

What is a Secondary Plan?

- Form part of the Official Plan and are used to elaborate on policies in the existing Official Plan and to allow for coordinated development of multiple properties
- Comprehensive study of a particular area, considering the other policies in the Official Plan
- Allow for a coordinated approach for the secondary plan area and the opportunity to provide more detailed policy guidance for an area that goes beyond the general policies in the Official Plan

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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
June 17, 2019	Draft Plan received by Municipal Council for public input

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Existing Policy Framework

1989 Official Plan

The London Plan

Zoning By-law

Engagement

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

Study Area

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Study Area



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

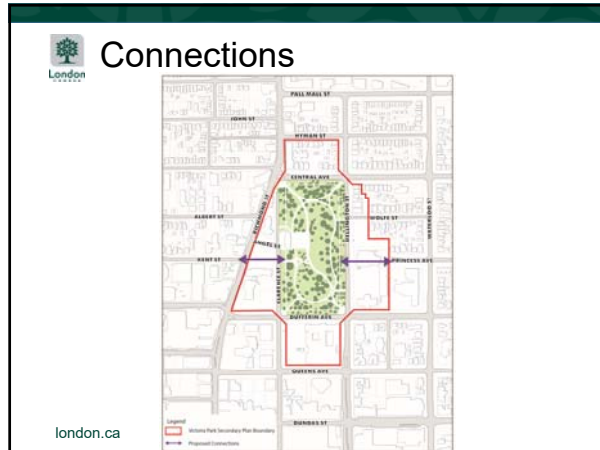
- View Corridors
- Connections
- Public Realm
- Cultural Heritage
- Built Form
- Land Use
- Compatibility with Park Activities

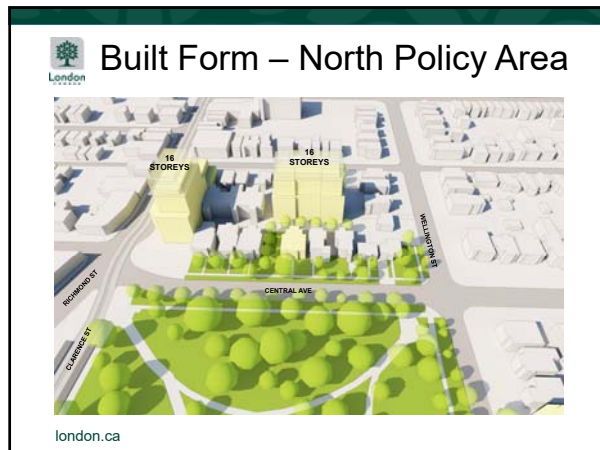
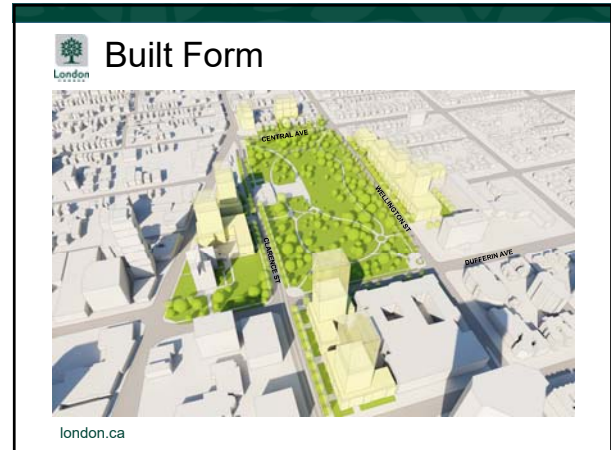
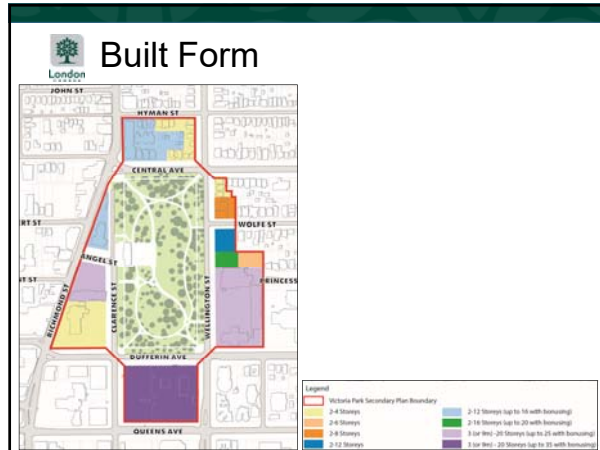


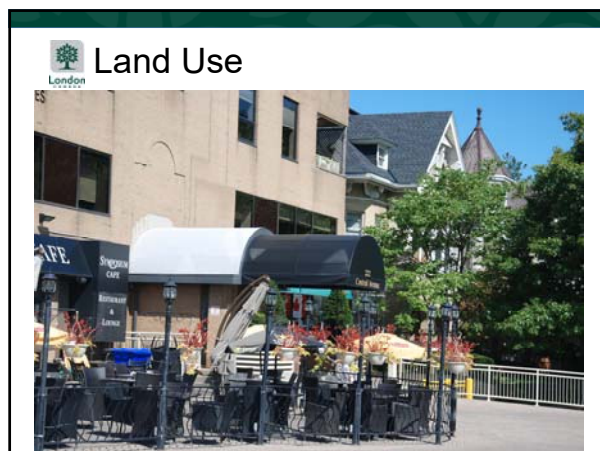
View Corridors



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Next Steps

- Public consultation with community and stakeholders on Draft Secondary Plan
 - Next Community Information Meeting – September 4
- 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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