



Draft Victoria Park Secondary Plan

April 29, 2019



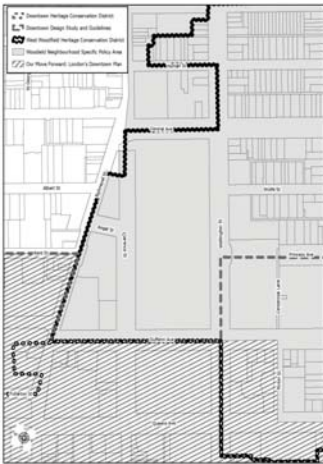
History

- 2015** Application submitted for 560-562 Wellington Street
- May 2017** Planning Staff recommend refusal of 560-562 Wellington Street application. Council refers the application back to Staff to work with the applicant to revise the proposal.
- May 2018** Planning Staff report back to Council with update on discussions on 560-562 Wellington Street. Staff are directed to consider a comprehensive plan for the properties surrounding Victoria Park.
- June 2018** Consultant retained to assist with the development of a Secondary Plan.
- October 2018** Community Information Meeting #1 for the Victoria Park Secondary Plan
- January 2019** Community Information Meeting #2 for the Victoria Park Secondary Plan
- May 7, 2019** Municipal Council endorses the Draft Principles

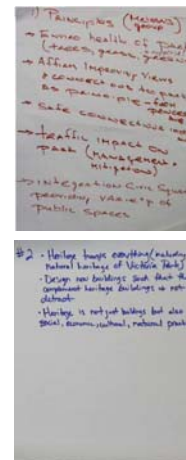
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Existing Policy Framework



Engagement



- Over 180 interested parties
- 2 Community Information Meetings
- Stakeholder meetings
- Get Involved Website
- Summer Festivals

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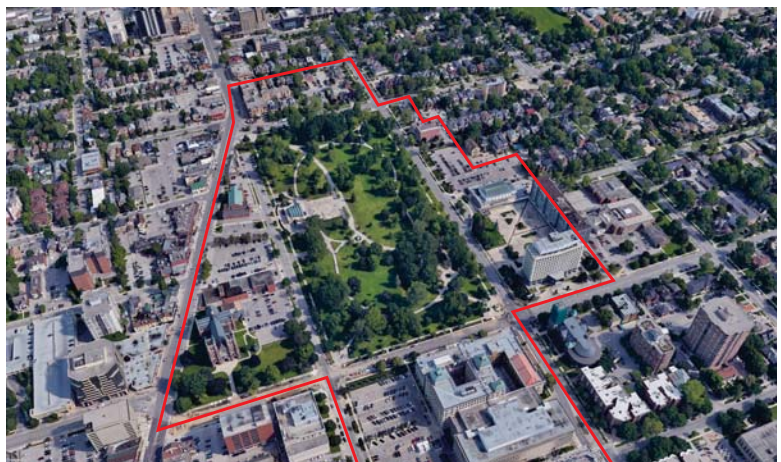
Study Area



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Study Area





Policy Areas



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Secondary Plan Principles

- Principle 1** Preserve and strengthen visual connections to Victoria Park and create new view corridors where possible
- Principle 2** Improve and create new connections to Victoria Park
- Principle 3** Enhance the landscaped edges around Victoria Park
- Principle 4** Respect and conserve cultural heritage resources within and surrounding Victoria Park
- Principle 5** Frame Victoria Park with an appropriately-scaled streetwall that creates a comfortable pedestrian environment

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Secondary Plan Principles

- Principle 6** Identify opportunities for compatible and sensitive intensification
- Principle 7** Protect the residential amenity of the Woodfield Neighbourhood by mitigating impacts of new development
- Principle 8** Support and animate Victoria Park with active uses on the ground floor
- Principle 9** Design buildings to celebrate the prominence of Victoria Park as a City-wide gem
- Principle 10** 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

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Policies

Secondary Plan Principles



Policies

- View Corridors
- Connections
- Public Realm
- Cultural Heritage
- Built Form
- Land Use
- Compatibility with Park Activities



View Corridors



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Connections



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Public Realm



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Cultural Heritage



Built Form



Built Form



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Built Form – North Policy Area



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Built Form – East Policy Area



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Built Form – South Policy Area



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Built Form – West Policy Area



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Land Use



Compatibility with Park Activities



Next Steps

- Public consultation with community and stakeholders on Draft Secondary Plan
- Staff will consider input received when preparing revisions to the Draft Secondary Plan
- Modifications will also be made based on Bill 108
- Revised Victoria Park Secondary Plan and implementing Official Plan Amendment to be considered by PEC and Municipal Council in Q4, 2019

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Recommendation

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

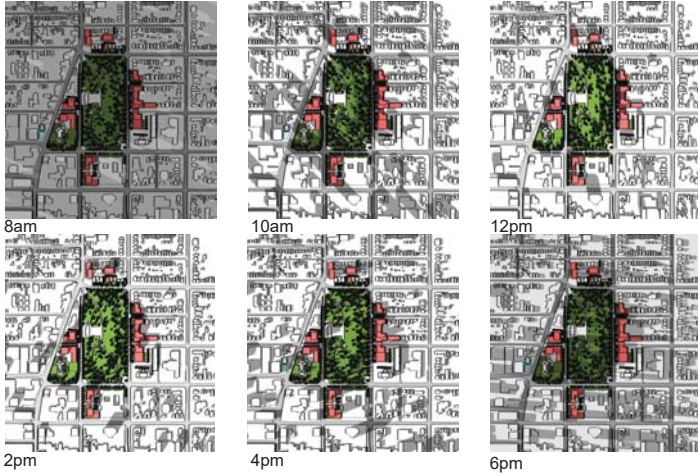
- The Draft Victoria Park Secondary Plan, as attached in Appendix "A" **BE RECEIVED** for information purposes;
- The Draft Victoria Park Secondary Plan **BE CIRCULATED** for further public engagement with the community and stakeholders;

IT BEING NOTED that the feedback received through this consultation process, the outcome of supporting and informing studies, and the implementation of any changes to the *Planning Act* arising from the *More Homes, More Choices Act, 2019* (Bill 108) will feed into a revised Victoria Park Secondary Plan and implementing Official Plan Amendment that will be prepared for the consideration and approval of Municipal Council at a future Public Participation Meeting of the Planning and Environment Committee in the fourth quarter of 2019.

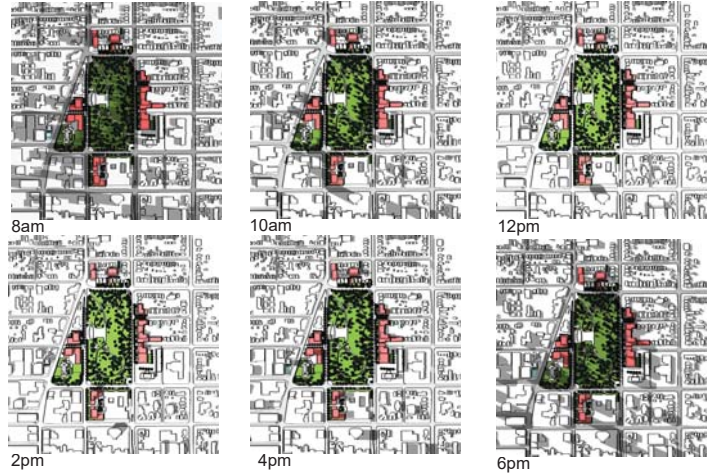
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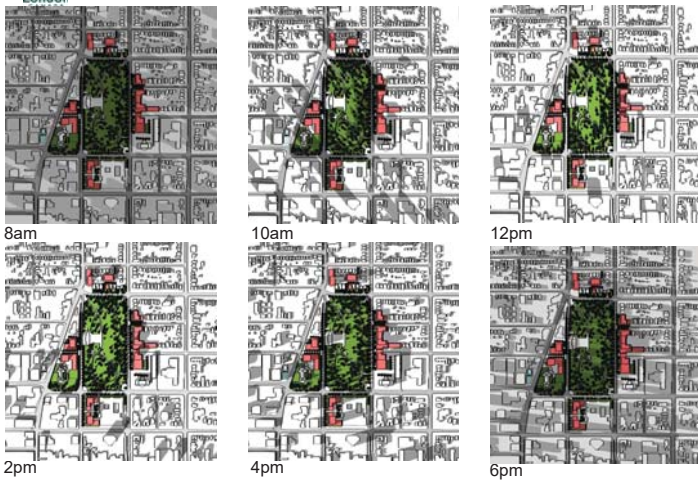
Shadow Studies – March 21



Shadow Studies – June 21



Shadow Studies – September 21



Shadow Studies – December 21

