoria Park, if development occurs on lands that could facilitate these connections.

Schedule 4 – Connections



Legend

-  Victoria Park Secondary Plan Boundary
-  Proposed Connections



3.4 PUBLIC REALM

Improvements to the streetscape and public realm around Victoria Park will help to strengthen the connection between Victoria Park and its surroundings, enhance pedestrian amenity, and expand the green landscaping of the park into the surrounding area. These green edges are anticipated to primarily be located on public land within the wide right-of-way due to the minimal setbacks of existing buildings to front property lines.

- a) Landscaping and green space on public and private land will be maintained and, where possible, enhanced. Hard surfaces will be limited to pedestrian entryways, benches, patios, and framed with landscaping/ planters to soften their appearance.
- b) The preservation of existing street trees and the planting of new large canopy trees is encouraged.
- c) The green edge between St. Peter's Basilica Cathedral and Dufferin Avenue should be maintained.
- d) The public realm around Victoria Park will continue to exhibit a high standard of design.
- e) Boulevards will be maintained as sod and soft landscaping.
- f) The City Hall block will continue to include a publically-accessible open space with a civic focus that compliments the architectural significance of City Hall and provides a link between City Hall and Victoria Park.
- g) New mid-rise and high-rise multi-unit residential developments shall provide indoor and/or outdoor communal amenity space for residents to help moderate the impacts of increased intensification on the grounds of Victoria Park.

3.5 CULTURAL HERITAGE

The cultural heritage resources surrounding Victoria Park are foundational to its character. In addition to the cultural heritage policies in this Secondary Plan, the objectives and policies in the *Downtown Heritage Conservation District Plan* and *West Woodfield Heritage Conservation District Plan* will continue to apply. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the *Victoria Park Secondary Plan* boundary.

- a) On-site and adjacent cultural heritage resources and their heritage attributes will be conserved.
 - i) Any new development must be both physically and visually compatible with the surrounding cultural heritage resources.
 - ii) New and renovated buildings shall be designed to be sympathetic to the heritage attributes through measures including, but not limited to, massing, rhythm of solids and voids, significant design features, and high-quality materials.
- b) New development shall be compatible with the heritage character of the surrounding Heritage Conservation Districts, through consideration of height, built form, setback, massing, material, and other architectural elements.
- c) The policies and design guidelines in the *Downtown Heritage Conservation District Plan* and the *West Woodfield Heritage Conservation District Plan* will be used to review and evaluate proposals for new development in these Heritage Conservation Districts to ensure compatibility with the surrounding context.
- d) Heritage Impact Assessments will be required for new development within the Victoria Park Secondary Plan boundaries.



3.6 BUILT FORM

The following built form policies will help to shape future development in a way that balances intensification and compatibility, and provides a transition between the downtown and the low-rise residential neighbourhoods. Built form will be designed to ensure impacts on Victoria Park and the existing context are minimized, and the design of new development frames the park.

Victoria Park is the “jewel of the parks system” in the city of London, and is a location of civic importance that must be complemented by development that meets a high standard of design. As such, all new development is expected to be of a high standard of urban and architectural design, celebrating the prominence of the Victoria Park area.



3.6.1 GENERAL BUILT FORM

General built form policies apply to all new buildings and additions to existing buildings proposed in the *Victoria Park Secondary Plan* boundary. Policies that provide specific direction for mid-rise and high-rise development can be found in Sections 3.6.6 and 3.6.7.

a) The setback of new development will respond to the existing built form context and reinforce the established built form edge with the intent of maintaining a street wall that frames the edges of the park. New development should be located close to the front property line, while still providing sufficient setbacks to avoid building elements, such as canopies and steps, from encroaching into the right-of-way. Where residential units are provided at-grade, this setback will be sufficient to accommodate entryways and steps to residential units, and any private courtyards and/or landscaping.

b) The design and massing of new buildings and additions to existing buildings will minimize the impacts of shadows on Victoria Park, public realm and the adjacent low-rise neighbourhoods, as applicable.

c) Significant cultural heritage resources and their heritage attributes shall be conserved.

d) New high- and mid-rise buildings shall be designed to express three defined components: a base, middle and top. Alternative design solutions that address the following intentions may be permitted:

- i) the base shall establish a human-scale façade with active frontages including, windows with transparent glass, awnings, pedestrian scale lighting, and the use of materials that reinforce a human scale;
- ii) the middle shall be visually cohesive with, but distinct from, the base and top;
- iii) the top shall provide a finishing treatment, such as a roof or a cornice treatment, and will serve to hide and integrate mechanical penthouses

e) All new development shall have a minimum 6 metre rear yard setback from properties that are in the Neighbourhoods Place Type in *The London Plan* or the Low Density Residential Designation in the *1989 Official Plan*.

f) A minimum 1 metre interior side yard setback will be required for all new buildings

g) The setback of new development with a frontage on Wolfe Street will be in-line with the setback of existing buildings on Wolfe Street.



3.6.2 FAÇADE DESIGN

The design of building façades is the most important element to creating buildings that are pedestrian scale and fit within the residential amenity and character of the Victoria Park area.

- a) Building façades shall be articulated to reflect the scale and the rhythm of existing buildings along the edge of the park. Grade-related façade articulation should generally occur every 10 to 15 metres.
- b) High quality materials, such as brick and natural stone, will be used to complement the character and quality of buildings around the park and adjacent areas. The use of stucco and exterior insulation and finishing system (EIFS) will not be permitted.

3.6.3 ACTIVATION

Creating active building façades encourages passive surveillance and creates a walkable, pedestrian-friendly environment surrounding the park.

- a) Main building entrances shall front onto the park, unless the building also has frontage on Richmond Street, in which case the main building entrance will be located on Richmond Street with a secondary entrance fronting onto the park.
- b) Multiple building entrances are encouraged at a pedestrian-scale rhythm. Corner buildings and buildings with two street frontages should have entrances onto both streets.

- c) Entrances to residential lobbies that serve residential uses above the ground floor, and retail and commercial units will be flush with grade and will be accessible directly from the public sidewalk in order to animate the sidewalk.



d) Residential units at grade will have individual unit entrances accessible directly from the right-of-way in order to animate the street environment.

e) Entrances to individual residential units will be raised to a maximum of 1.2 metres above grade to allow for privacy for residents. Landscaping and/or private courtyards are encouraged for privacy and separation. Access to units from below-grade will not be permitted.

f) Regardless of the intended use, the ground floor of new buildings should be designed with the flexibility to accommodate conversion to non-residential uses in the future. Strategies should be considered, such as providing a raised floor over the slab that can be removed to provide additional ground floor height in the future.

g) Attractive and active frontages shall be located around all edges of the park. All building faces oriented towards the park should exhibit a high level of architectural detail, large transparent windows and high-quality materials. Blank walls, parking, services and utilities will not be visible from the park or Richmond Street.

h) Glazing shall be maximized for non-residential uses located at-grade, while ensuring compatibility with the heritage resources.



3.6.4 PARKING

While parking is recognized as a continued need in proximity to Victoria Park, it should be provided in a way that does not detract from the pedestrian realm surrounding the park, nor the city-wide importance of this green space.

- a) Parking and service entrances shall not front directly onto Victoria Park or Richmond Street. Parking and service entrances will be accessed off of side streets, behind buildings and along laneways where possible.
- b) Despite Policy 3.6.4 a), in the event a site only has frontage on Victoria Park and/or Richmond Street, parking and service entrances may be provided via a driveway connecting to one of the frontages. In these instances, the impact on the pedestrian realm must be minimized through narrowing access points as much as possible and incorporating design features to maximize pedestrian safety.
- c) Parking should be located underground.
- d) New surface parking lots shall not be permitted within the *Victoria Park Secondary Plan* boundary.
- e) Above-grade structured parking shall be wrapped on all exterior lot lines with residential, retail, service, community facility or office uses to limit the visual impact of parking on the public realm.
- f) Parking shall not be located between a building and the public right-of-way.



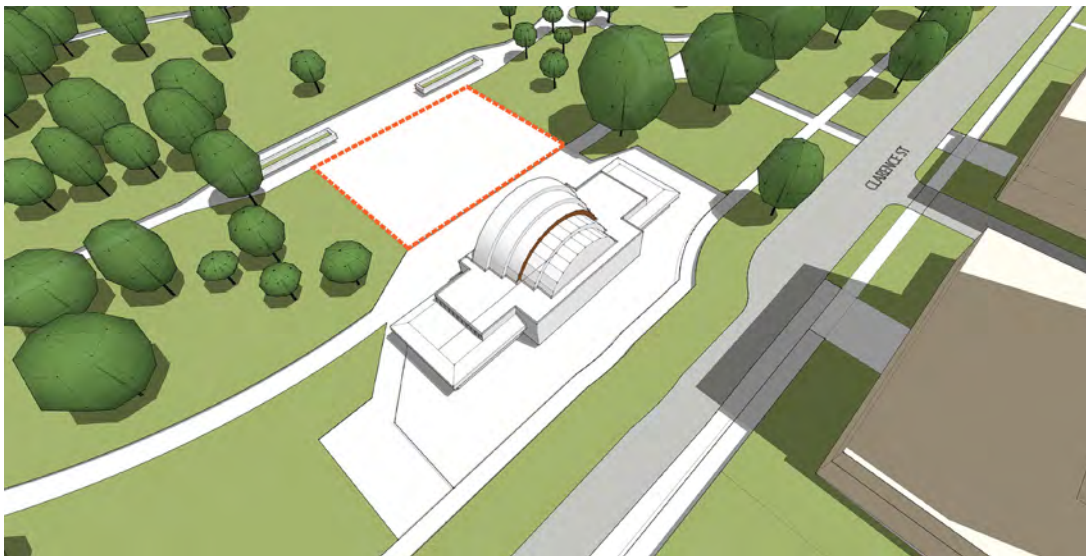
3.6.5 PERMITTED HEIGHTS

Minimum and maximum permitted heights for new development within the *Victoria Park Secondary Plan* boundary are described below and identified in Schedule 5: Permitted Heights.

- a) Building heights will generally transition from higher buildings in the downtown and fronting Richmond Street to lower buildings near low-rise residential areas.
- b) Buildings will be designed to provide appropriate transition to the adjacent low-rise neighbourhood that forms part of the West Woodfield Heritage Conservation District.
- c) All new development shall be within a 45 degree angular plane measured from a height of 10.5 metres from the primary lot lines of all properties in the Neighbourhoods Place Type in *The London Plan* or the Low Density Residential Designation in the *1989 Official Plan*, unless the property within this adjacent Neighbourhoods Place Type or Low Density Residential Designation is identified as being able to accommodate a mid-rise or high-rise building as a result of this Secondary Plan.
- d) For the purposes of this Secondary Plan, “primary lot lines” are the four longest lot lines of a property.
- e) New development will be designed to limit the amount of the concrete pad on the east side of the Victoria Park Bandshell that will be in shadow at any time between 8 a.m. and 4 p.m. from June 1 to August 31 to a maximum of 25% in total.

VICTORIA PARK BANDSHELL

The concrete pad on the east side of the Victoria Park Bandshell is one of the most popular public gathering spaces within Victoria Park.





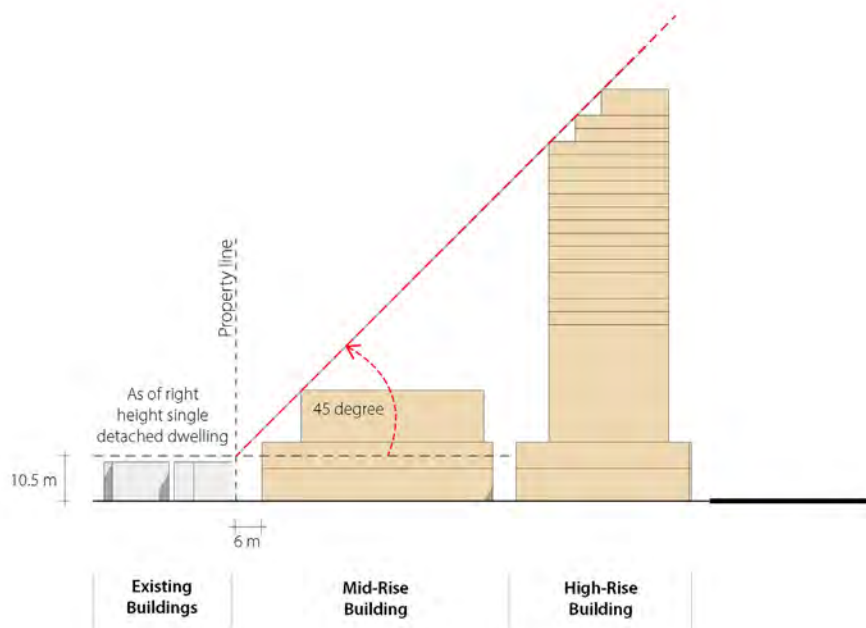
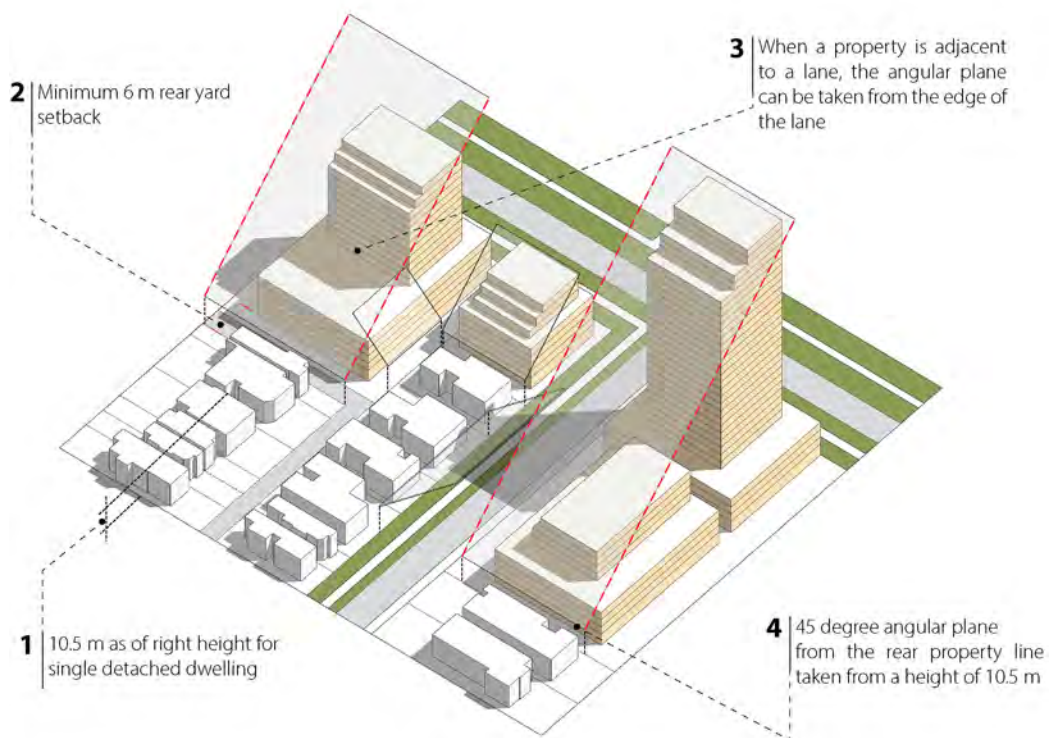
- f) The *Zoning By-law* will provide more detail on individual permitted heights; this may not include the full range of heights identified in this Secondary Plan.
- g) New development shall be within the range of permitted heights. The range of permitted heights can be found in Table 1 and Schedule 5, in addition, this Secondary Plan also describes the range of permitted heights in detail as follows:
 - i) In the North Policy Area, the range of permitted heights is between 2 and 16 storeys for Part A, if the development meets the angular plane requirement in Policy 3.6.5 c). This is the maximum permitted height within the Rapid Transit Corridor Place Type, allowing an opportunity for intensification in close proximity to a planned future rapid transit station near the intersection of Richmond Street and Central Avenue. The remainder of the Policy Area has a range of permitted heights between 2 and 4 storeys (Part B), as the scale of the existing buildings forms a streetwall that helps to frame Victoria Park and the surrounding neighbourhood. The full range of permitted heights in the Part A can be realized for the interior of the block if certain properties in the North Policy Area are consolidated into singular ownership, allowing those properties to be considered together as being part of the Rapid Transit Corridor Place Type. Otherwise the properties in Part B are in the Neighbourhoods Place Type and the angular plane requirement in Policy 3.6.5 c) may limit the ability to achieve the full range of permitted heights in the interior of the block.



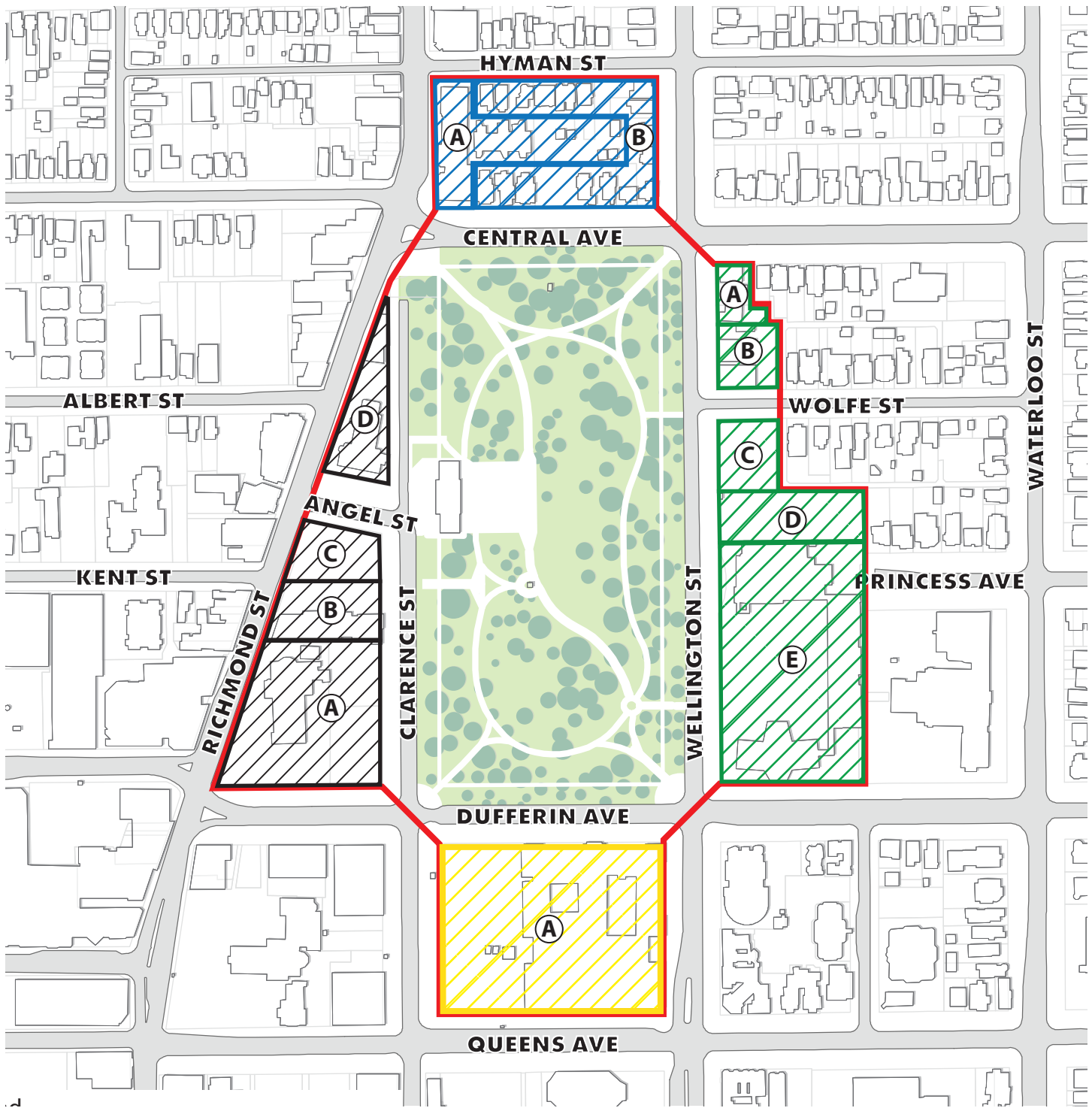
- ii) In the East Policy Area, the range of permitted heights considers the transition from the Downtown to the low-rise residential neighbourhood that forms a component of the West Woodfield Heritage Conservation District. Part A will continue to be low-rise, while Parts B and C provide opportunities for taller buildings, with maximum heights limited by the angular plane provisions in Policy 3.6.5c). Parts D and E provide opportunities for high-rise buildings, with maximum heights limited by the angular plane in Policy 3.6.5c). Parts D and E are also subject to a maximum height of 30 storeys, while the angular plane could allow higher heights in this location, this limit has been added to provide a transition from higher heights in Downtown to lower heights as the *Victoria Park Secondary Plan Area* transitions away from the Downtown core.
- iii) In the South Policy Area, the range of permitted heights is the full range of permitted heights contemplated in the Downtown Place Type. This is the location that can accommodate the tallest buildings in the *Victoria Park Secondary Plan Area*, as heights in the *Victoria Park Secondary Plan Area* decrease as the Area transitions away from the Downtown core.
- iv) In the West Policy Area, heights are limited for the areas to the south and east of St. Peter's Basilica Cathedral in order to retain the prominence of the Cathedral and its important relationship to Victoria Park. North of the Cathedral, building height will transition downward as the Area transitions away from the Downtown core. A maximum height of 30 storeys is permitted in Part B. In Part C, the maximum height is regulated by the shadow criteria in 3.6.5e), up to a maximum of 25 storeys. In Part D, the full range of heights in the Rapid Transit Corridor Place Type is contemplated up to a maximum of 16 storeys, provided the building is able to meet the shadow criteria in 3.6.5e).

ANGULAR PLANES

The use of a 45 degree angular plane provides an effective method to transition new mid-rise and high-rise development to existing low-rise development, helping to mitigate the impacts of the new development including, but not limited to, access to light, shadow, overlook, skyviews, and the visual impact of the massing.



Schedule 5- Permitted Heights



Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area

Table 1: Permitted Heights

Location	Range of Permitted Heights
North Policy Area	
Part A	2 storeys to 16 storeys, with the maximum height permitted if the development meets 3.6.5c)
Part B	2 storeys to 4 storeys
East Policy Area	
Part A	2 storeys to 4 storeys
Part B	2 storeys up to the maximum height regulated by 3.6.5c)
Part C	2 storeys up to the maximum height regulated by 3.6.5c)
Part D	2 storeys up to the maximum height regulated by 3.6.5c), up to a maximum of 30 storeys
Part E	2 storeys up to the maximum height regulated by 3.6.5c), up to a maximum of 30 storeys
South Policy Area	
Part A	3 storeys to 35 storeys
West Policy Area	
Part A	2 storeys (or 6 metres) to 4 storeys
Part B	2 storeys (or 6 metres) to 30 storeys
Part C	2 storeys (or 6 metres) to 25 storeys, with the maximum height permitted if the development meets 3.6.5e)
Part D	2 storeys to 16 storeys, with the maximum height permitted if the development meets 3.6.5e)

3.6.6 MID-RISE FORM

While the general built form policies apply to all new buildings within the *Victoria Park Area Secondary Plan* boundary, additional direction is provided specifically for mid-rise buildings.

- a) Mid-rise buildings are buildings with heights of 4 storeys up to and including 8 storeys.
- b) The base of new mid-rise buildings shall have a height of 4 or 5 storeys in the South Policy Area and East Policy Area to frame the park. In the North Policy Area and the West Policy Area the base of new mid-rise buildings shall have a height of 2 or 3 storeys.
- c) New buildings shall step back above the base to reduce the visual and physical impacts of the mid-rise building and to allow the base to be the primary defining element of the site and the adjacent public realm. Minimum stepbacks are as follows:
 - i) 5 metres for the frontages facing Victoria Park or Richmond Street.
 - ii) 3 metres for the frontages facing all other streets and pedestrian connections.



d) Mid-rise buildings should be separated by a minimum of 11 metres from other mid-rise or high-rise buildings. This separation distance applies to portions of the buildings above the base. This separation distance is intended to:

- i) Protect development potential of adjacent sites;
- ii) Provide access to sunlight on surrounding streets and Victoria Park;
- iii) Provide access to natural light and a reasonable level of privacy for occupants of buildings;
- iv) Provide pedestrian-level views of the sky between buildings particularly as experienced from adjacent streets, Victoria Park, and between towers for occupants, of mid-rise and high-rise buildings; and
- v) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.

e) All portions of mid-rise buildings above the base should be setback a minimum of 5.5 metres from the property line of any adjacent sites that could accommodate mid-rise or high-rise development from the centreline of the right-of-way, as to not compromise the development potential of adjacent properties.

f) New mid-rise buildings shall transition in scale to adjacent low-rise development through rear and side yard setbacks and stepbacks.





3.6.7 HIGH-RISE FORM

While the general built form policies apply to all new buildings within the Victoria Park Secondary Plan boundary, additional direction is provided specifically for high-rise buildings. High-rise buildings will be designed with a podium base and tower above.

- a) High-rise buildings are buildings 9 storeys in height or taller
- b) The base of new high-rise buildings shall have a height of 4 or 5 storeys in the South Policy Area and East Policy Area to frame the park. In the North Policy Area and the West Policy Area the base of new high-rise buildings shall have a height of 2 or 3 storeys.
- c) New high-rise buildings shall step back above the base to reduce the visual and physical impacts of the building and to allow the base to be the primary defining element of the site and the adjacent public realm. Minimum stepbacks are as follows:
 - i) 5 metres for the frontages facing Victoria Park or Richmond Street.
 - ii) 3 metres for the frontages facing all other streets and pedestrian connections.
- d) High-rise buildings should have a minimum separation distance of 25 metres between towers. This separation distance is intended to:
 - i) Protect development potential of adjacent sites;
 - ii) Provide access to sunlight on surrounding streets and Victoria Park;
 - iii) Provide access to natural light and a reasonable level of privacy for occupants of high-rise buildings;
 - iv) Provide pedestrian-level views of the sky between high-rise buildings particularly as experienced from adjacent streets, Victoria Park, and for building occupants of mid-rise and high-rise buildings; and
 - v) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.



e) All portions of high-rise buildings above the base should be setback a minimum of 12.5 metres from the property line of any adjacent sites that could accommodate high-rise development and the centreline of streets, as to not compromise the development potential of adjacent properties.

f) New high-rise buildings shall transition in scale to adjacent low-rise development through rear and side yard setbacks and setbacks.

g) Residential tower floor plates in high-rise buildings shall be a maximum of 750 square metres for all portion of the building above the base to ensure shadows move quickly, to minimize the obstruction of views, and to be less visually massive from neighbouring properties and the surrounding public realm. Office uses in high-rise buildings may have larger floor plates based on operational requirements, up to a maximum of 1,000 square metres for all portions of the building above the base containing office uses, but will be designed to limit large shadows on streets, the park, and nearby properties.

h) Towers shall not have any blank facades, and a minimum proportion of 70% of the facade shall be glazing.

i) The top portions of the tower shall be articulated through the use of small setbacks, differences in articulation, or the use of an architectural feature. The mechanical penthouse shall be integrated into the design of the tower.

j) Balcony materials should be clear glass to minimize the visual mass of the building.



3.7 LAND USE

Land uses around Victoria Park should be supportive of the active pedestrian realm around the park, while recognizing the prominence of Richmond Street as a main street. The Zoning By-law will provide more detail on individual permitted uses; this may not include the full range of uses identified in this Secondary Plan.

- a) A broad range of residential, retail, service, office, community facility and other related uses may be permitted within the *Victoria Park Secondary Plan* boundary.
- b) For buildings fronting Richmond Street, a minimum of 60% of the Richmond Street frontage at grade will be street-related retail and service uses oriented toward Richmond Street. Community facility and institutional uses may be permitted if they are to be used for street-oriented, active uses.
- c) Auto-oriented uses and drive through facilities are prohibited within the *Victoria Park Secondary Plan* boundary.
- d) Residential lobbies shall take up no more than 30% of the ground floor façade, to a maximum of 15 metres.



3.8 COMPATIBILITY WITH PARK ACTIVITIES

Victoria Park serves as an important city-wide resource for active and passive recreational activities. It is also an important neighborhood downtown. It is important to ensure the continued vitality and functionality of Victoria Park as a destination for Londoners.

- a) Noise studies shall be submitted with all Site Plan Control applications for new mid-rise or high-rise residential developments which will consider how noise from festivals will be mitigated through sound dampening building practices. Purchasers and/or tenants should be advised of the possibility of noise from festivals though the addition of a warning clause to the lease or agreement of purchase and sale and registered on title.
- b) Wind studies shall be submitted with all Zoning By-law Amendment and Site Plan Control applications for new mid-rise or high-rise developments to provide information on the existing wind conditions and the wind conditions that can be expected when the proposed development is constructed. The study will demonstrate how the wind conditions that are expected to be generated by the proposed development are being mitigated, and demonstrating the resulting wind conditions after mitigation are comfortable for pedestrians on sidewalks and users of the park.



3.9 BUILDING SUSTAINABLE DEVELOPMENT

Many of the policies in this Secondary Plan that allow the construction of new mid-rise and high-rise development within the *Victoria Park Secondary Plan* boundary will contribute to sustainability and addressing the climate emergency by providing a compact form of development in the central area that reduces urban sprawl, in a way that is compatible with the surrounding area including the heritage resources. The use of green building technologies will also help to contribute to sustainability and addressing the climate emergency.

- a) All new mid-rise and high-rise developments shall include green roofs or cool roofs to help reduce the impact of buildings on the climate.
- b) The use of green building technologies in the development of new buildings is encouraged.
- c) The provision of electric vehicle charging stations, secure and covered bicycle parking, and car share facilities are encouraged.
- d) The provision of a mixture of unit types, including the provision of 2 and 3 bedroom units, is encouraged to allow for a variety of families to live in the core.



3.10 OUR TOOLS

The following provides an overview of the additional considerations that are required for development applications within the *Victoria Park Area Secondary Plan* boundary:

ZONING BY-LAW AMENDMENT APPLICATIONS

- a) The following submission materials will be required, in addition to the standard submission materials, for Zoning By-law amendment applications in the Victoria Park Secondary Plan boundary:
 - i) Planning and Design Report that includes the following in addition to the standard requirements (including analysis of the policies in the Victoria Park Secondary Plan):
 - Information about how view corridors for pedestrians will be maintained and/or added (for more information – see Section 3.2)
 - Information about how new connections will be added/enhanced, where applicable (for more information – see Section 3.3.)
 - ii) Shadow study - required for all new mid-rise and high-rise building proposals (for more information – See Section 3.6)
 - iii) Preliminary wind study for all new mid-rise and high-rise building proposals (for more information – See Section 3.8)
 - iv) The provision of indoor and/or outdoor common amenity space will be detailed; with minimum standards secured in the Zoning By-law.
 - v) Servicing studies and sanitary design briefs may be required to ensure adequate servicing. Holding provisions may be required to ensure necessary servicing is in place prior to development.
 - vi) Heritage Impact Assessment (for more information – see Section 3.5)

SITE PLAN CONTROL APPLICATION

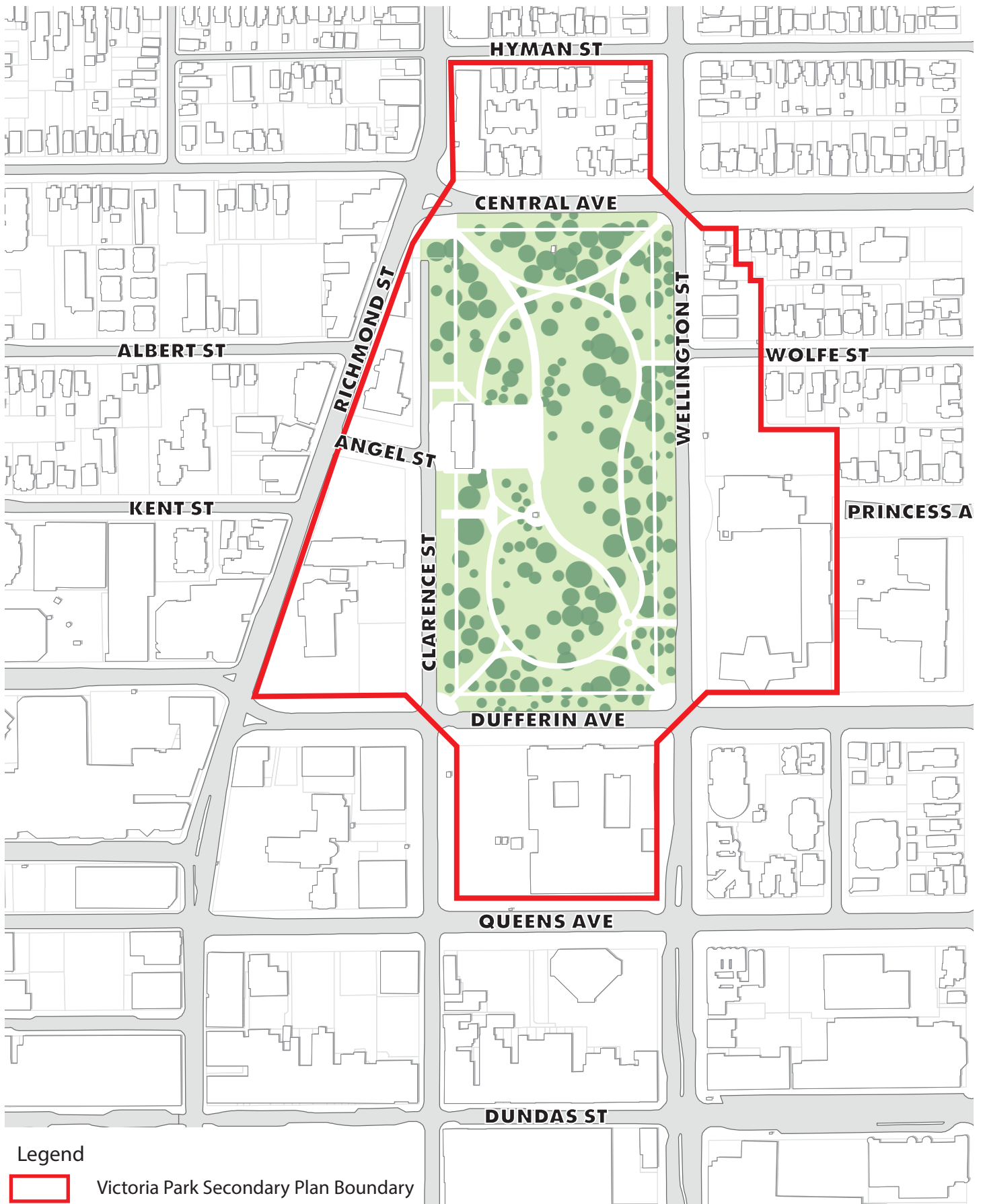
- b) The following submission materials, in addition to the standard submission materials, will be required for all Site Plan Control applications in the *Victoria Park Secondary Plan* boundary:
 - i) Wind study for all new mid-rise and high-rise building proposals (for more information – See Section 3.8)
 - ii) Noise study for all new mid-rise and high-rise residential building proposals (for more information – see Section 3.8)
 - iii) Shadow study - required for all new mid-rise and high-rise building proposals (for more information – See Section 3.6)
 - iv) A letter detailing how the proposed development demonstrates sustainable building development (for more information – see Section 3.9)
 - v) Heritage Impact Assessment (for more information – see Section 3.5)
- c) Public Site Plan review will be required for all new development in the *Victoria Park Secondary Plan* boundary





4.0 Schedules

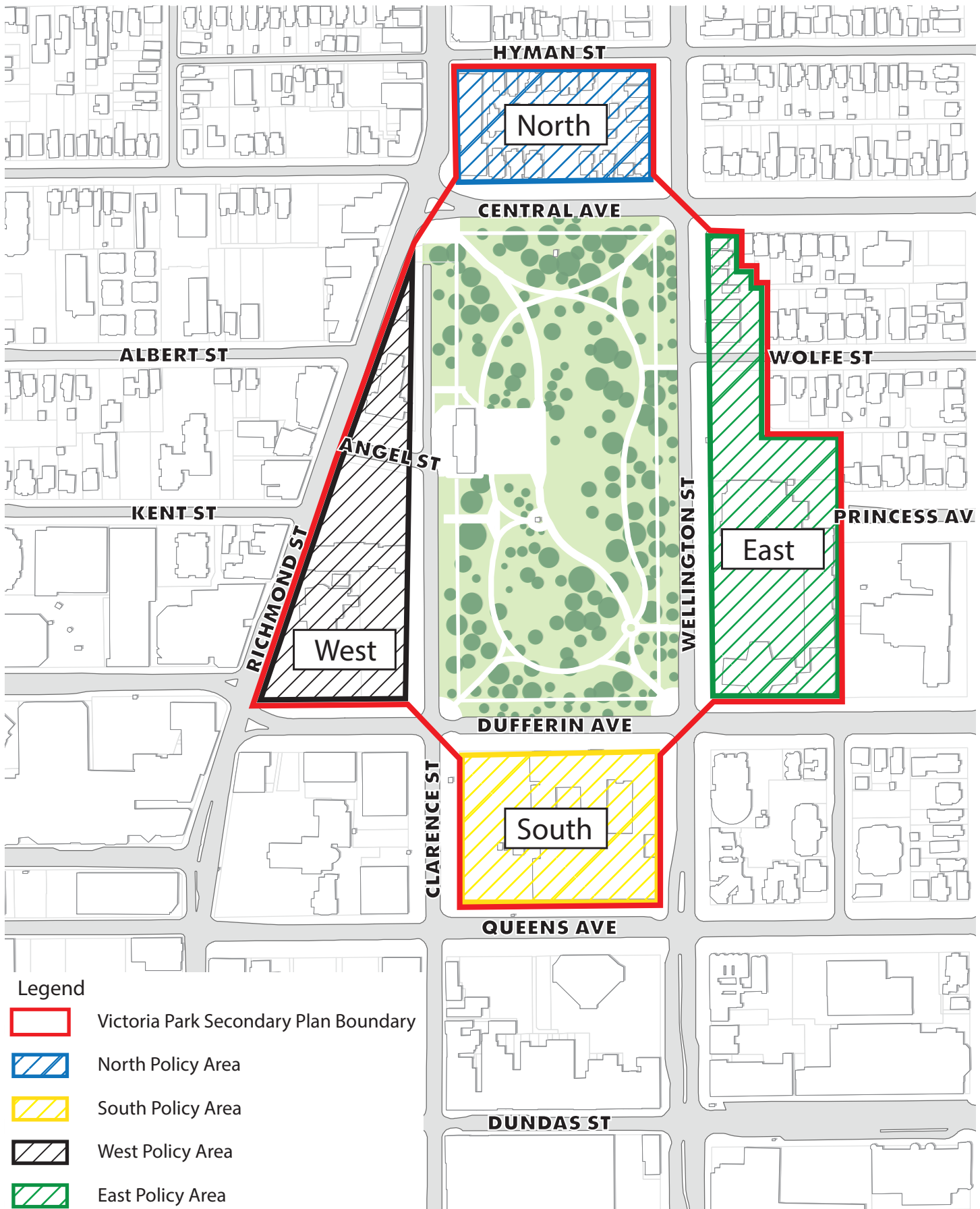
SCHEDULE 1: SECONDARY PLAN AREA



Legend

 Victoria Park Secondary Plan Boundary

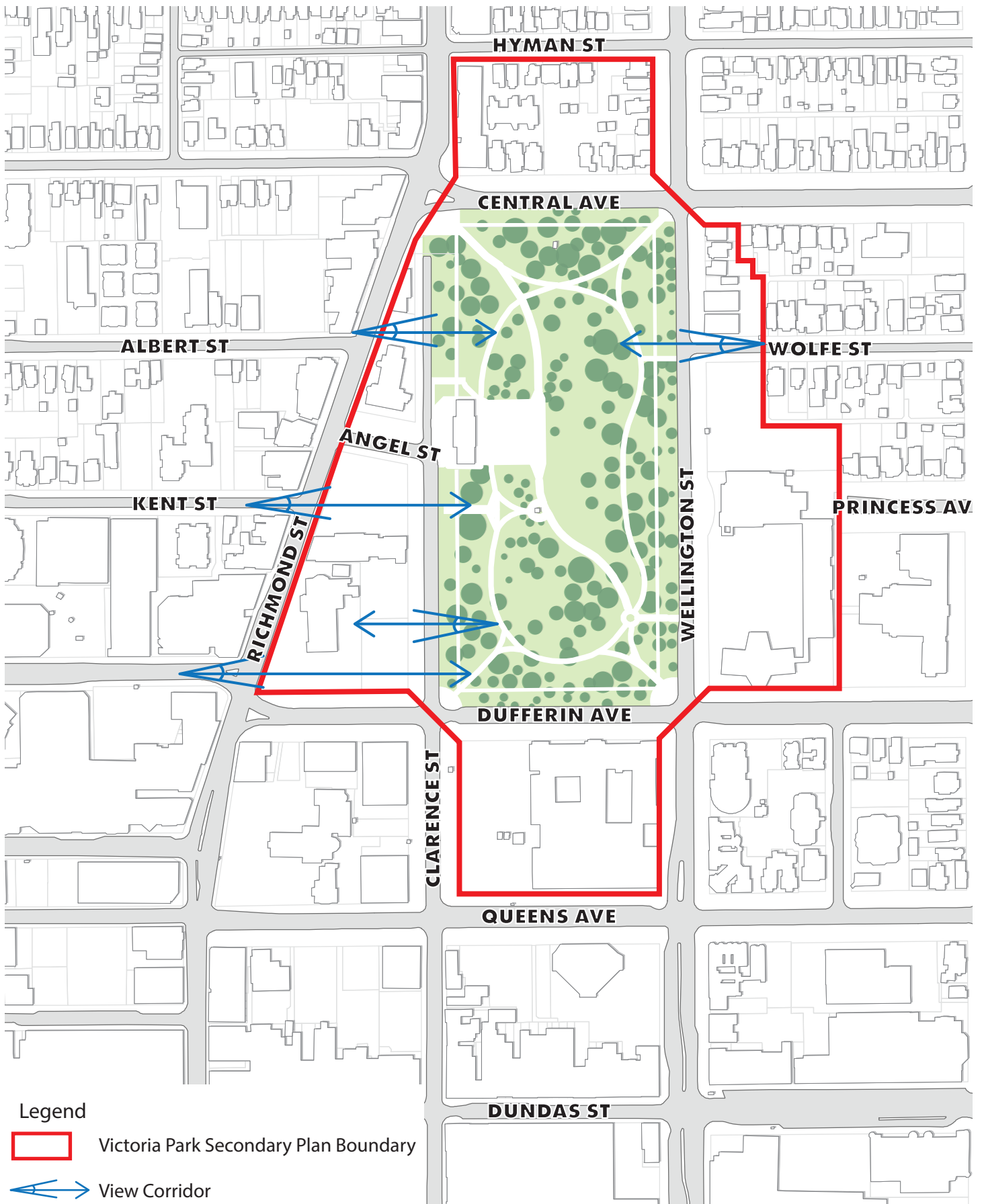
SCHEDULE 2: POLICY AREAS



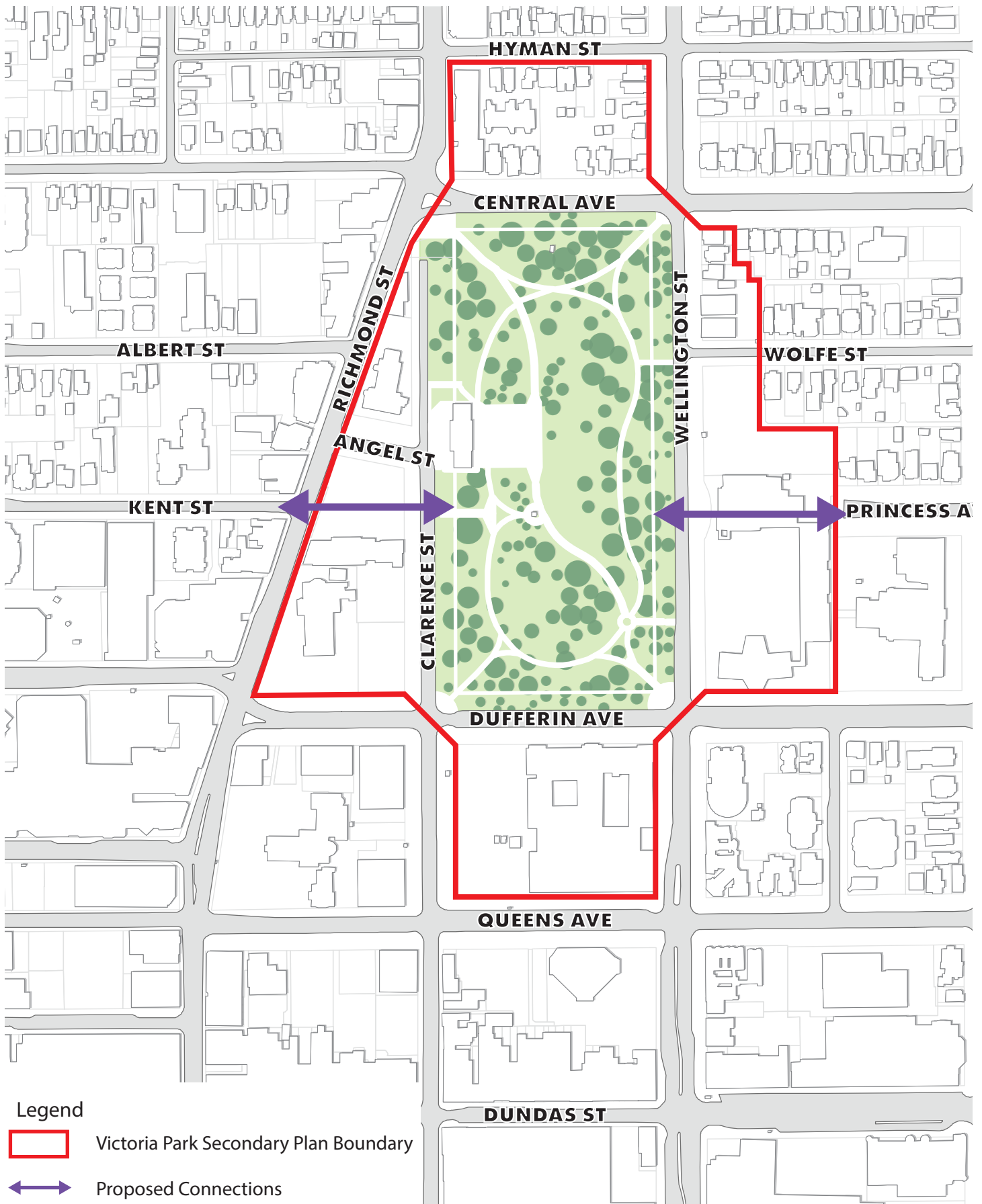
Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area

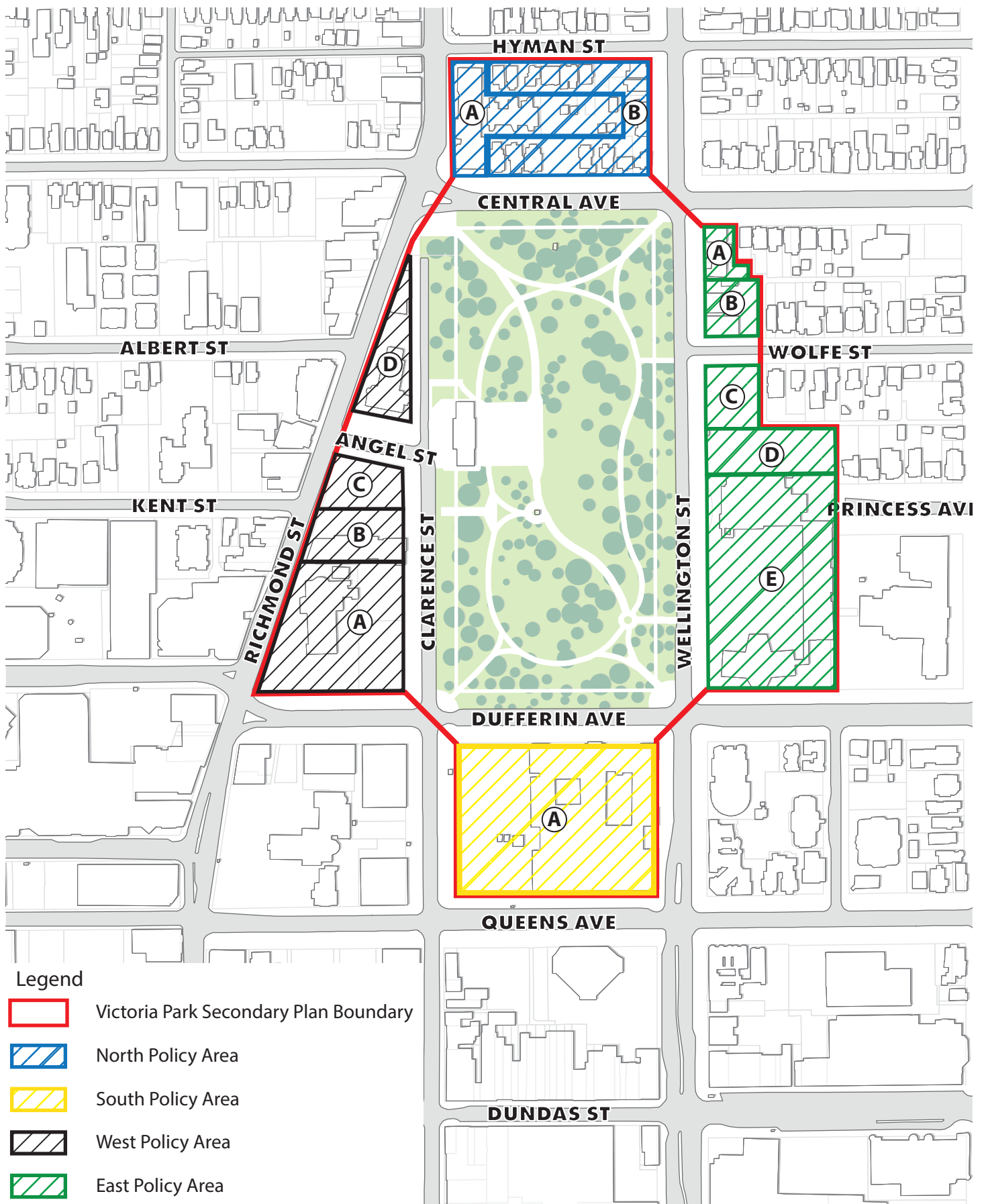
SCHEDULE 3: VIEW CORRIDORS



SCHEDULE 4: CONNECTIONS



SCHEDULE 5: PERMITTED HEIGHTS



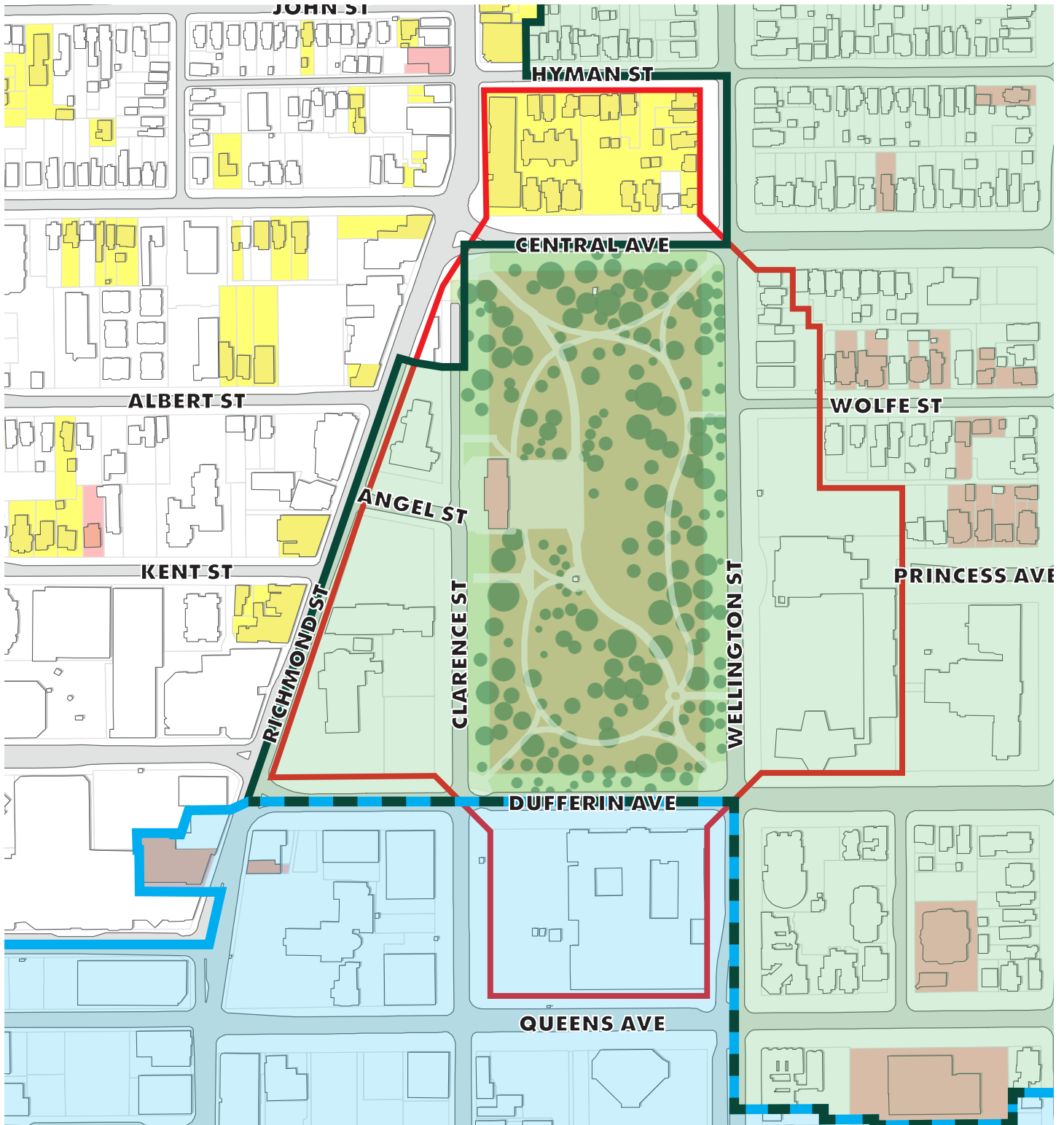
Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area



5.0 Appendices

APPENDIX A: CULTURAL HERITAGE



Legend

- Victoria Park Secondary Plan Boundary
- West Woodfield Heritage District Boundary
Part V Designated
- Downtown Heritage District Boundary
Part V Designated
- Listed On City's Heritage Inventory
- Individually Part IV Designated
Heritage Property

APPENDIX B: REASONS FOR DESIGNATION - VICTORIA PARK

SCHEDULE "A"

To By-law No. L.S.P.-3311-283

Victoria Park is bounded by Central Avenue, Clarence Street, Dufferin Avenue and Wellington Street including part of Princess Avenue (formerly known as Bond Street) closed by By-law registered as Instrument GD34133 in the City of London and County of Middlesex being all of PIN 08266-0001.

SCHEDULE "B"

To By-law No. L.S.P.-3311-283

REASONS FOR DESIGNATION - VICTORIA PARK

(The Block bounded by Dufferin Avenue, Clarence Street, Central Avenue, and Wellington Street)

Historical Reason

Victoria Park represents a unique combination of beauty, amenity and heritage in the City of London. The 6.25 hectare park has been a gathering place for Londoners since 1874. Victoria Park is of significant historic, architectural and cultural heritage landscape importance in five key areas:

- (a) As a registered archaeological site;
- (b) Military history;
- (c) A designed landscape;
- (d) A place of public gathering and celebration; and
- (e) Monuments

Victoria Park is a significant resource for archaeology in London, exhibiting three critical layers of historic importance. Prehistoric remains from the native occupation of the area can be found below ground, as well as, remains from the British Military occupation. The Framed Infantry Barracks which covered the northern two-thirds of the park property in the period circa 1838-1873 represents the largest and best preserved historic site in the City of London. Victoria Park is also the City's most celebrated designed landscape from the 19th Century, created by American landscape architect Charles Miller 1878. The layout of the landscape was reminiscent of an English parkland with drives and tree lined walks, fountains, floral areas and bandstand. Limited remains for this grand parkland era remain today. Victoria Park, from its conception, has continually evolved in its role and relationship to London. Its development must be seen in conjunction to the history of design, society and conventions, and the City's fiscal and management considerations of various periods. To date the park has been idealized as a pleasure ground, a venue of horticultural and artistic expression, a recreational facility and most recently a civic space for special events.

Archaeological investigations of Victoria Park indicate that the property represents the single largest and best preserved historic archaeological site in the City of London. It is arguably the most important historic archaeological site in the City by virtue of its significance to the history of the region and to the development of the municipality. Altogether, these remains represent some of the most important complex issues for future management within the property.

Archaeological assessment indicates a number of components within the park including evidence of prehistoric Iroquoian occupation sometime within the period 800-1550 AD.

Historic research has determined that the Framed Infantry Barracks covered an area of some 10 acres including the entire norther two-thirds of Victoria Park; the southern third was used as the drill ground and cricket ground. This Barracks formed an integral part of the British Military Reserve established in London following the Rebellion of 1827. The British Garrison was based in London from 1838 to 1853, when troops were withdrawn to be sent to the Crimean War, and again from 1861 to 1869. During the mid to late 1850s, the complex served as a refugee camp for escaped slaves from the United States and as the site of a racially integrated school. The barracks survived until the early 1870s, when a fire destroyed the officers' quarters, and the remainder of the structures were cleared in preparation for the creation of Victoria Park.

The barracks complex included several dozen structures surrounded by a stockade with projecting bastions. The major structures centred around a parade square. It was bounded by the soldiers' quarters to the north, the officers quarters to the south, the hospital compound to the west, and the canteen, cells, defaulters room and powder magazine to the east.

When the British Government saw no reason to retain the garrison lands, the drive to have the land become a public park began. The Municipal Council began to initiate civic improvements such as street beautification in 1871 and the establishment of a standing committee on Public parks in 1873. It was not until 1878 that London received the deed for Victoria Park. It was at this time that William Saunders presented to City Council plans for the park prepared by American Landscape Architect Charles H. Miller. In March 1878 Charles Miller came to London with the layout plans for the park. The plans were adopted, and park development proceeded as per Millers plan.

Charles Miller (1829-1902) gained prominence when he became the chief gardener for the Bureau of Horticulture for the Centennial Exhibition in 1876 in Philadelphia. Miller is known to have done two projects in Southwestern Ontario, both seemingly instigated by William Saunders. The first was Victoria Park in 1878 followed by the commission to prepare a landscape and site plan for the Ontario Agricultural College, Guelph in 1882. Through various documents and letters it is known that Miller made several visits to Canada during this period of time. He was recognized as being a leading landscape designer and horticulturalist in his day.

By the end of 1879 the first phase of the parks development was completed. A total of 31 trees and 72 shrubs were added to the double row of maple trees which already surrounded the grounds. In addition walks, drives and a bandshell were installed. The final feature added at this time was the famed fountain topped with a cupid which was installed in the centre of the park along with three military guns from the Battle of Sebastopol which had been donated by sir John Carling.

Victoria Park evolved as it assumed its role as the 'jewel of the parks system". In 1912 the park was placed under the responsibility of the Board of Water Commission (later Public Utilities Commission). Recreational activities became increasingly important with the introduction of the skating rink in 1914. By the 1920s a great number of the park's original elements such as iron benches, urns, fencing, had been removed due to age and condition and others were replaced with a single level illuminated one. From this time on, the park began a slow, inexorable decline. By the late 1950s and into the 1960s the residential character along the north and eastern edge was changing with the loss of residential uses, buildings not being oriented to the park, and parking lots.

An important aspect of the park's history are traditions that have evolved over time. Skating has been a part of the park since 1914. Public concerts have been associated with the site since the period of the British Garrison. The first bandstand was erected in the park in 1876. With the bandstand City Council established a fund for free weekly concerts and encouraged local bands. The Salvation Army held Sunday afternoon services in the park for many years. In recent years a bandshell was built in 1950 with funds donated by the Kiwanis Club; and the present bandshell was built in 1989, again with funds from the Kiwanis Club. A very strong tradition of festivals and special events continues in the park to the present day, with over 30 events occurring annually, most notably the Festival of Lights/Winterfest, Home County Folk Festival, and Remembrance Day Services.

Architectural Reasons

Several Monuments have become important features of Victoria Park. The Boer War Soldiers' Monument was added to the park in 1912. The sculpture was commissioned by veterans of the Boer War from Montreal sculptor George W. Hill. On November 10, 1934 the Cenotaph was dedicated. It is a replica of the cenotaph that Sir Edwin Lutyens had designed for Whitehall in London, England. This monument was commissioned by the I.O.D.E. and dedicated to "The Glorious Dead".



City Planning
January 2020

390





January 30th, 2020.

City of London
Planning & Environment Committee
300 Dufferin Ave.,
P.O. Box 5035 London ON N6A 4L9

Attn: Councillor M. Cassidy, Chair of Planning and Environment Committee

RE: Victoria Park Secondary Plan

This process represents the most significant gap in planning opinion between myself and staff that I have had in my career. Although we appreciate infill projects provide additional elements to consider, most do not represent such a large deviation in a recommendation to Council. Given this significant deviation in what represents 'Good Land Use Planning', we offer our examination of the proposed Victoria Park Secondary Plan as well as our analysis and commentary regarding the rationale that Council should consider as an appropriate alternative for the East Policy area of the Plan.

Evolution of Wellington

Like most Cities, the expansion and development of their downtown places pressures beyond the boundaries and extend its influences into the greater core areas. These pressures exist on all boundaries and have been experienced along Wellington St on the periphery of Woodfield neighbourhood. As noted previously, Woodfield is not a homogenous neighbourhood within a unified built form, it has a potpourri of housing types, forms, heights all of which can be experienced side by side.

The Wellington St corridor differentiates itself from many areas of Woodfield and in fact developed separately to much of Woodfield. The corridor developed from the transformation of the Military base and dedication of Victoria Park. This remnant neighbourhood was created east of Wellington St and north of Dufferin Ave. This distinct evolution continued in the 1960's and 1970's when the original residential fabric was replaced with Civic, entertainment, residential highrise and office uses which transformed the original fabric of the area. This redevelopment included 560-562 Wellington St. How did this negatively impact Woodfield? It didn't.



Assessment of Character

The proposed Secondary Plan has not fulfilled the Terms of Reference for the study. There has not been a proper assessment and characterization that would be utilized to inform the evolution of the area. We can advise that the location of the lands east of the Wellington Corridor have already seen redevelopment and do not maintain the original single-family residential character. The area cannot be classified as a 'stable' neighbourhood, in fact it is classified as a 'Transitional' neighbourhood. This classification is identified by the conversion of single-family residents to multi-family units and office conversions. The once private rear yard amenities (rear yards) have been replaced with parking to accommodate the increased density and office uses. This is a normal evolution that signals a need to address land use change. This happens in locations close to downtown because of the 'locational attributes' associated with the area. Employment, open spaces (Park), restaurants, retail and entertainment all support a locational desire and increase the areas prominence. This prominence, if supported by a change in land use will grow the City. Matching land use hierarchy and locational prominence should be the goals of this report. The question then becomes, how much? Or How to determine appropriate height?

How to Determine Appropriate Height

We all agree that the PPS (Provincial Policy Statement) directs cities to intensify. The London Plan directs Central London to be an area of intensification. The periphery of Downtown, areas of employment (City Hall, London Life Office towers), open space (Victoria Park), restaurants, retail and entertainment (Richmond Row) and transit all direct intensification to the area. To determine where and how much requires additional work.

Staff has identified their preference in determining the distribution of intensification opportunities as "higher along Dufferin Ave and lower as you move north". On the surface this seems logical, understanding Dufferin Ave as a built form boundary of the downtown, however, staff has also included height along Richmond St – 30 and 25 storeys immediately north of the Basilica and 16 storeys on top of the Baptist Church and Williams Café.

Staff also suggest that despite being the furthest distance from Dufferin Ave, the North Policy Area enjoys 4 to 16 storey height determination, north of Central Ave, 16 storeys is appropriate. Why is this? Staff's answer: Richmond is a planned Transit Corridor.

The East Area also sees an increase in Height for City Hall and the London Life site (to varying degrees), however, staff indicate a sensitivity to high-rise buildings adjacent to low rise built form only in this Policy Area. The rationale is not provided and does not correspond to our characterization nor does it speak to completing the streetscape along Wellington Rd.

It is interesting to note that the distance to the Clarence St Transit stop from the North Policy Area as well as, 560 Wellington St are both approximately 200m. If this was the rationale and they are similar distances, there should be an adjustment to the permission. They both have similar 'low rise buildings adjacent. This needs to be recognized by increasing the East Policy Area (B) to 16 storeys.

Staff's allocation and distribution of height was done without any consistent analysis, characterization or weighing of impacts. Given the North parcel has similar attributes, the proposed height should be similar. Given the proposed streetscape of Wellington St, 560-562 should be increased. The development context has been created.

EAST Policy Area – Special Tools Not Required

As noted, the immediate area is classified as a transitional neighbourhood. The Secondary Plan has proposed the use of the Planning Tool – Angular Plane (45 degrees) to be applied to developments adjacent to 'low rise' buildings but only in the East Policy Area. There is no justification for use of this tool. There is no sensitivity given the transitional context nor is there incompatible uses. This tool should not be applied to a 'transitional' area, in fact, the application of angular planes as a planning tool should not be used where intensification is the goal and where the remainder of the street ranges to 30 storeys. Perhaps this is something that should apply to a Transit or Urban Corridor which abuts 'stable' neighbourhoods such as the case along Oxford St, Wharncliffe Rd, Adelaide St, etc. It is interesting to note that this 'sensitivity' tool would be used in an area of transition and which has previously undergone redevelopment to other uses. Its' applicability is questionable and should be removed.

It also appears that staff's concerns of compatibility relate to Built form. Built form doesn't equate to compatibility. The uses of the built form and impacts of a structure may affect compatibility but this needs to be analyzed. There are numerous examples of compatible High-rise and low-rise buildings throughout Woodfield and throughout the City, in fact, an existing 8 storey apartment is within East Policy Area block and has not impacted the enjoyment of adjacent properties. The premise of uniform built form is not "good land use planning."



Action Required

We can appreciate that it is difficult to embrace change and believe there can be a positive evolution. The history and experience of Auburn Developments Inc. in London and in Kitchener and Waterloo illustrate our commitment to infill success.

Previously, we successfully integrated Highrise across from Eldon House. We have successfully transformed Uptown Waterloo with the Barrel Yards project which included 1,200 RES units, office and a hotel. We look forward to adding to our success with the completion of Arrow Lofts, Phase 2 and with the transformation of the Schneider's plant (2,000 RES units) to an integrated community, however, we also wish to contribute to the success of Victoria Park area.

We would ask Planning Environment Committee and Council to revise the Secondary Plan, enable our site to be redesignated for increased height up to 16 storeys as noted and eliminate the use of angular planning tool applicable to the East Policy Area.

We truly believe that the character of the Wellington Corridor is enhanced with our proposal and believe we can begin the positive evolution that we can call inspirational.

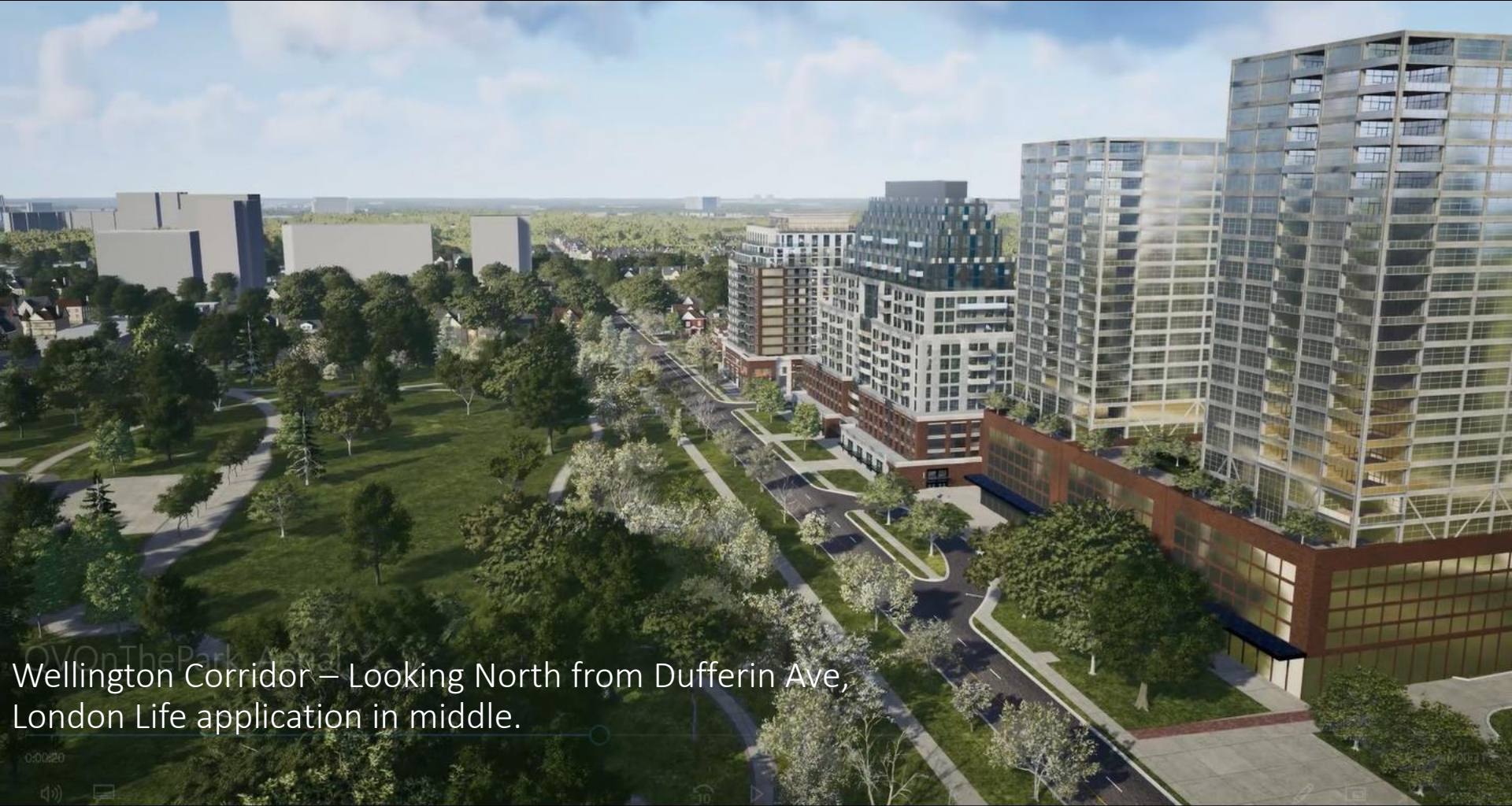
Sincerely;
Auburn Developments Inc., acting as agent for
560 Wellington Holdings Inc.

A handwritten signature in black ink, appearing to read "Stephen Stapleton", with a long horizontal flourish extending to the right.

Per; Stephen Stapleton
Vice President
Auburn Developments Inc.
519-434-1808 X 221
[sstapleton@auburndev.com](mailto:ss Stapleton@auburndev.com)
www.auburndev.com

Attachments:

- Wellington Corridor Rendering – as per existing zoning & our proposal – 15 storeys
- View from Clarence St looking East from the Bandshell
- 'Rear Yard' Parking Spaces
- Transit Stop Map
- Victoria Park – 1881 Map



Wellington Corridor – Looking North from Dufferin Ave,
London Life application in middle.

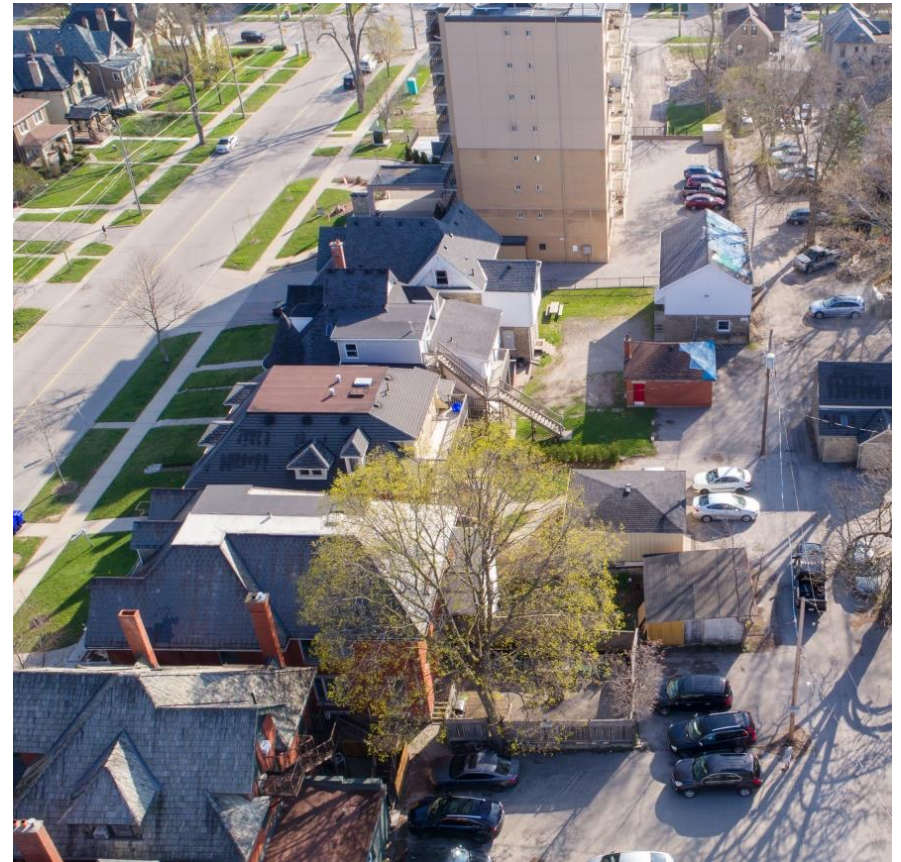
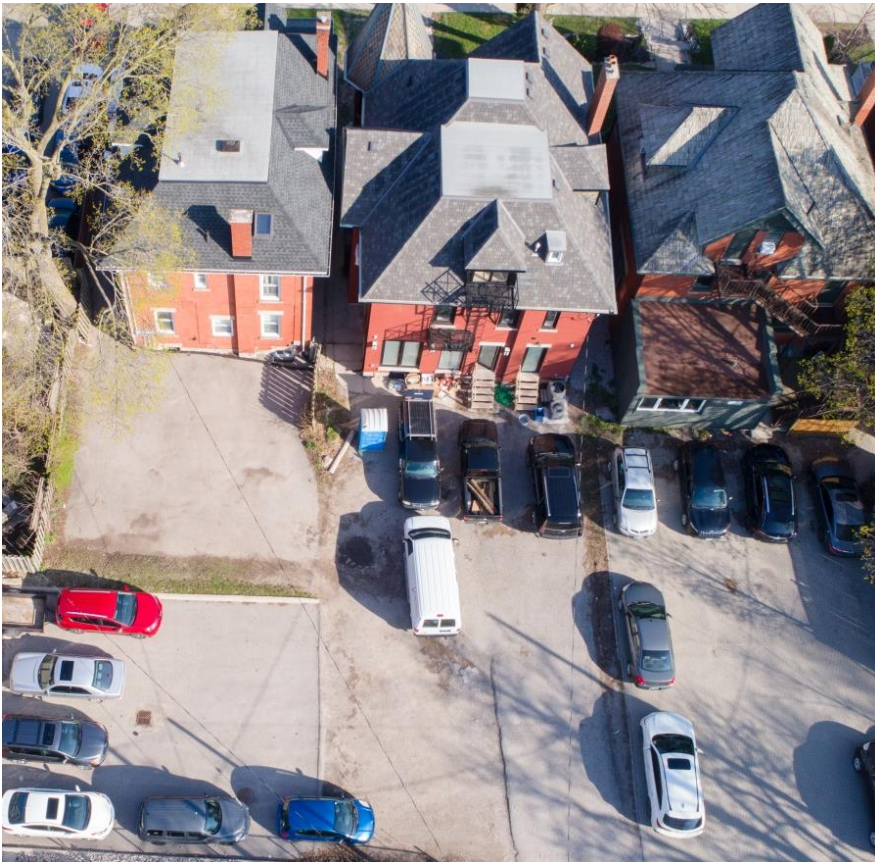


View from Clarence St looking east from the Bandshell

0:01

0:00:35



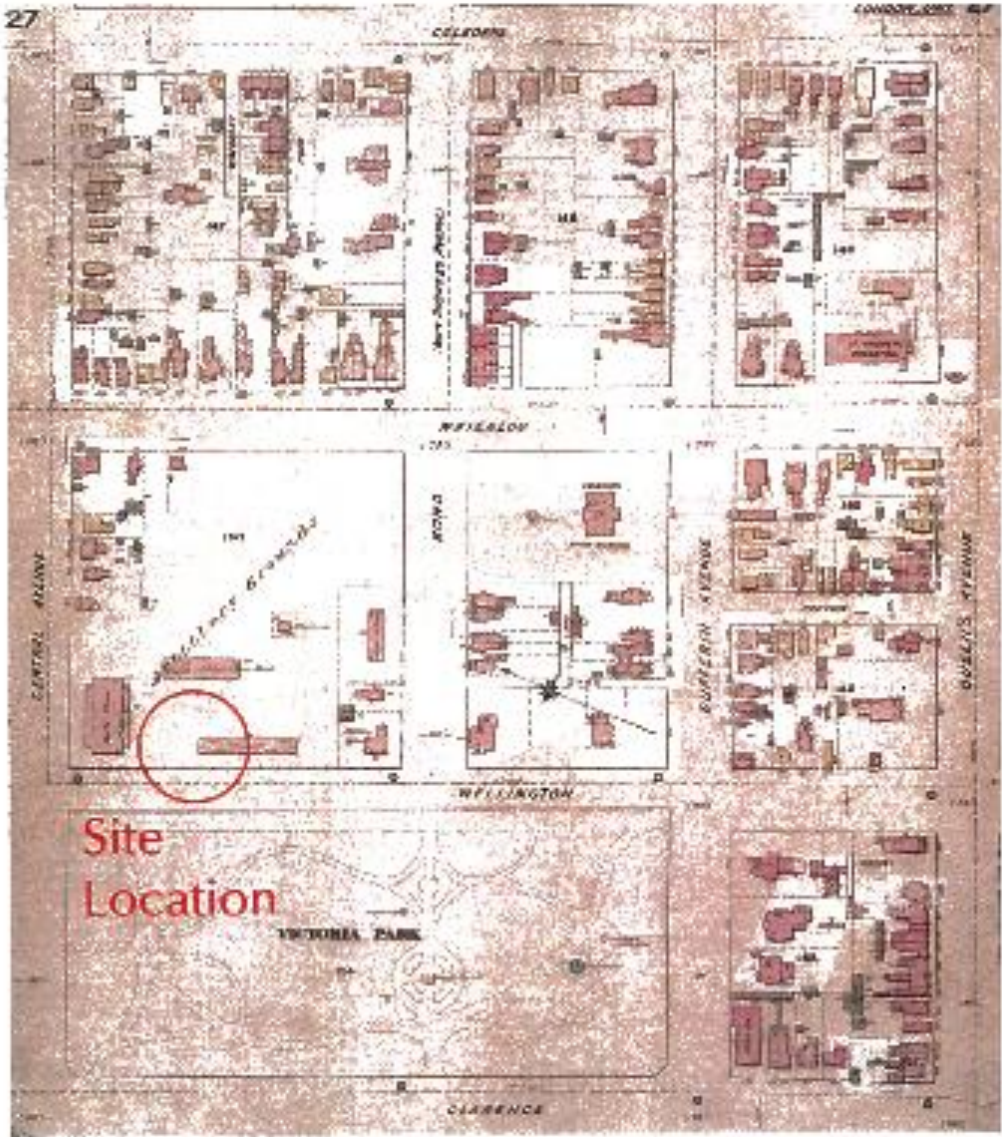


Transitional Neighbourhood Rear Yard
Parking Spaces – 560 & 562 Wellington St.

Distance To Transit Stop



Victoria Park - 1881



To: Planning and Environment Committee

Dear Members:

Re: Review of Bill 108 as it relates to Conservation Authorities

Conservation Authorities provide essential services to municipalities in their watersheds.

Conservation Authorities are committed to protecting people and property and support safe development.

The Province of Ontario is currently reviewing the mandate and operation of Conservation Authorities

The Province will be reaching out to stakeholders in the London area on February 14th reviewing the mandate and operation of Conservation Authorities. Council may not have an opportunity to attend this session as budget sessions are scheduled.

Therefore to assist and support staff I would like to bring forward the following motion for your consideration:

THAT COUNCIL supports the protection of people, property and safe development with a watershed approach to the programs offered by all Conservation Authorities in the London Area.

Respectfully submitted,

Anna Hopkins, Councillor Ward 9

Agricultural Advisory Committee

Report

1st Meeting of the Agricultural Advisory Committee
January 15, 2020
Committee Room #3

Attendance PRESENT: L. McKenna (Chair), J. Kogelheide, L.F. McGill, E. Rath and S. Twynstra and J. Bunn (Committee Clerk)

ALSO PRESENT: C. Parker

The meeting was called to order at 7:00 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair for the Term Ending November 30, 2020

That it BE NOTED that the Agricultural Advisory Committee elected L. McKenna and L.F. McGill as Chair and Vice Chair, respectively, for the term ending November 30, 2020.

2. Scheduled Items

2.1 Accessibility for Ontarians with Disabilities Act Training

That the Accessibility for Ontarians with Disabilities Act Training BE DEFERRED to the March 2020 meeting of the Agricultural Advisory Committee.

2.2 The Western Fair District and The Grove

That it BE NOTED that the attached presentation from R. Ash, Western Fair District, with respect to background information on the Western Fair District and The Grove, was received.

3. Consent

3.1 3rd Report of the Agricultural Advisory Committee

That it BE NOTED that the 3rd Report of the Agricultural Advisory Committee, from its meeting held on November 20, 2019, was received.

3.2 Municipal Council Resolution - 3rd Report of the Agricultural Advisory Committee.

That it BE NOTED that the Municipal Council resolution, from its meeting held on December 10, 2019, with respect to the 3rd Report of the Agricultural Advisory Committee, was received.

3.3 Notice of Planning Application - Official Plan Amendment - City-Wide Urban Design Guidelines

That it BE NOTED that the Notice of Planning Application, dated November 21, 2019, from A. Lockwood, Urban Designer, with respect to an Official Plan Amendment related to the City-Wide Urban Design Guidelines, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 City of London's Coyote Strategy Reporting Form

That it BE NOTED that a verbal update from C. Parker, Senior Planner, with respect to the City of London's Coyote Strategy Reporting Form, was received.

5.2 AAC 2020 Work Plan

That the revised attached 2020 Work Plan for the Agricultural Advisory Committee BE FORWARDED to the Municipal Council for consideration.

6. Adjournment

The meeting adjourned at 8:47 PM.



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WESTERN FAIR ASSOCIATION

Deemed to be an Agricultural Society in the Act



1918 2018

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Western Fair Association

- Not for Profit organization without share capital
- Founded in 1867
- Incorporated in 1887
- Member driven organization
- Over 55 full-time and 180 part-time staff
- Approx. 300 fair positions annually
- KPMG study - \$196.1M in economic impact
- Located on 75 acres



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Objectives of an Agricultural Society

To encourage an awareness of agriculture and to promote improvements in the quality of life of persons living in an agricultural community by:

- Researching the needs of the agricultural community and developing programs to meet those needs
- Holding agricultural exhibitions featuring competitions for which prizes may be awarded
- Promoting the conservation of natural resources
- Encouraging the beautifications of the agricultural community
- Supporting and providing facilities to encourage activities intended to enrich rural life
- Conducting or promoting horse races when authorized to do so by a by-law of the society

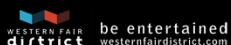
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Western Fair Association Objects

Approved by OMAFRA – Jan. 2013

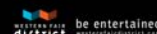
14 Objects including:

- Conduct an Annual Fair
- Operate a Farmer's Market
- Conduct and promote Horse Racing
- Undertake such commercial activities advisable to advance the Association's non-profit purposes



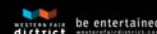
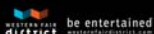
Agriculture Purpose Statement

WFA strives to be a leader of Canadian Agriculture Societies, supporting the Agriculture Community with programming and facilities that help meet the business needs of this sector while at the same time providing innovative educational experiences for consumers.



Delivering on the mandate and purpose

AGRICULTURE IN THE DISTRICT



The Raceway

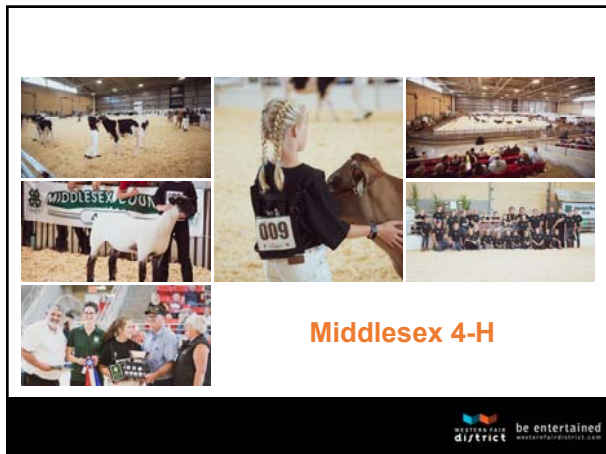
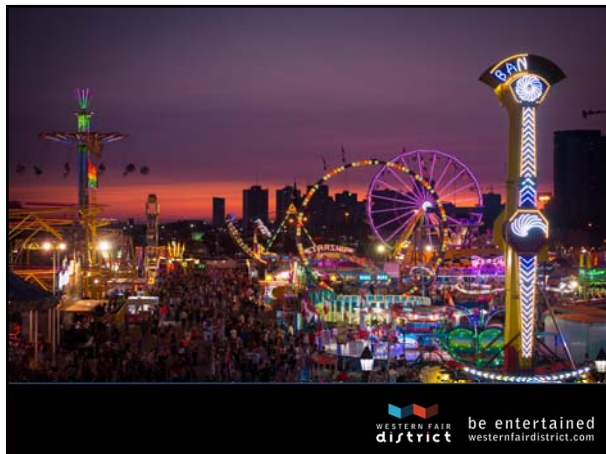
- 2nd highest wagering harness racing track in Canada
- Record Handle 31Dec2019 - \$795K
- 125 race dates annually with over 1,000 races
- 50,000+ visitors annually
- \$47.1M Total GDP Impact

- 1,448 FTE total labour impact:
 - Trainers and training Courses
 - Blacksmiths
 - Farms
 - Drivers
 - Grooms



Urban Farming







**Growing Chefs:
School Food Education Project**

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GROWING CHEFS!
CHEFS FOR CHILDREN'S URBAN AGRICULTURE

**AGRICULTURAL SHOWS &
EVENTS**

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CASE IH AGRICULTURE

LONDON FARM SHOW
Presented by Farm Credit Canada

Largest indoor Farm Show in Ontario
80-year history
Community collaboration with BMO Centre

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THE NATIONAL POULTRY SHOW

Largest B2B Poultry Industry event in Canada

Co-Produced with Poultry Industry Council

5-Year agreement

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LONDON Selected Yearling Sale

Largest standardbred horse sale in Canada

Managed by largest breeder in Canada – Seelster Farms (Lucan)

\$270,000 Marlboro Seeltser – highest priced SB yearling in Canadian history

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A Review of WFA's Ag Strategy

UPDATING THE CORE MANDATE

WESTERN FAIR district be entertained westernfairdistrict.com

Review of WFA's Ag Strategy

- Establish **modernized** approach to core mandate as an Ag society
- Stay **relevant** and **meaningful** to local community and Ag industry
- Enhance **sustainability** of the organization by generating **new revenue**, optimizing existing **footprint** and build upon the **brand**

Ag-Food/Ag-Tech Industry

- World population – to 9B by 2050 from 7B**
- RBC study: Canada facing skills and labour crisis with 123,000 worker shortfall by 2030**
- Canada could gain \$11B in GDP by 2030 by closing labour gap and accelerate investment in technology**
- RBC: Farmer 4.0 Innovative... Highly Skilled... Data Driven... Diverse**

Strengths Upon Which to Build

- 125+ years of experience, knowledge, reputation
- Financial resources
- Physical location, access to infrastructure, production, demonstration, retail
- Urban Agriculture zoning
- Geographical location – SWO

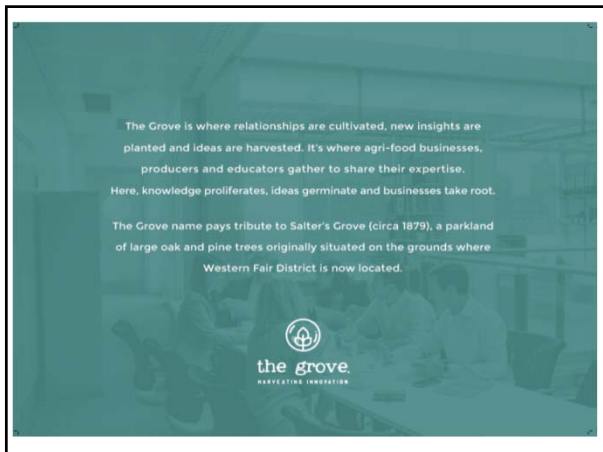
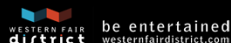
Aligning with London's Urban Agriculture Strategy

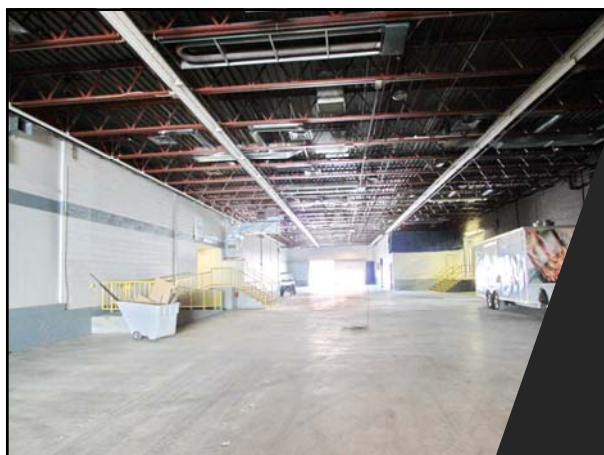
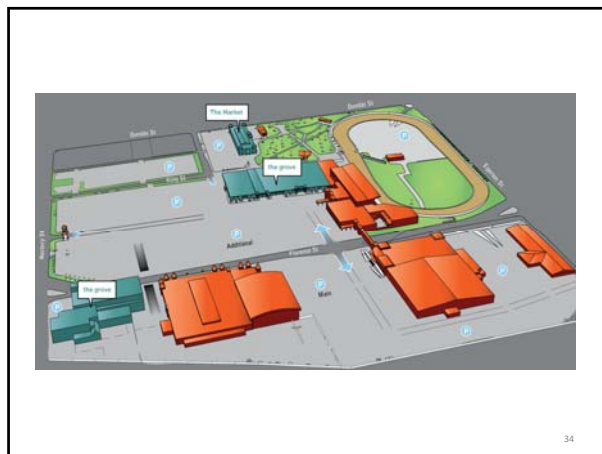
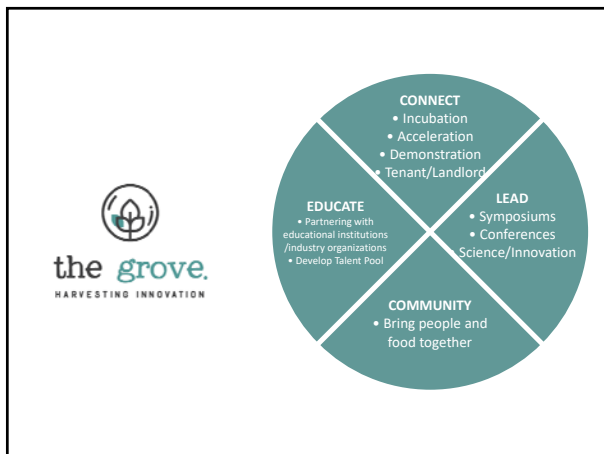
GROWING	PROCESSING	DISTRIBUTION	FOOD LOSS & RECOVERY	EDUCATION & CONNECTION
Urban Farms	Community Kitchens	Farmers' Markets	Food Waste Reduction & Recovery	Food Hubs
Urban "Foodscaping"	Resource Sharing	Local Food Procurement	Community Composting	School Gardens
Urban Pollinators	Mobile Assets	Direct Food Sales		Community Education & Training

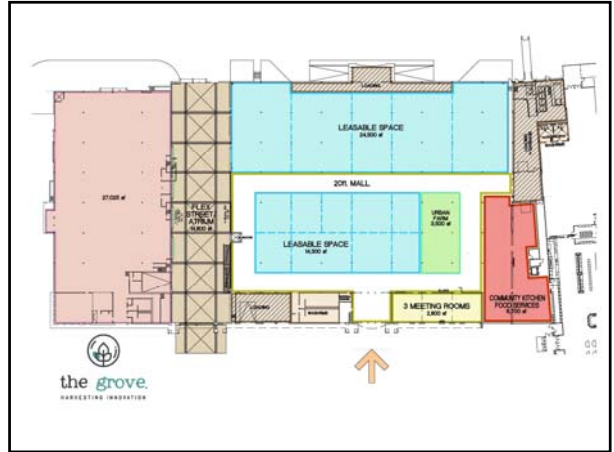
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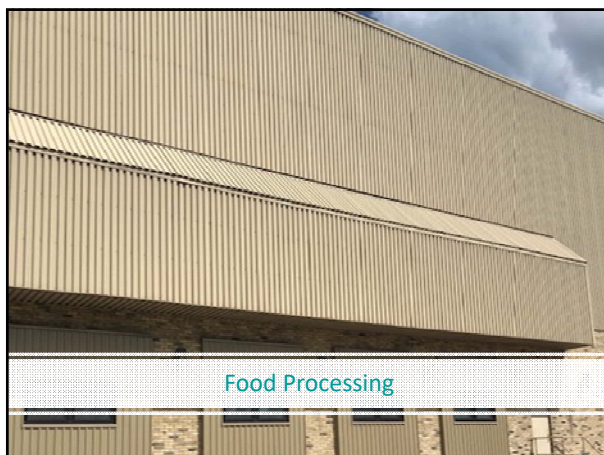
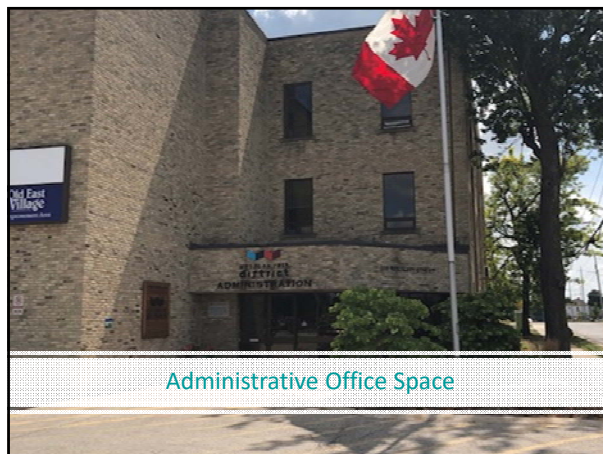
URBAN AGRICULTURE – RF14 Zoning

“URBAN AGRICULTURE” means the use of lands, buildings or structures for the purposes of **growing, sharing, and distributing food** or beverage and may include the **processing of food** or beverage by the use of hand tools or small-scale, light mechanical equipment. It can involve a range of different activities operating either together or individually, including the **cultivation of plants**, together with accessory uses including **retail sales**, composting plants grown onsite, outdoor storage, and **buildings and structures ancillary to the operation of the site** and for the **extension of the growing season**, but does not include the growing, processing, distribution or retail sales of cannabis.







The logo for 'the grove.' features a stylized green leaf inside a circle, with the text 'the grove.' below it and 'HARVESTING INNOVATION' in smaller letters underneath.

Aligns with **core mandate**

We want to take a **leadership role**

Internal desire to **diversify revenue streams**

There is a **market need**



**AGRICULTURAL ADVISORY COMMITTEE
2020 WORK PLAN
(as of January 2020)**

Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Link to Strategic Plan	Status
Work with the London and Middlesex Food Policy Council (LMFPC)	<ul style="list-style-type: none"> • Invite the LMFPC to speak at a 2020 AAC meeting 	AAC Team	January- Dec		<ul style="list-style-type: none"> • The London Plan (Food System) • London and Middlesex Food Policy Council - new 	
Work with associated entities to assist with the development of agribusiness in London	<ul style="list-style-type: none"> • work with interested parties (ex. London Economic Development Corporation (LEDC) to discuss agribusiness (ex. plant processing, food production, food chains) • AAC would like to promote the development and securing of plant processing, food chains and food production • Invite LEDC to present on the agribusiness sector 	AAC Team	2020			
Review City of London Land lease agreements for agriculture	<ul style="list-style-type: none"> • Review City of London standard farmland/agriculture land lease agreements to provide feedback 	S. Twynstra	Jan-Dec			
Review Committee Terms of Reference	<ul style="list-style-type: none"> • Re-examine the AAC TOR to see who is supposed to sit on AAC 	AAC Team	2020			
Explore supporting a speaker or conference in 2020	<ul style="list-style-type: none"> • Be open to supporting a conference or a speaker in 2020 	AAC Team	2020	Up to \$500		
Farm Tour 2020	<ul style="list-style-type: none"> • Invite AAC, City Councillors, London Youth Advisory Council and others to a farm tour in 2020 	S. Twynstra	July 2020	Up to \$500		

Trees and Forests Advisory Committee

Report

The 1st Meeting of the Trees and Forests Advisory Committee
January 22, 2020
Committee Room #3

Attendance PRESENT: R. Mannella (Chair), A. Cantell, M. Demand, A. Hames, J. Kogelheide, A. Morrison, and D. Turner (Committee Clerk)

NOT PRESENT: A. Valastro

ALSO PRESENT: A. Beaton, L. McNiven, M. Pease, and S. Rowland

The meeting was called to order at 12:15 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice Chair for the term ending in November 30, 2020

That it BE NOTED that the Trees and Forests Advisory Committee elected R. Mannella and M. Demand as Chair and Vice Chair, respectively, for the term ending November 30, 2020.

2. Scheduled Items

2.1 Canopy Requirements in New Development Sites

That it BE NOTED that the verbal presentation from M. Pease, Manager, Development Planning and L. McNiven, Landscape Architect, Development Services, with respect to tree planting in new subdivisions, ideal canopy coverage targets, and the challenges inherent in meeting those targets, was received.

3. Consent

3.1 11th Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 11th Report of the Trees and Forests Advisory Committee, from its meeting held on November 27, 2019, was received.

4. Sub-Committees and Working Groups

4.1 Education Sub-Committee Update

That the following actions be taken with respect to the Education Sub-Committee update:

a) the Civic Administration BE REQUESTED to provide the Trees and Forests Advisory Committee with a copy of the Urban Forest Strategy Communication Plan, when said document becomes publicly available, for the committee's review and feedback; and,

b) the Civic Administration BE REQUESTED to provide the Trees and Forests Advisory Committee with a copy of the proposed changes to Chapter 12 of the Design Specifications and Requirements Manual and

any standard contract documents, when said documents become publicly available, for the committee's review and feedback.

4.2 2020 Work Plan Sub-Committee Update

That it BE NOTED that the committee held a general discussion with respect to the 2020 work plan; it being further noted that the committee aims to submit its 2020 work plan to Council with its February report.

5. Items for Discussion

5.1 City Budget and Climate Change

That the following actions be taken with respect to the City Budget as it relates to climate emergency initiatives:

a) in light of the global climate emergency and its expected impacts on London's urban forest and the lives of its citizens, the Civic Administration BE REQUESTED to make initiatives to reduce greenhouse gas emissions an absolute priority;

it being noted that this should include, as part of the ongoing budget process, fully funding related business cases, including Business Case #1 (60% Waste Diversion Action Plan), Business Case #5A (Climate Emergency Declaration – Plan), and Business Case #5B (Climate Emergency Declaration – Implementation); and,

b) the Civic Administration BE ENCOURAGED to adopt, as a part of its climate change planning, an explicit principle that our community will not fail to do less than its fair share of emission reductions, and that fears that other communities or nations will fail to do their part will not be accepted as a justification for London to not do its own.

6. Adjournment

The meeting adjourned at 2:03 PM.