

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.

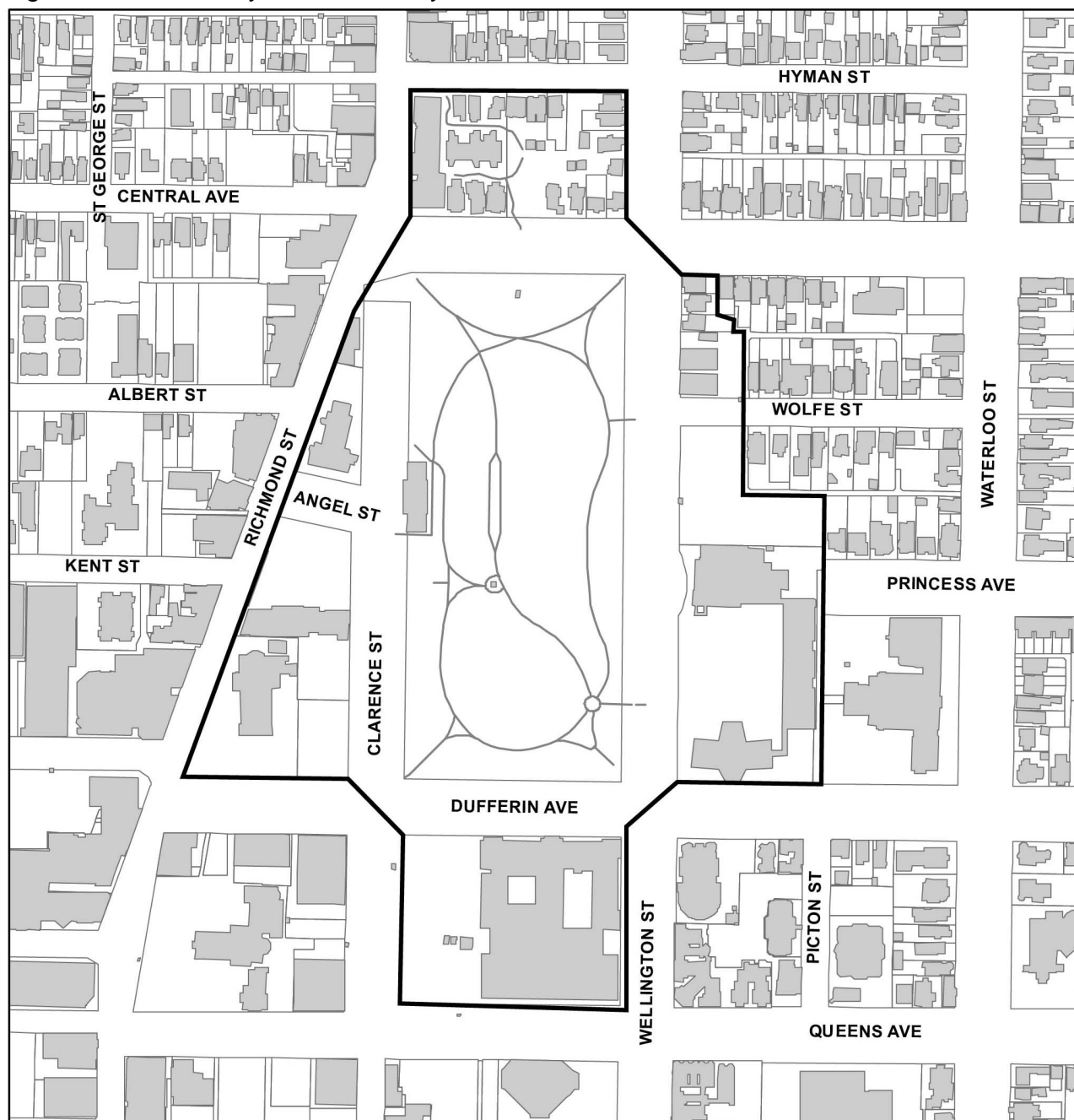
The *Victoria Park Secondary Plan* balances a multitude of objectives to provide policy direction for how the lands around Victoria Park could develop in the future. It balances the need to grow inwards and upwards in a world facing a climate emergency, with heritage conservation and the need to transition 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.

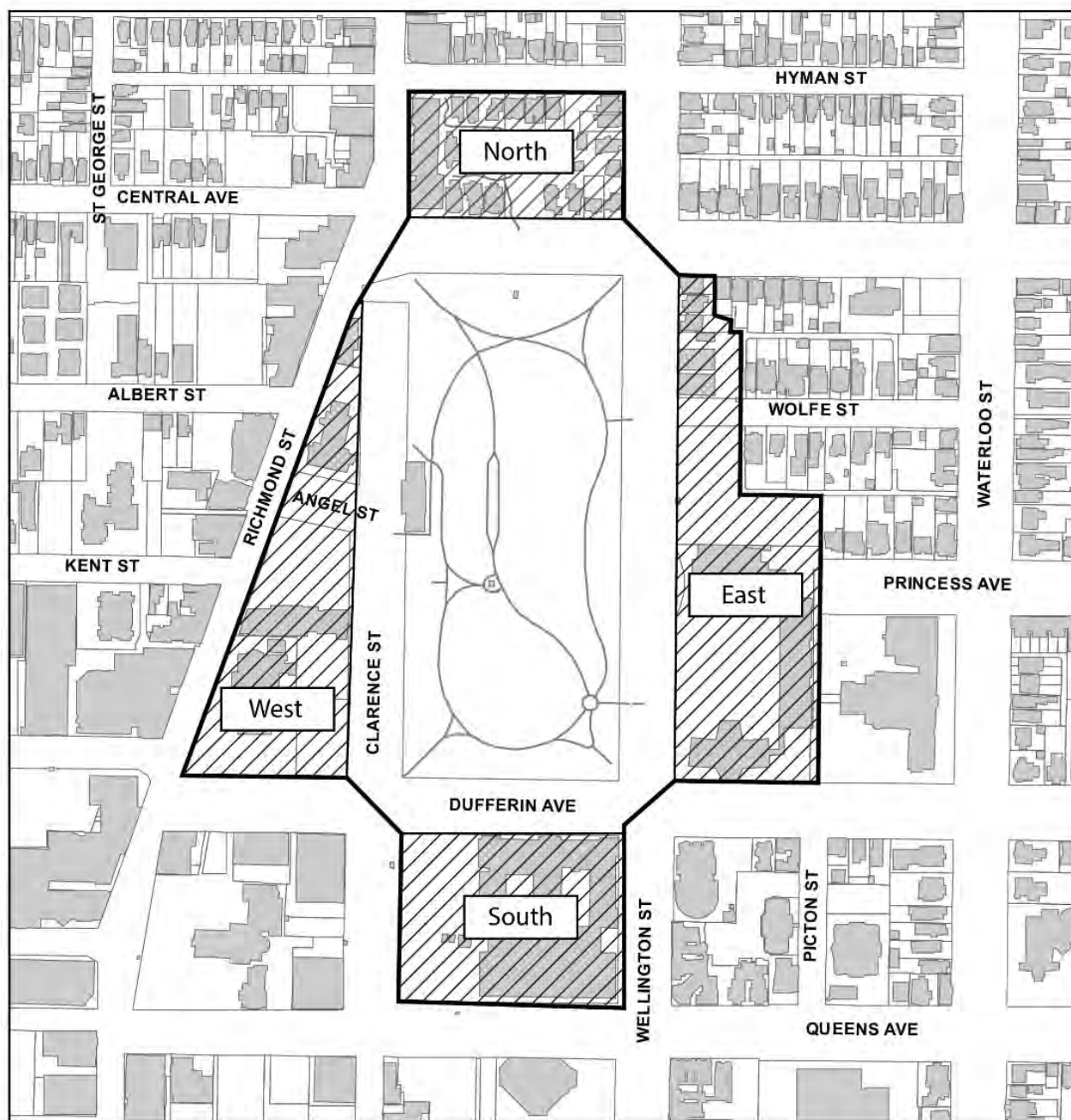
Figure 1 – Secondary Plan boundary



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.

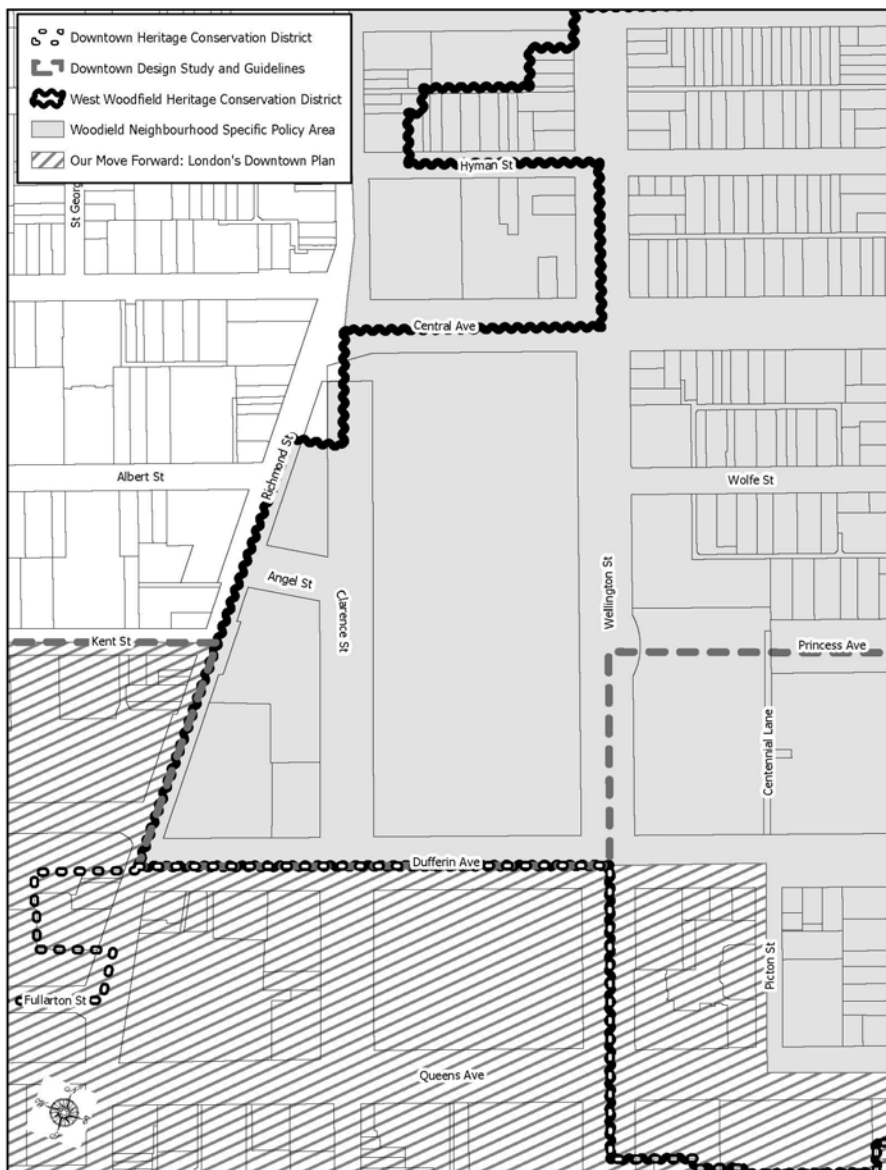
A draft *Victoria Park Secondary Plan* was presented to Municipal Council at its meeting of June 25, 2019. This draft Secondary Plan was received for information and Municipal Council directed that it be circulated for further public engagement with the community and stakeholders. Staff undertook additional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

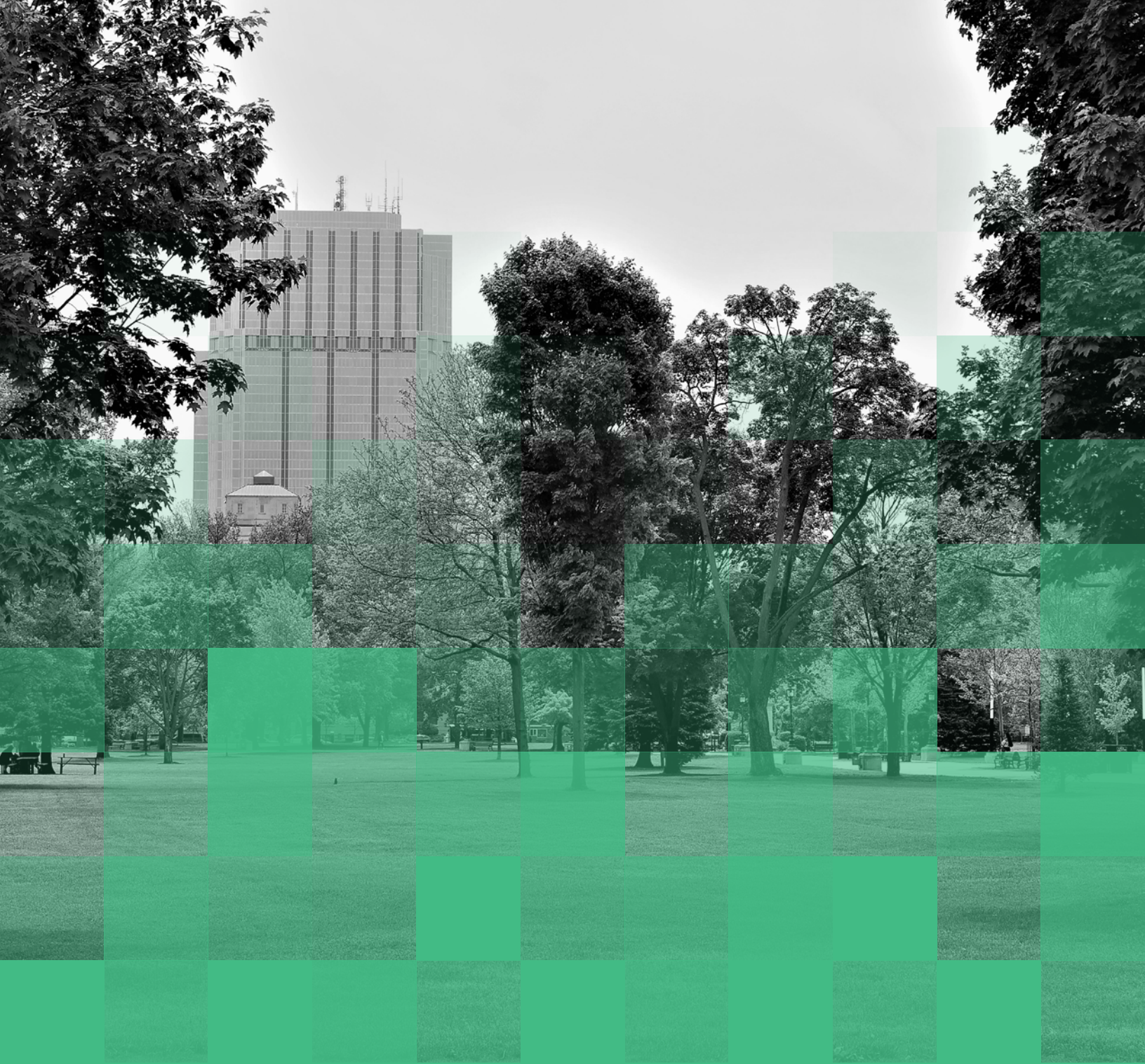
The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The Official Plan, 2016, The London Plan is hereby amended as follows:

Victoria Park Secondary Plan, attached as Schedule 1.

Schedule 1 – Victoria Park Secondary Plan



Victoria Park

Secondary Plan

January 2020





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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



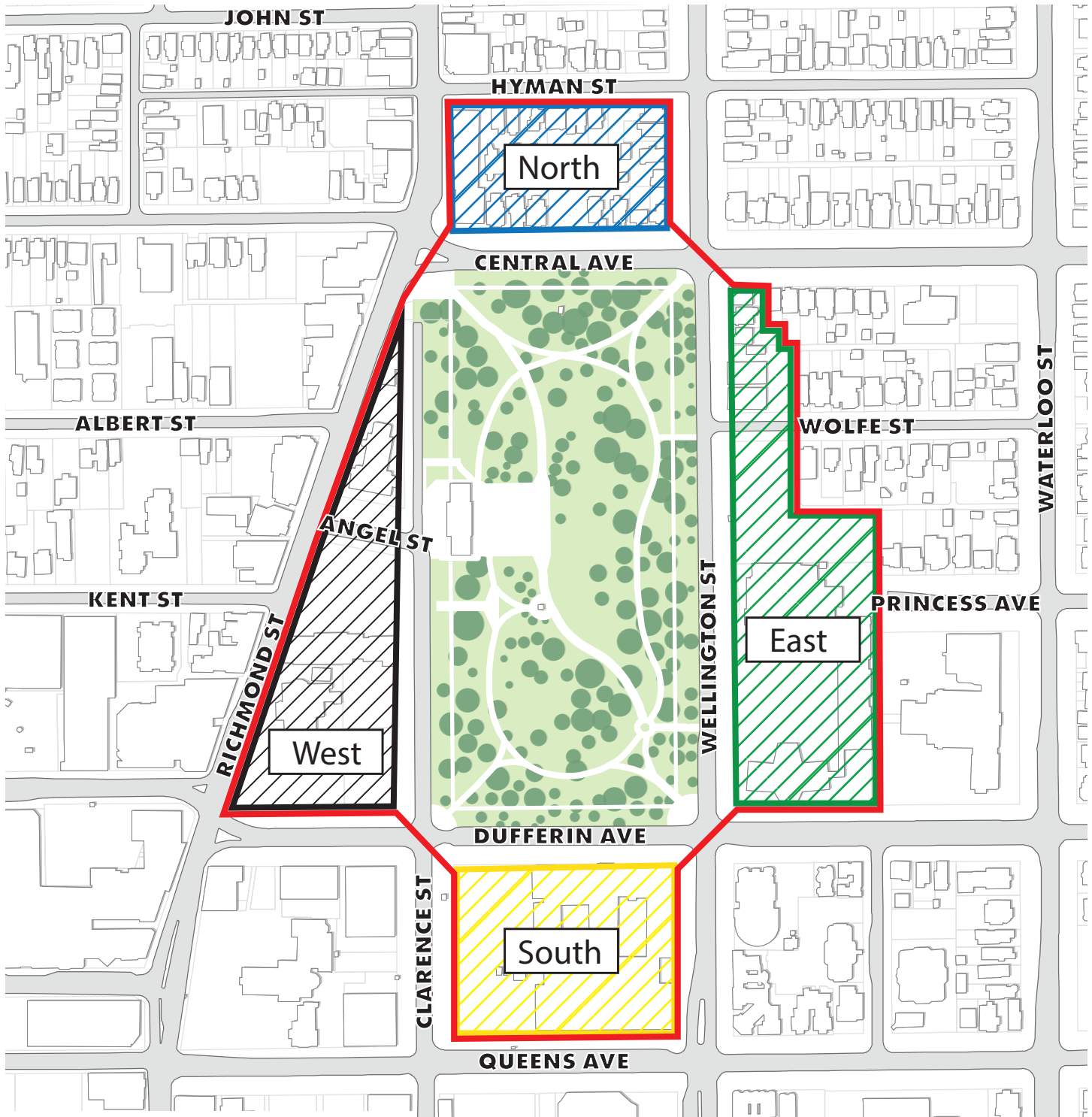


2.0 Policy Areas

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



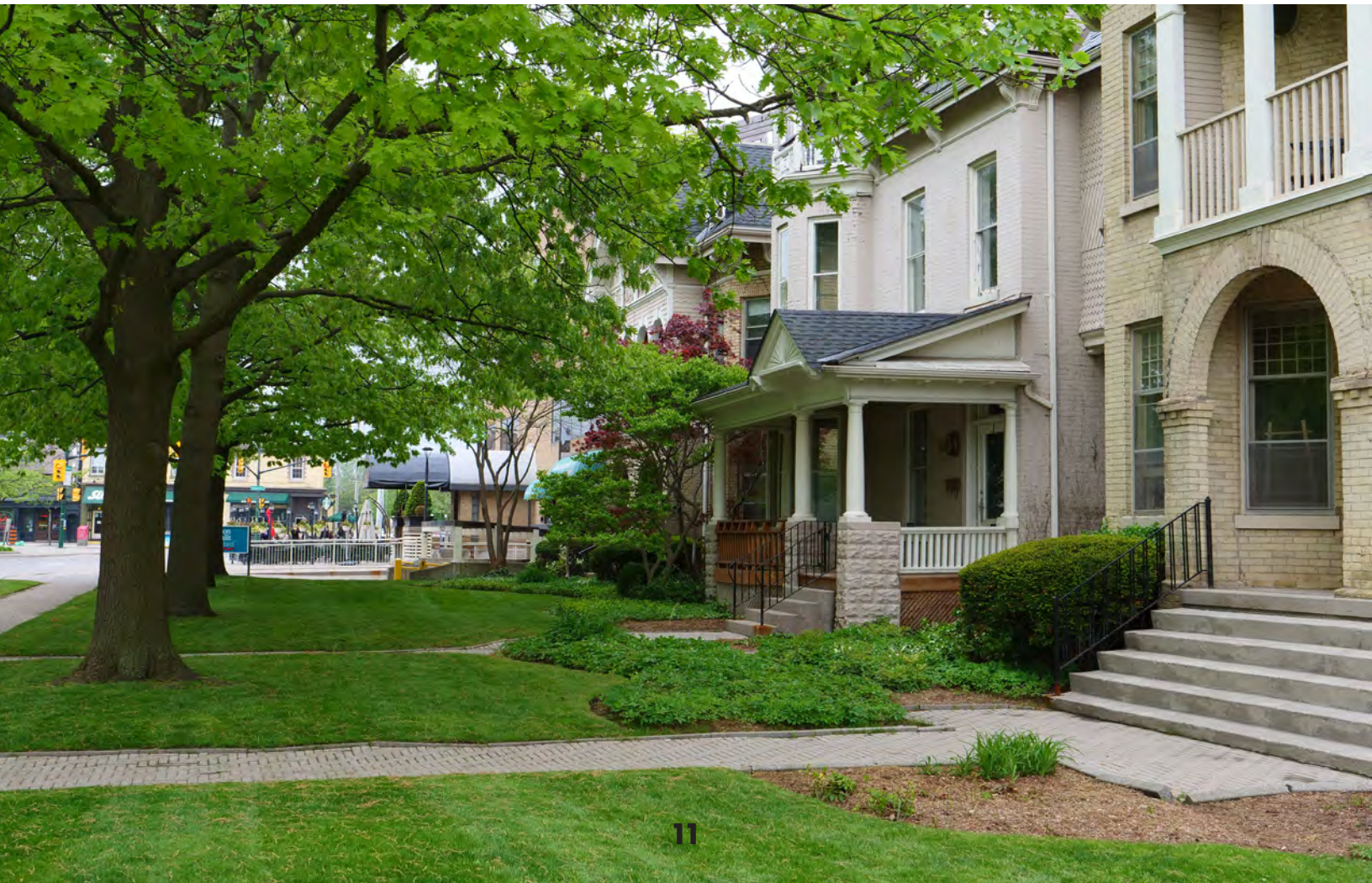
Legend

-  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.

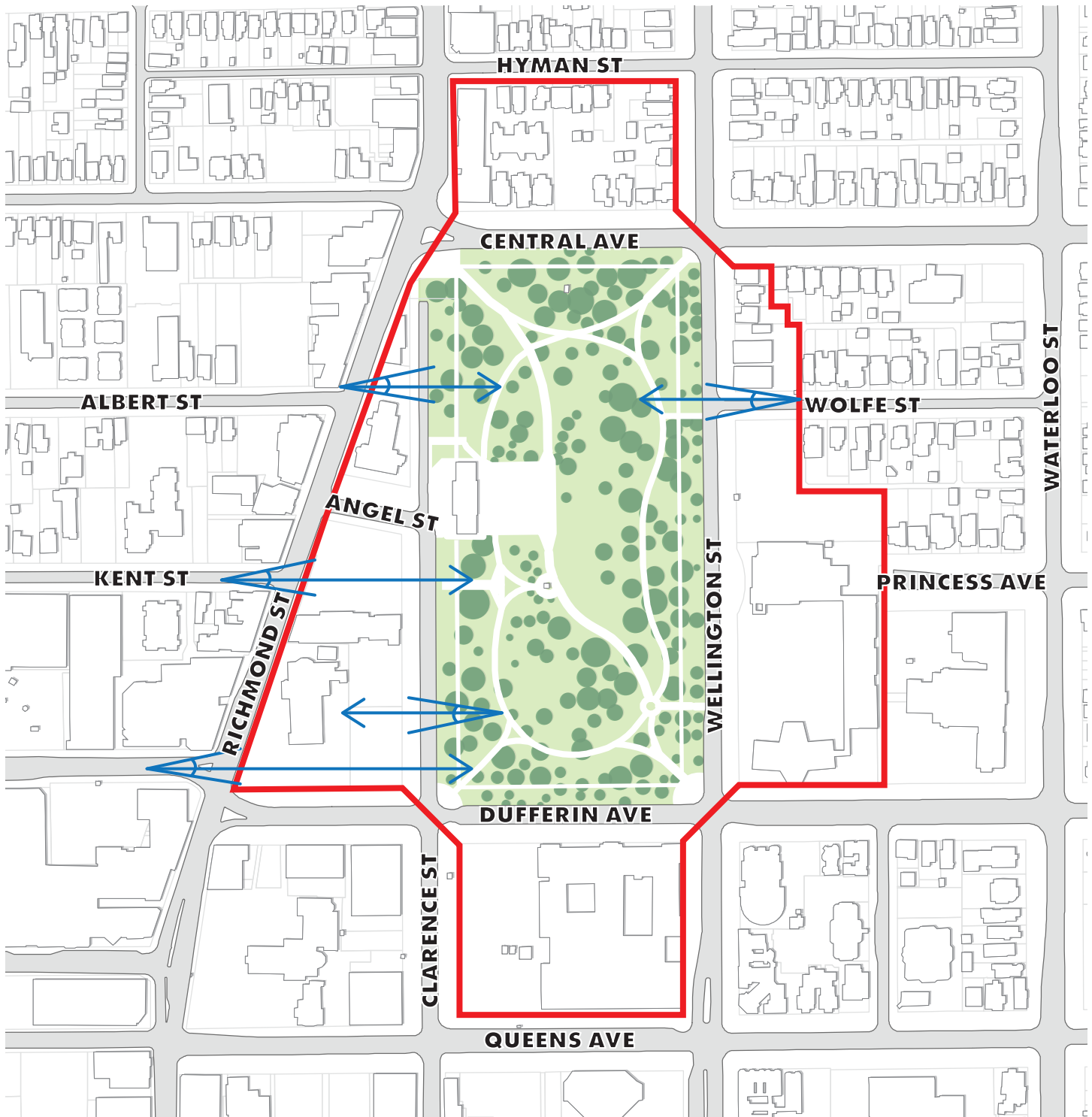


3.2 VIEW CORRIDORS

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

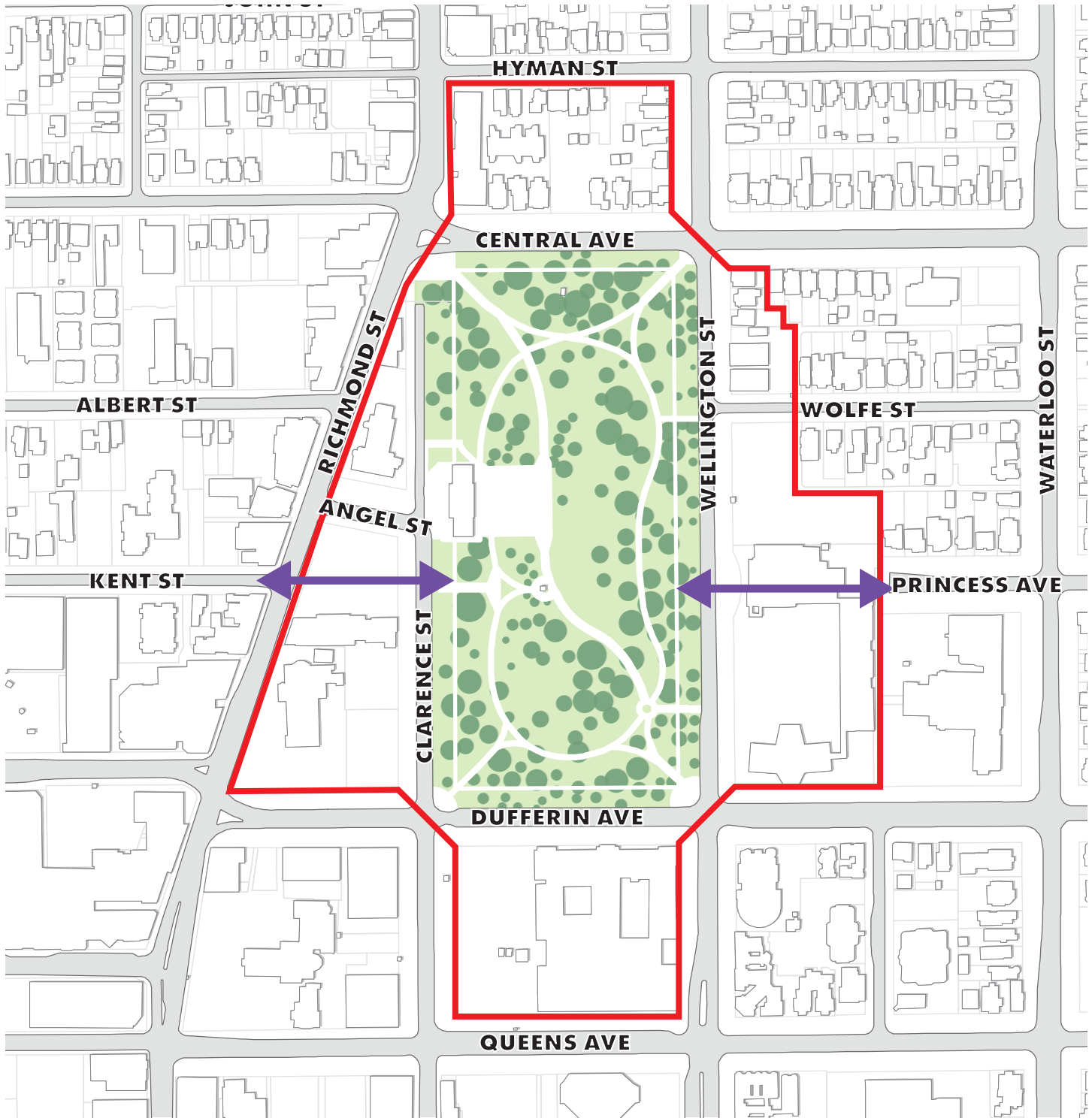


3.3 CONNECTIONS



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.



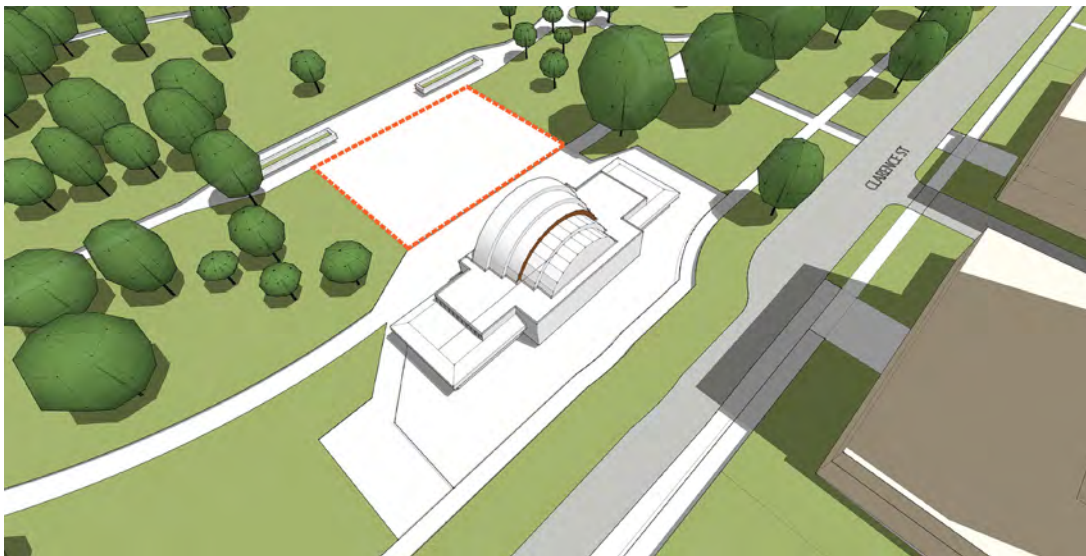
3.6.5 PERMITTED HEIGHTS

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.





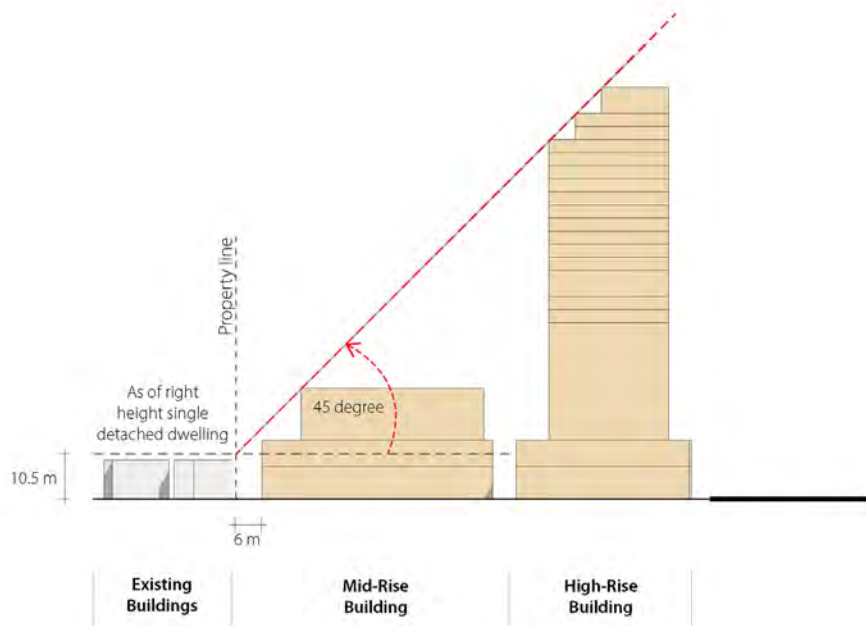
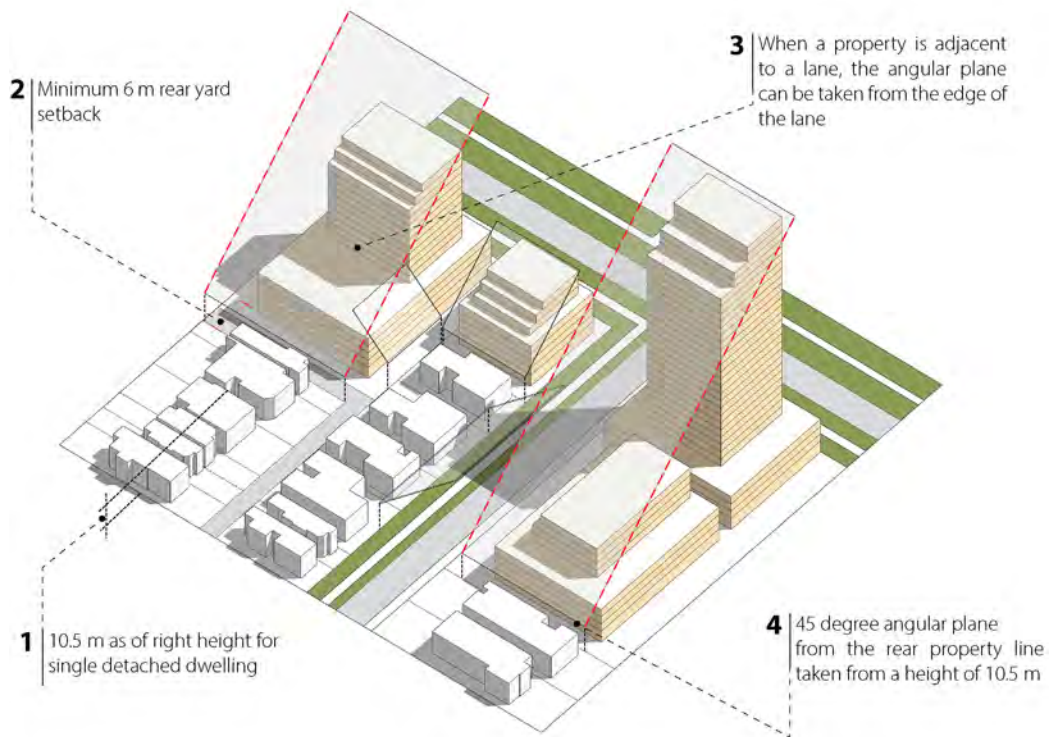
- f) The *Zoning By-law* will provide more detail on individual permitted heights; this may not include the full range of heights identified in this Secondary Plan.
- g) New development shall be within the range of permitted heights. The range of permitted heights can be found in Table 1 and Schedule 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.



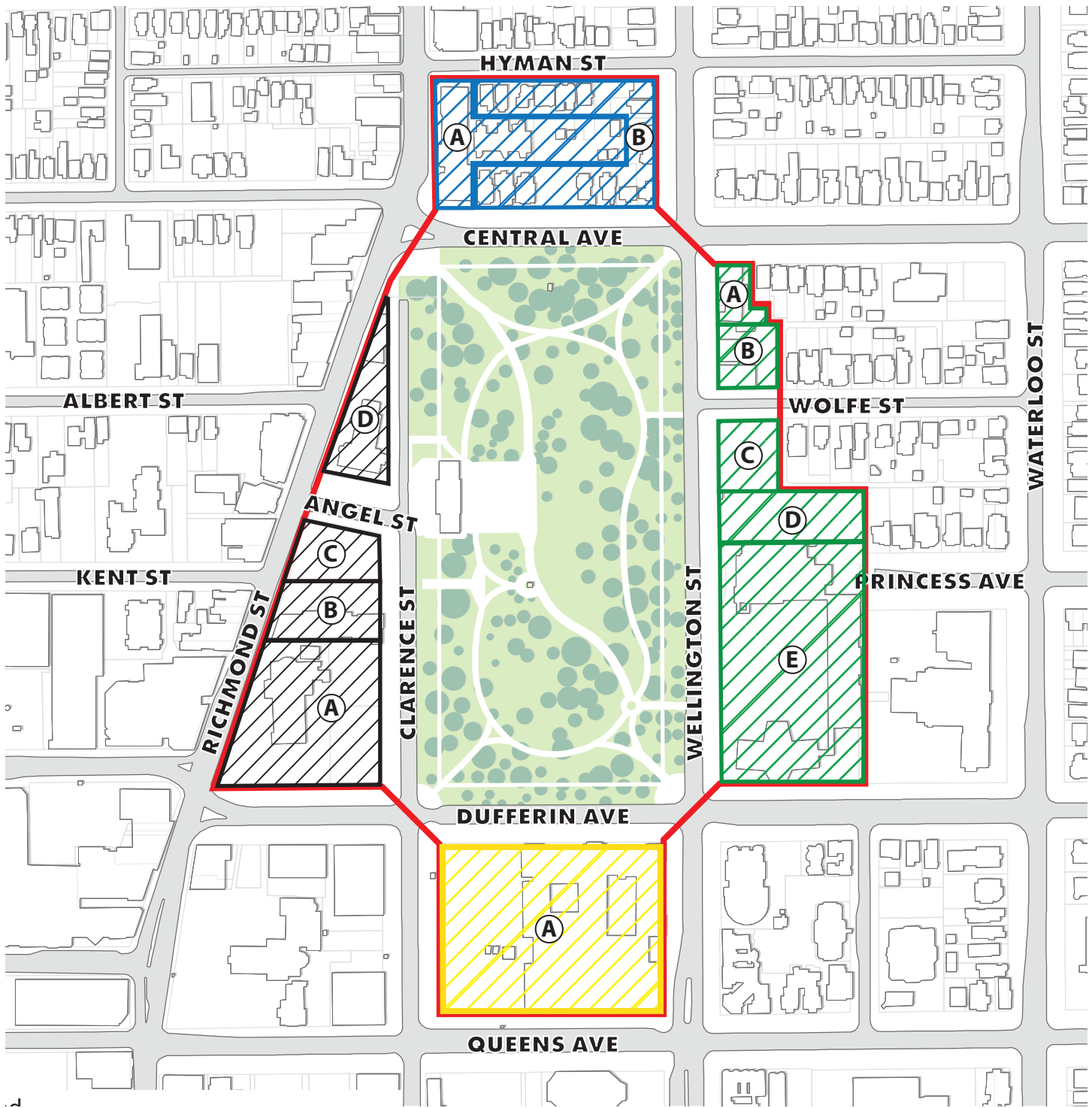
- ii) In the East Policy Area, the range of permitted heights considers the transition from the Downtown to the low-rise residential neighbourhood that forms a component of the West Woodfield Heritage Conservation District. Part A will continue to be low-rise, while Parts B and C provide opportunities 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

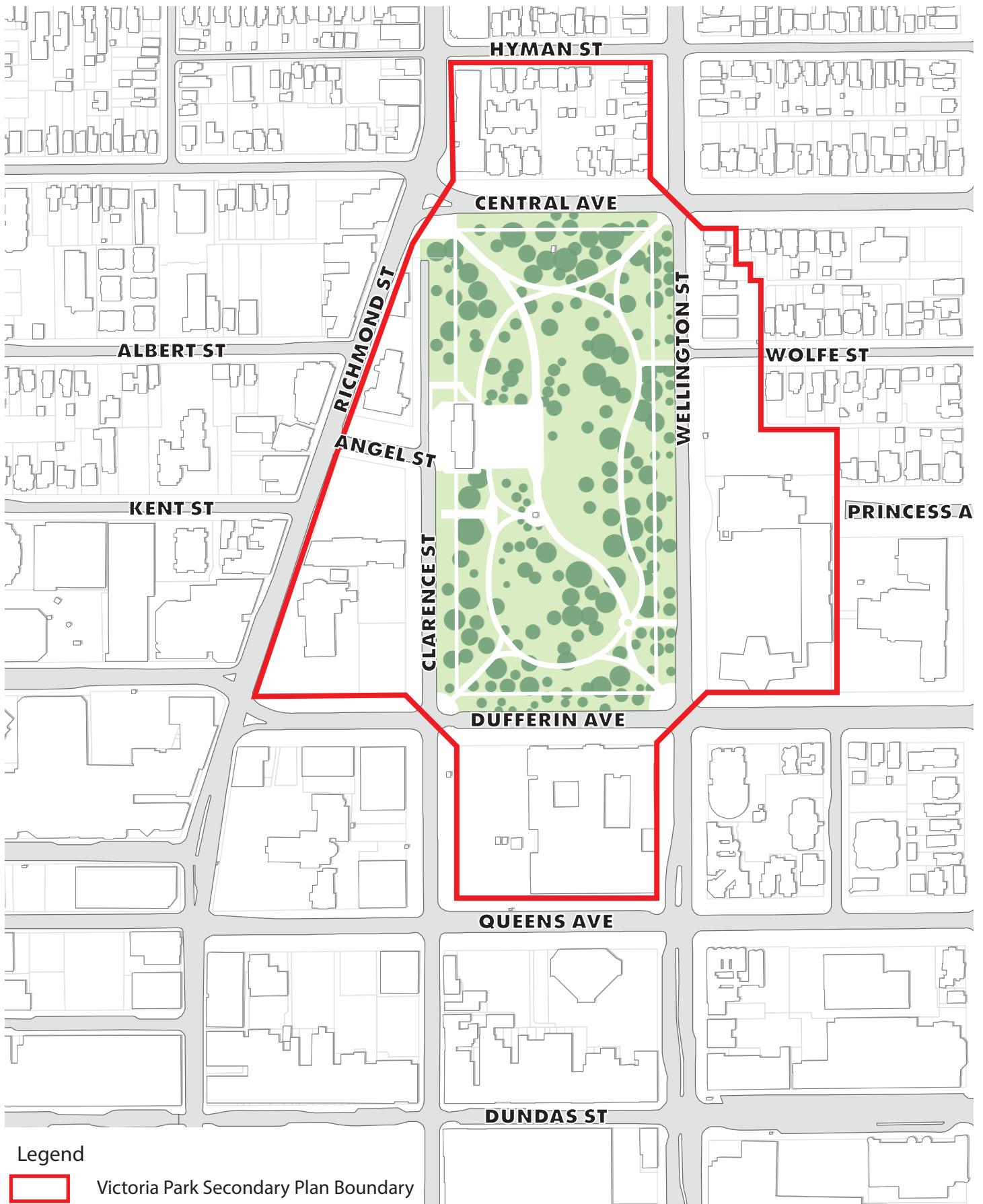
- b) The following submission materials, in addition to the standard submission materials, will be required for all Site Plan Control applications in the *Victoria Park Secondary Plan* boundary:
 - i) Wind study for all new mid-rise and high-rise building proposals (for more information – See Section 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



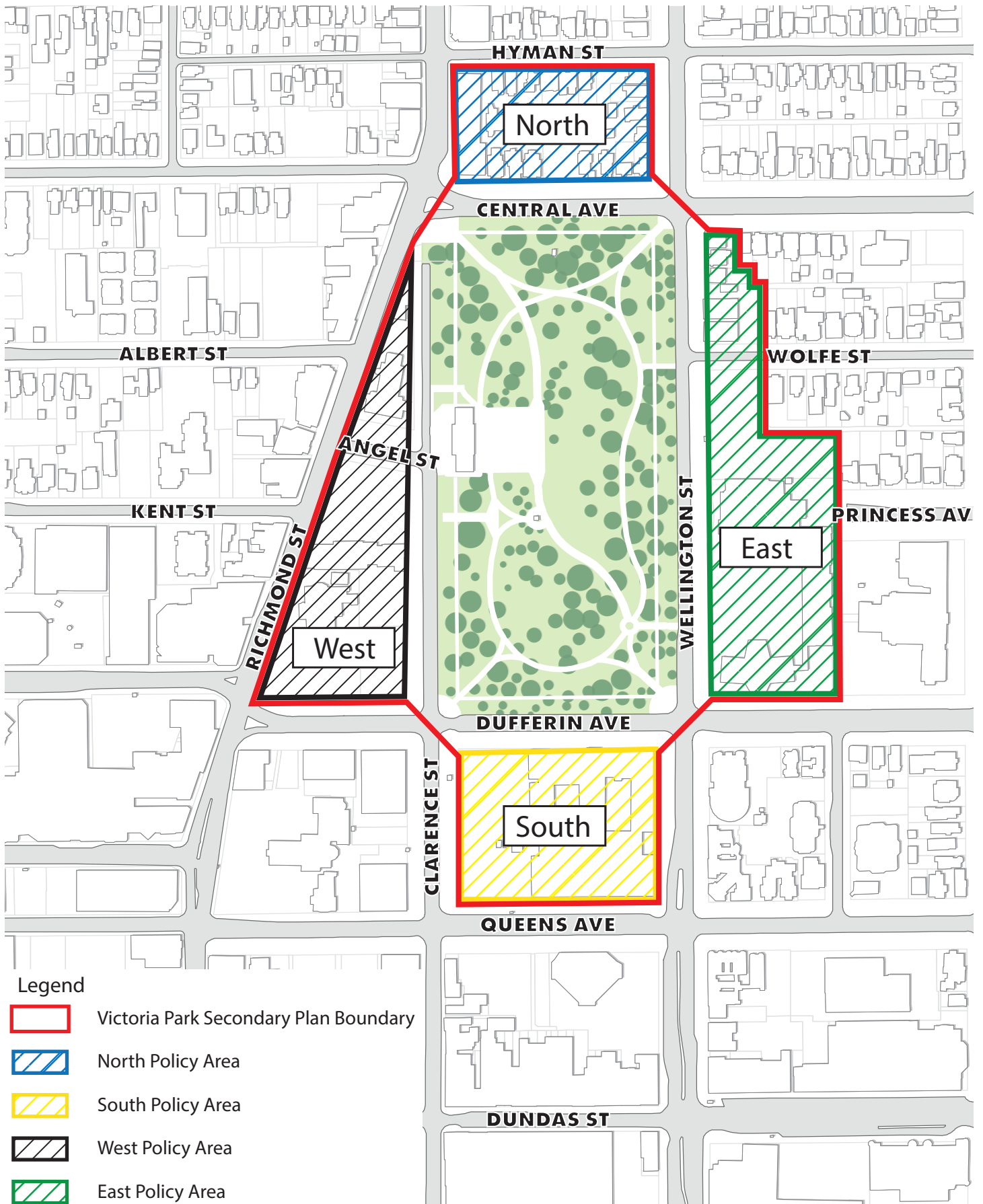


4.0 Schedules

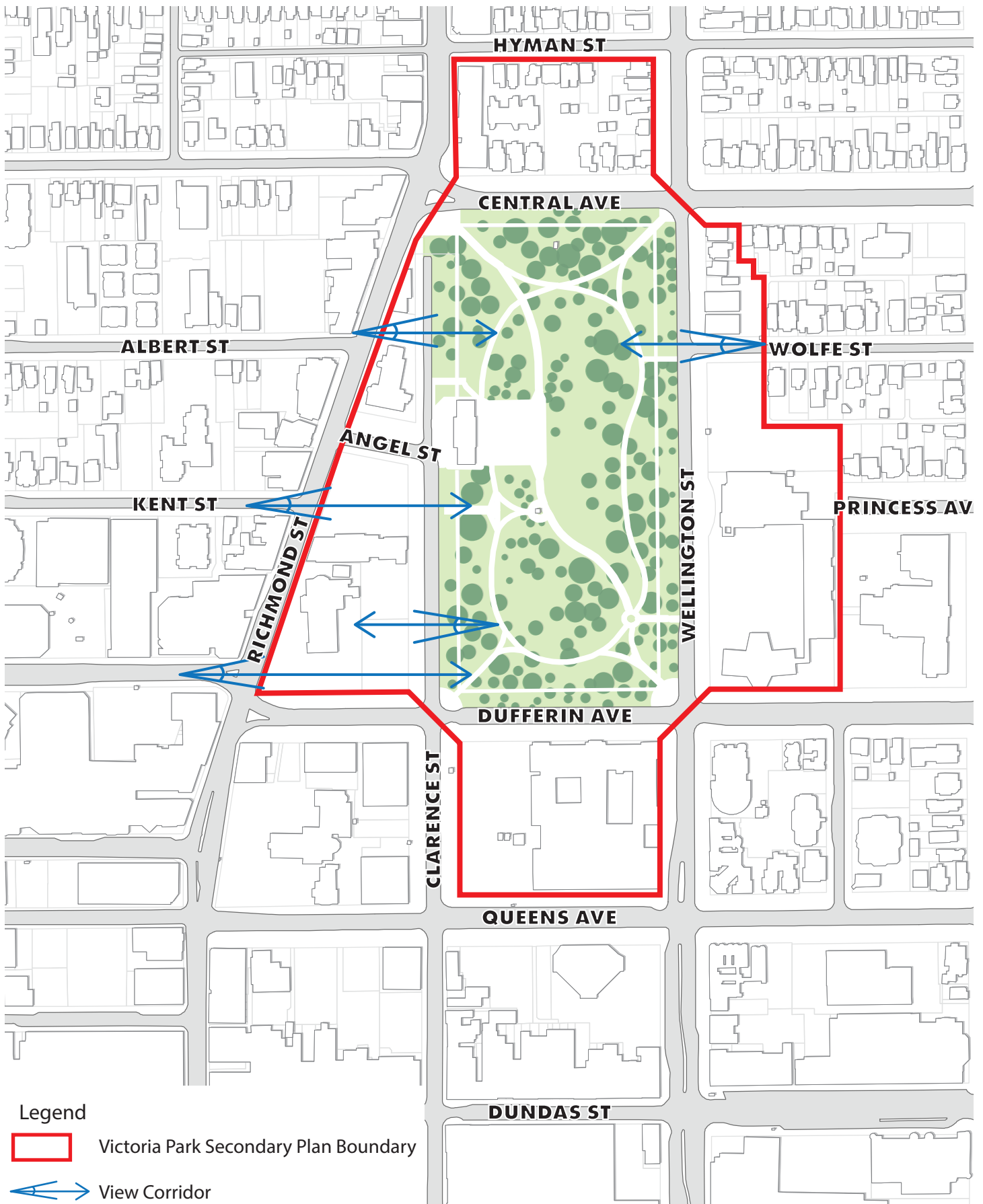
SCHEDULE 1: SECONDARY PLAN AREA



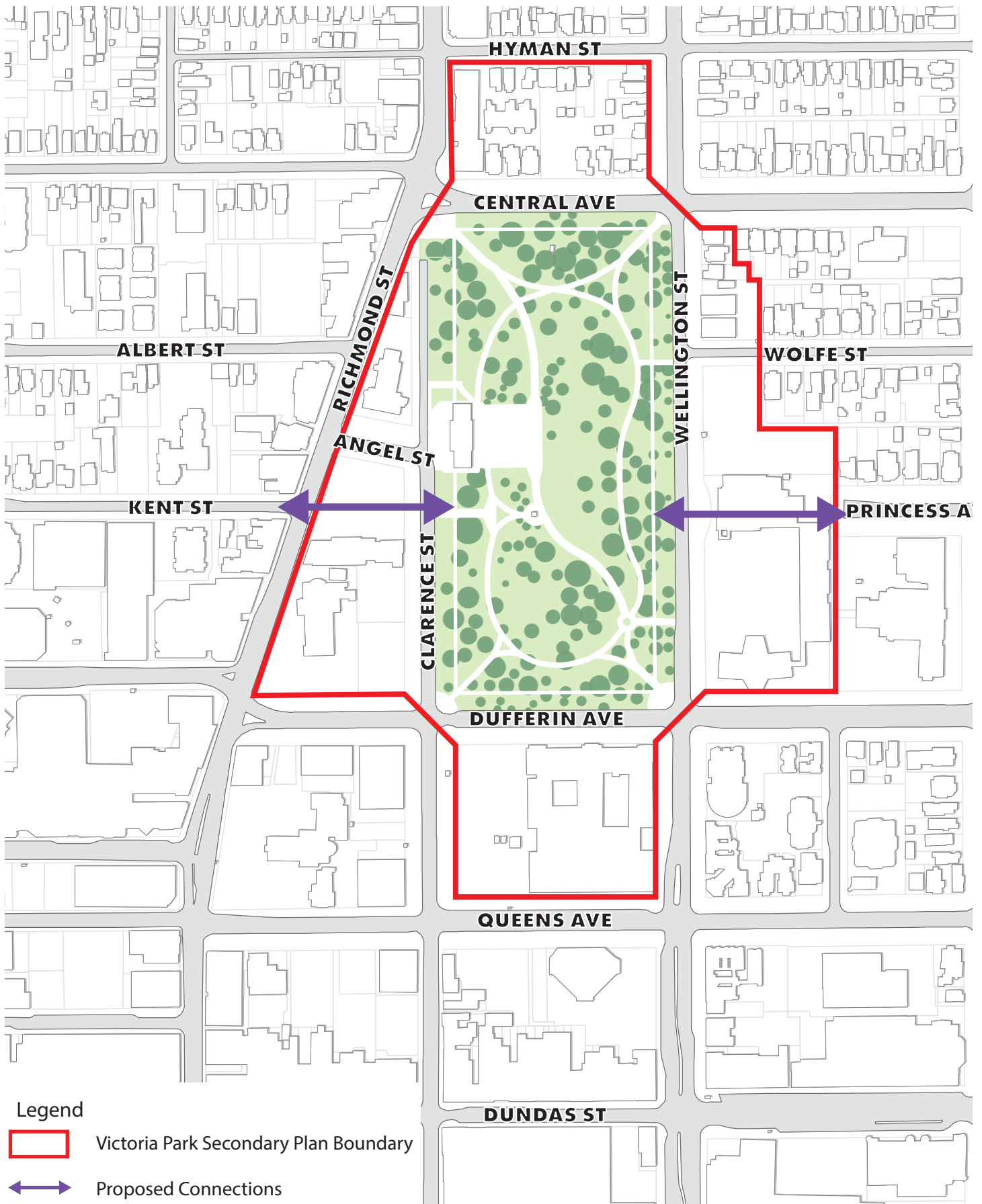
SCHEDULE 2: POLICY AREAS



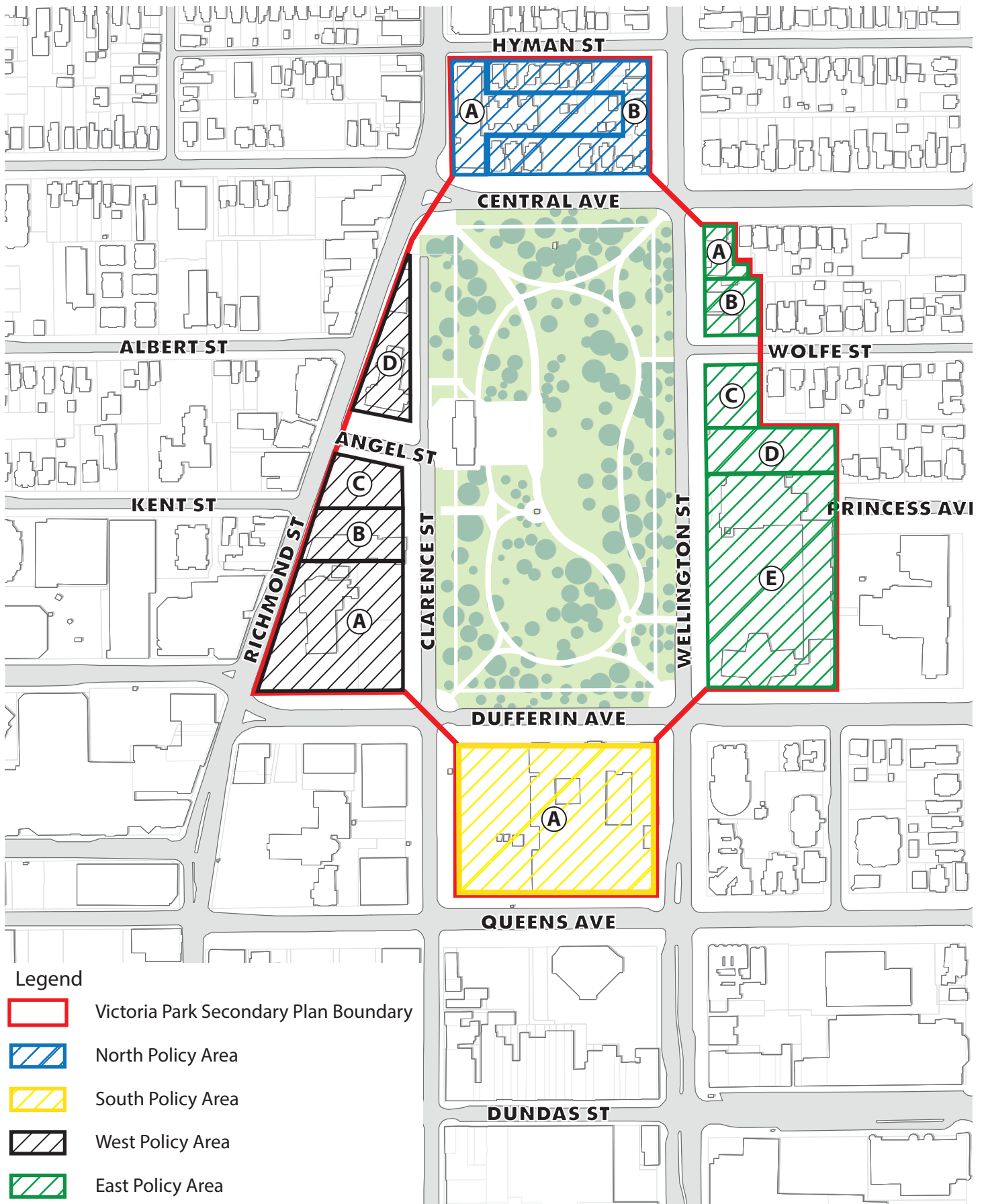
SCHEDULE 3: VIEW CORRIDORS



SCHEDULE 4: CONNECTIONS



SCHEDULE 5: PERMITTED HEIGHTS



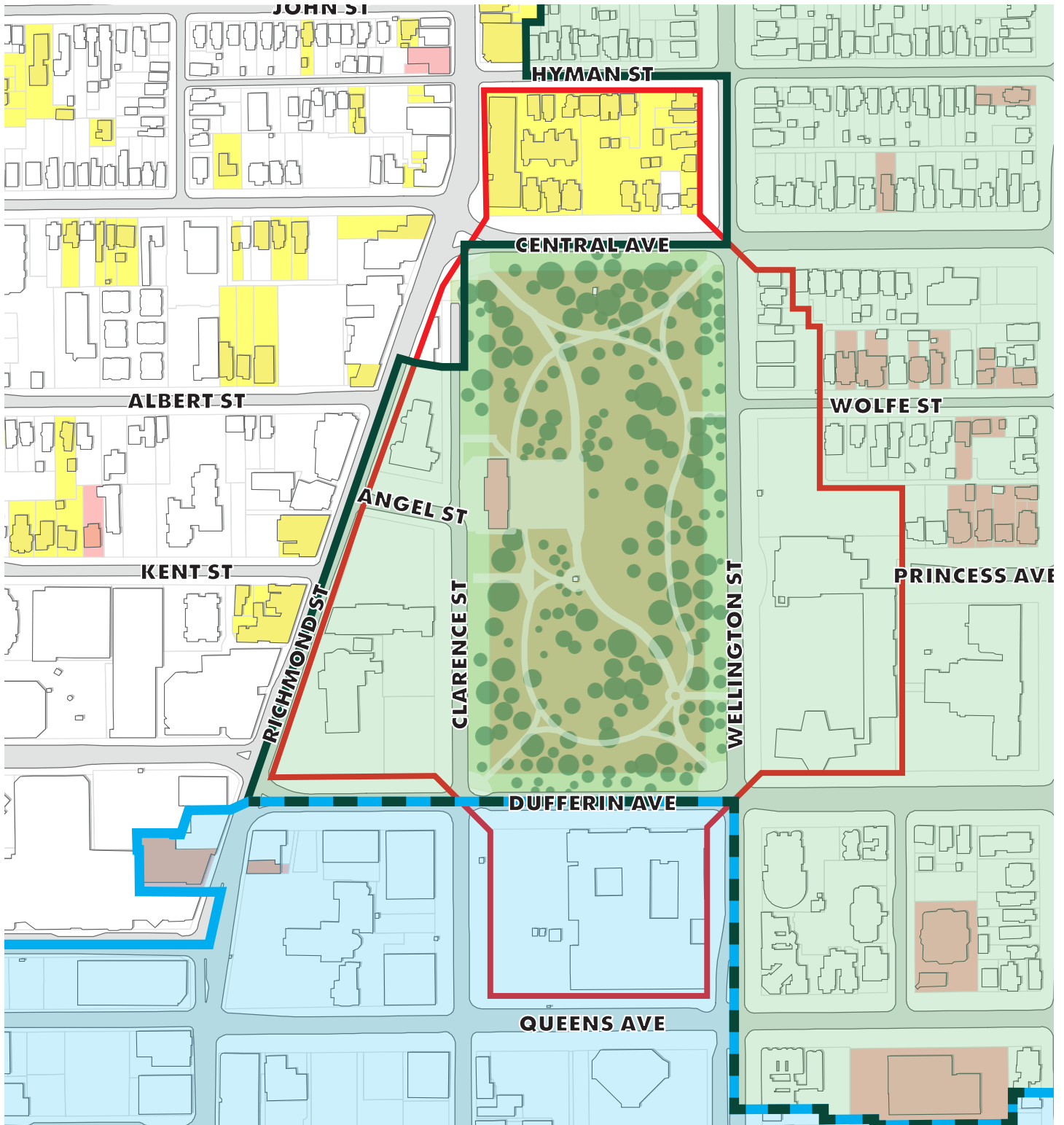
Legend

-  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



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.

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 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.

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.

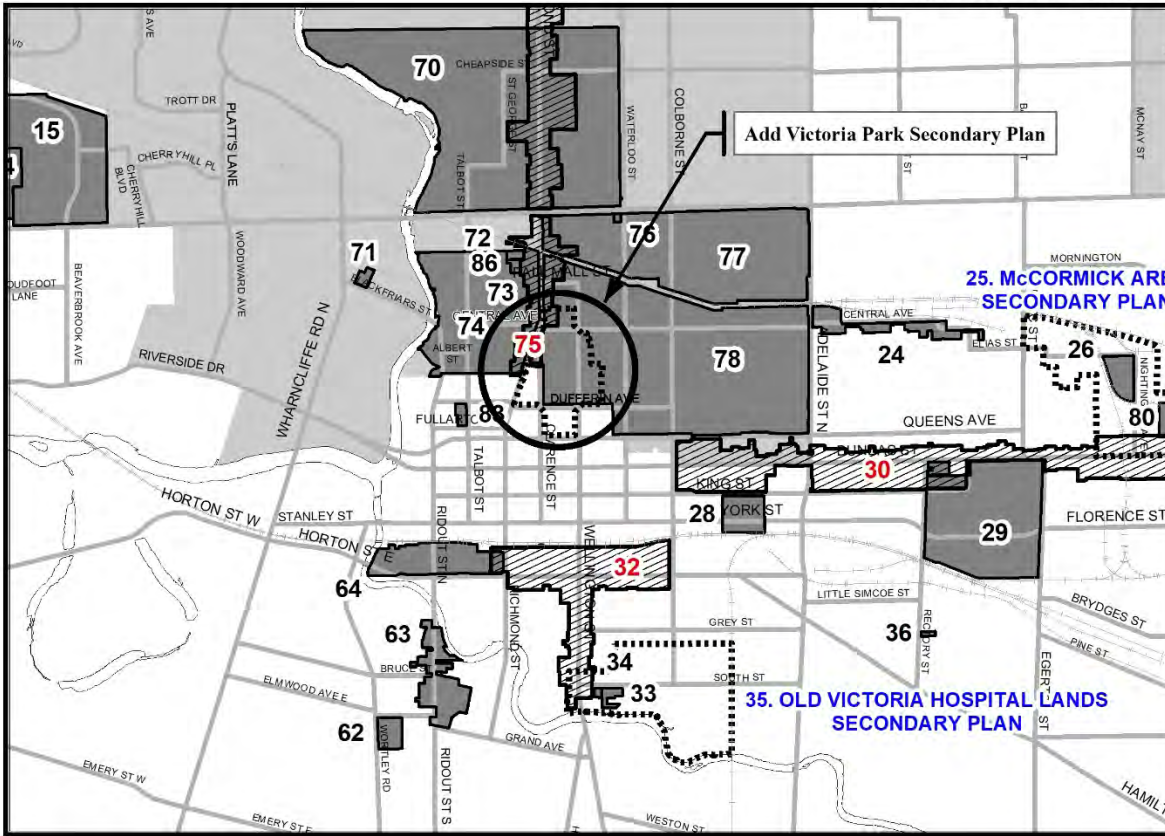
D. THE AMENDMENT

The Official Plan, 2016, The London Plan is hereby amended as follows:

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

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- 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.

<p align="center">SCHEDULE # TO THE LONDON PLAN</p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Planning Services</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: OZ-8978</p> <p>PLANNER: MK</p> <p>TECHNICIAN: MB</p> <p>DATE: 1/15/2020</p>
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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.

Schedule 1 – Victoria Park Secondary Plan



Victoria Park

Secondary Plan

January 2020



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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



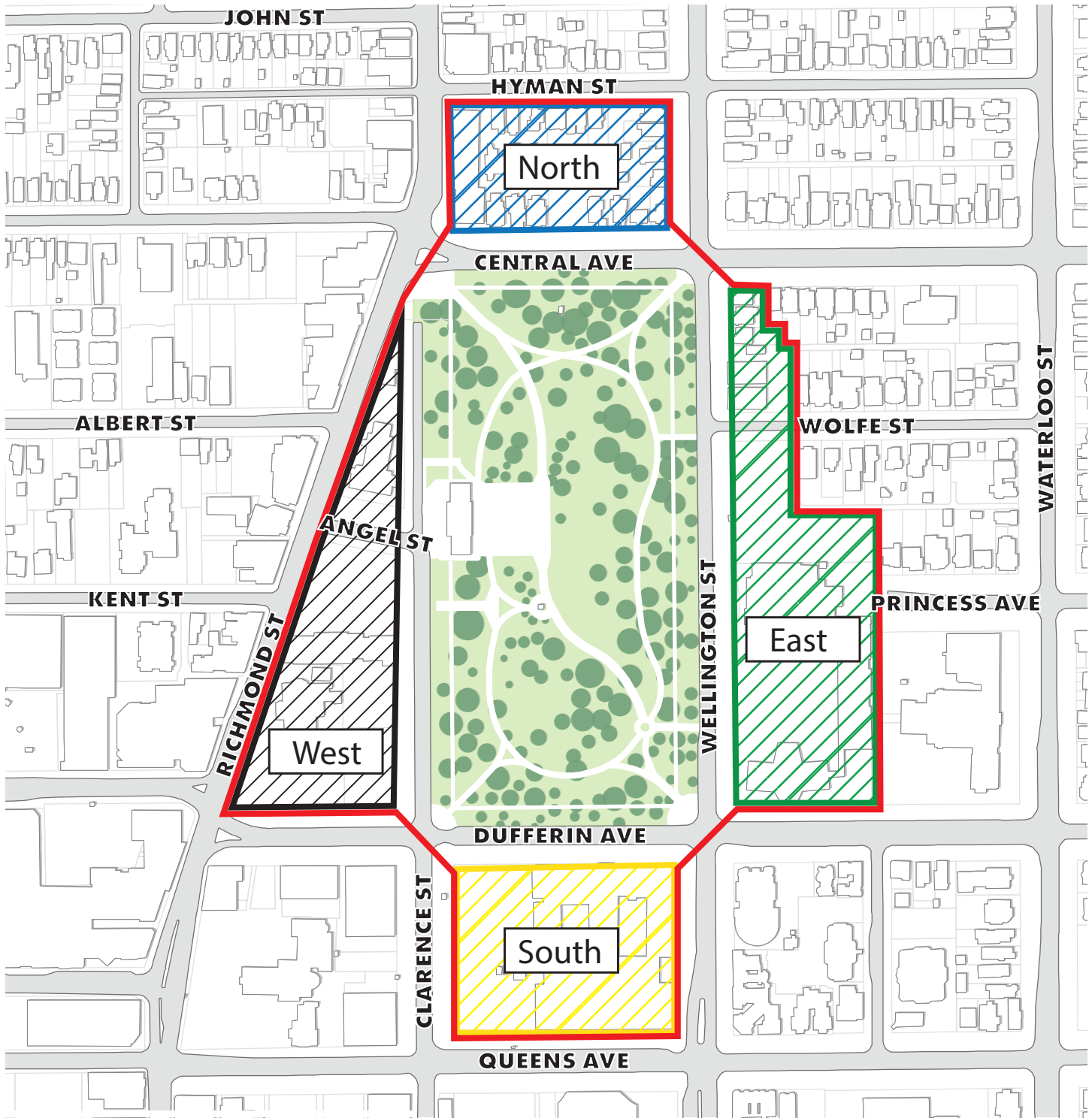


2.0 Policy Areas

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



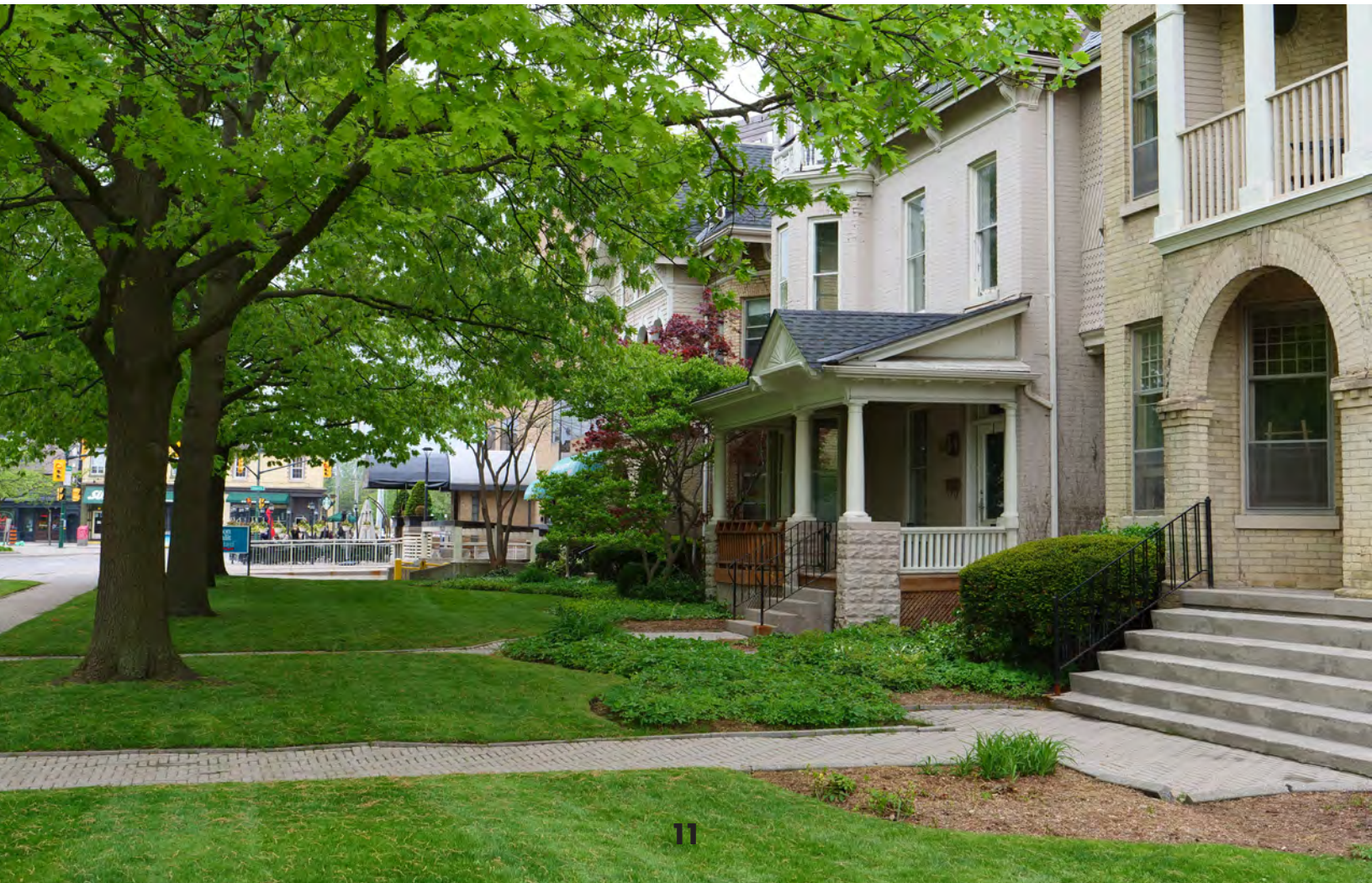
Legend

-  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.

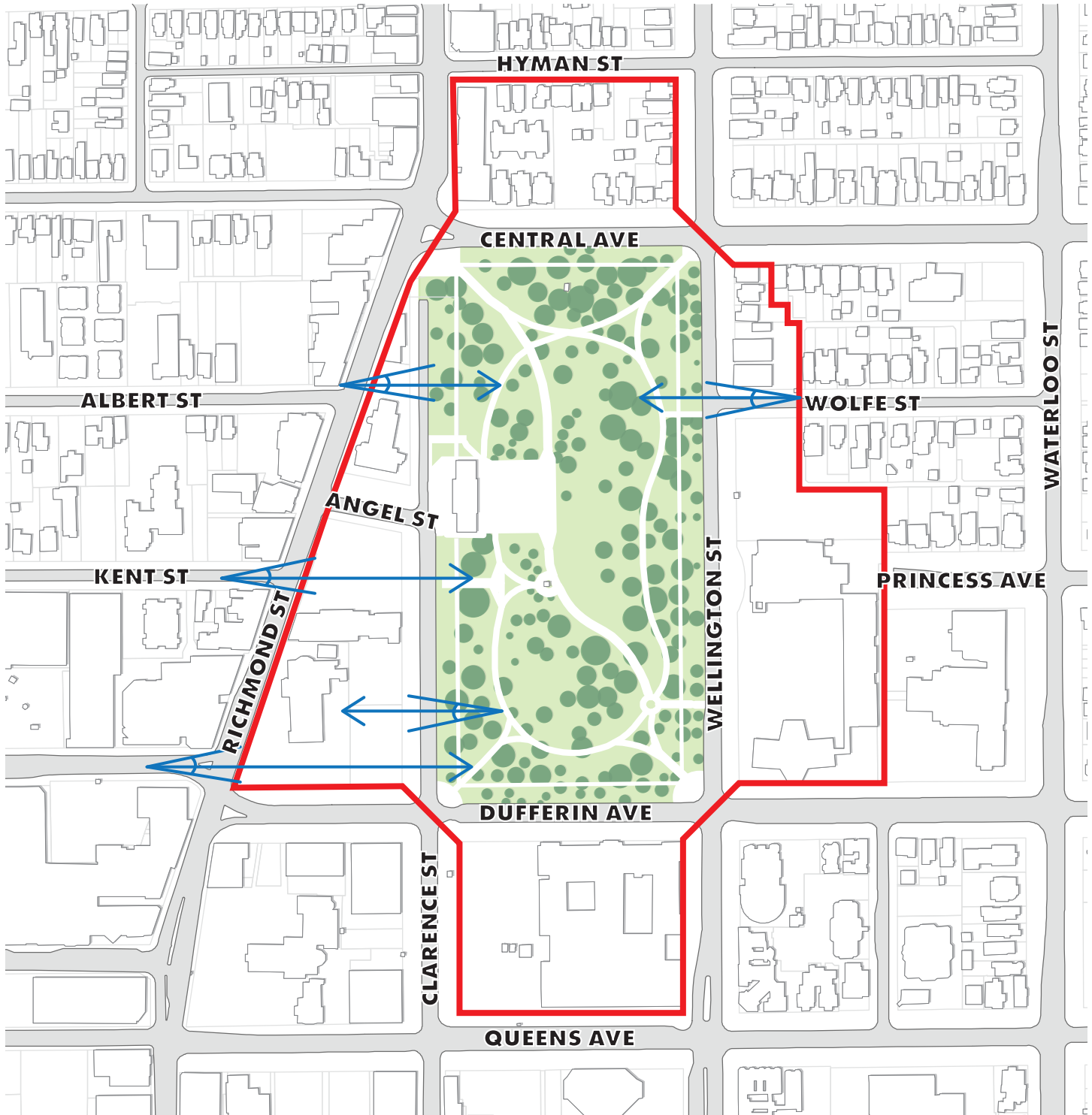


3.2 VIEW CORRIDORS

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

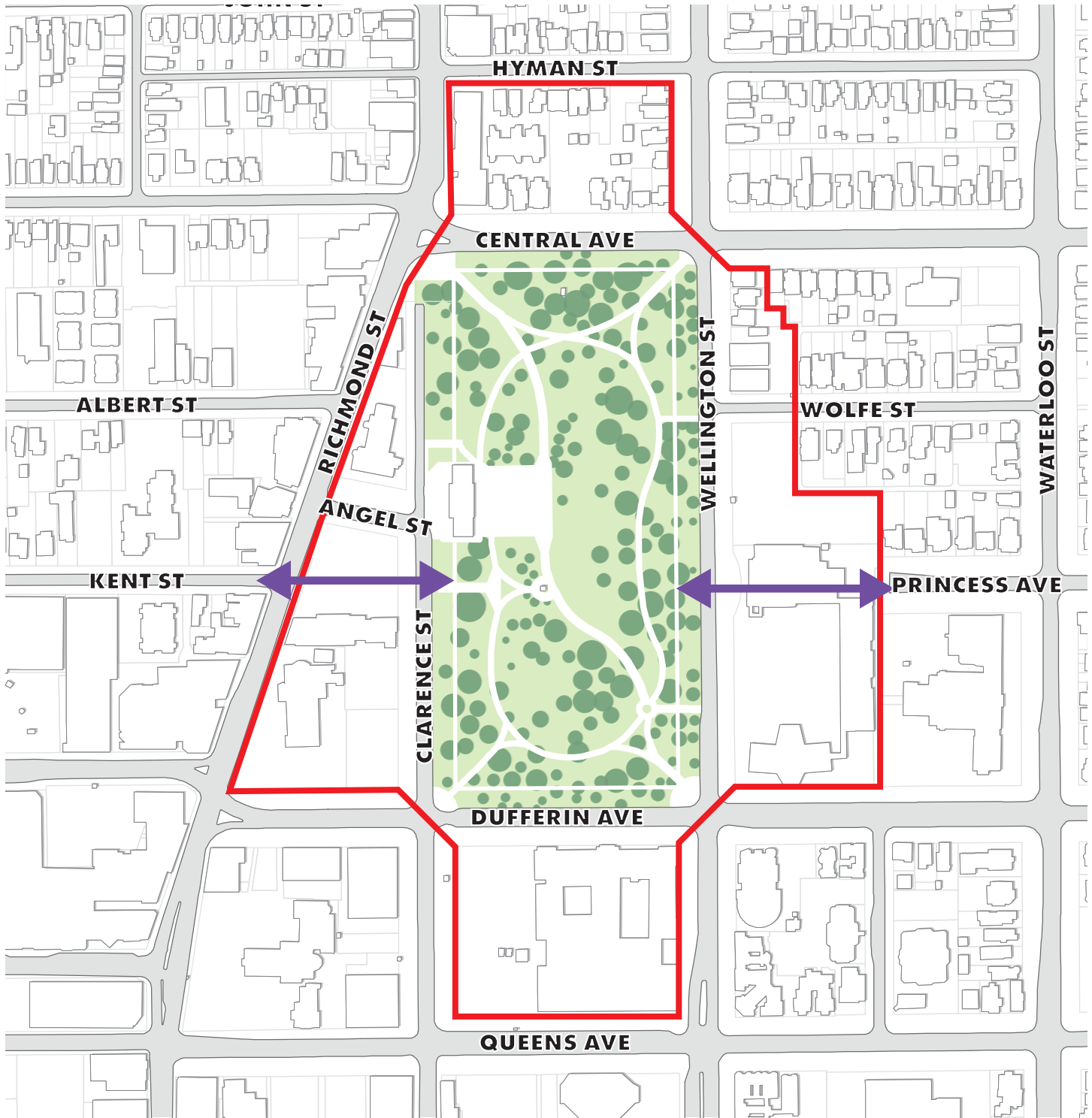


3.3 CONNECTIONS



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.



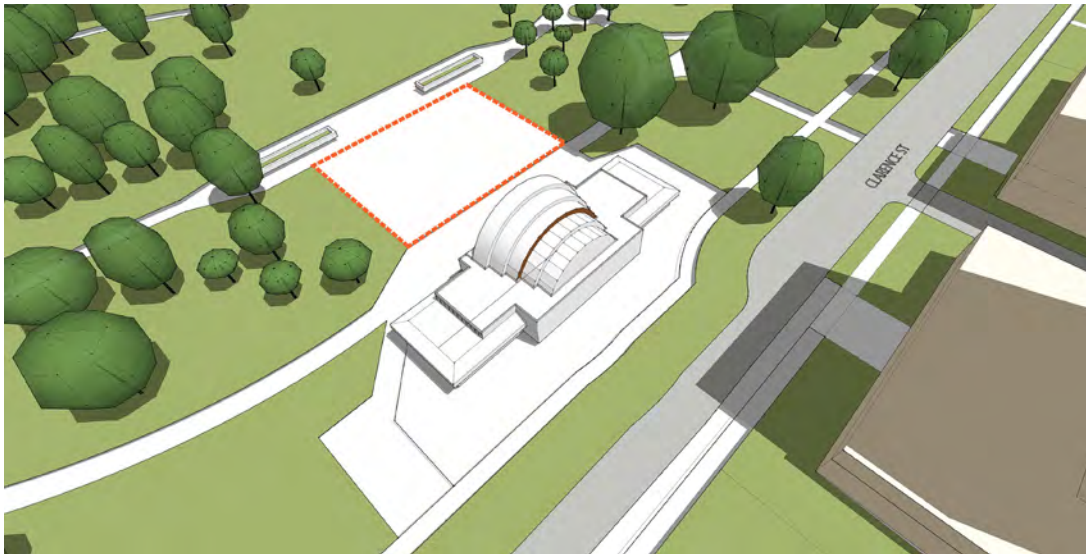
3.6.5 PERMITTED HEIGHTS

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.





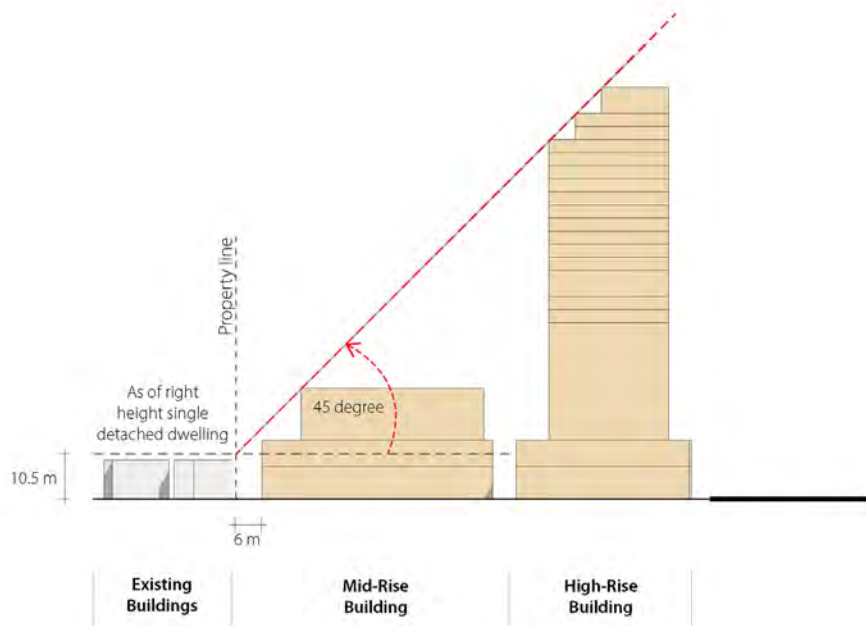
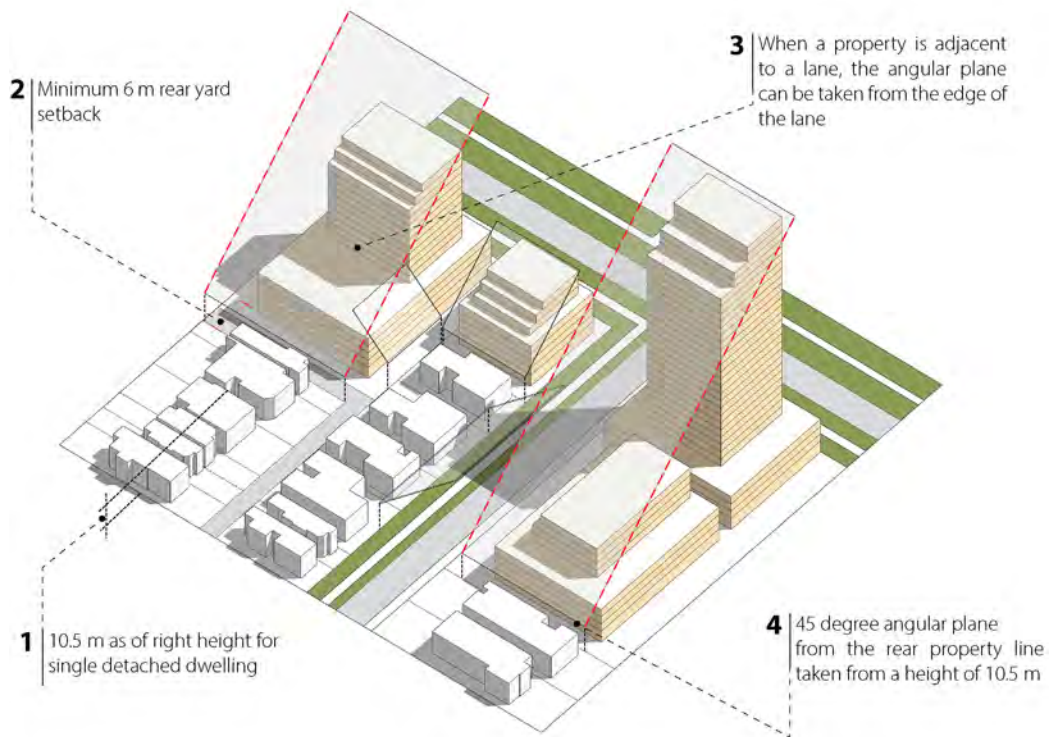
- f) The *Zoning By-law* will provide more detail on individual permitted heights; this may not include the full range of heights identified in this Secondary Plan.
- g) New development shall be within the range of permitted heights. The range of permitted heights can be found in Table 1 and Schedule 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.



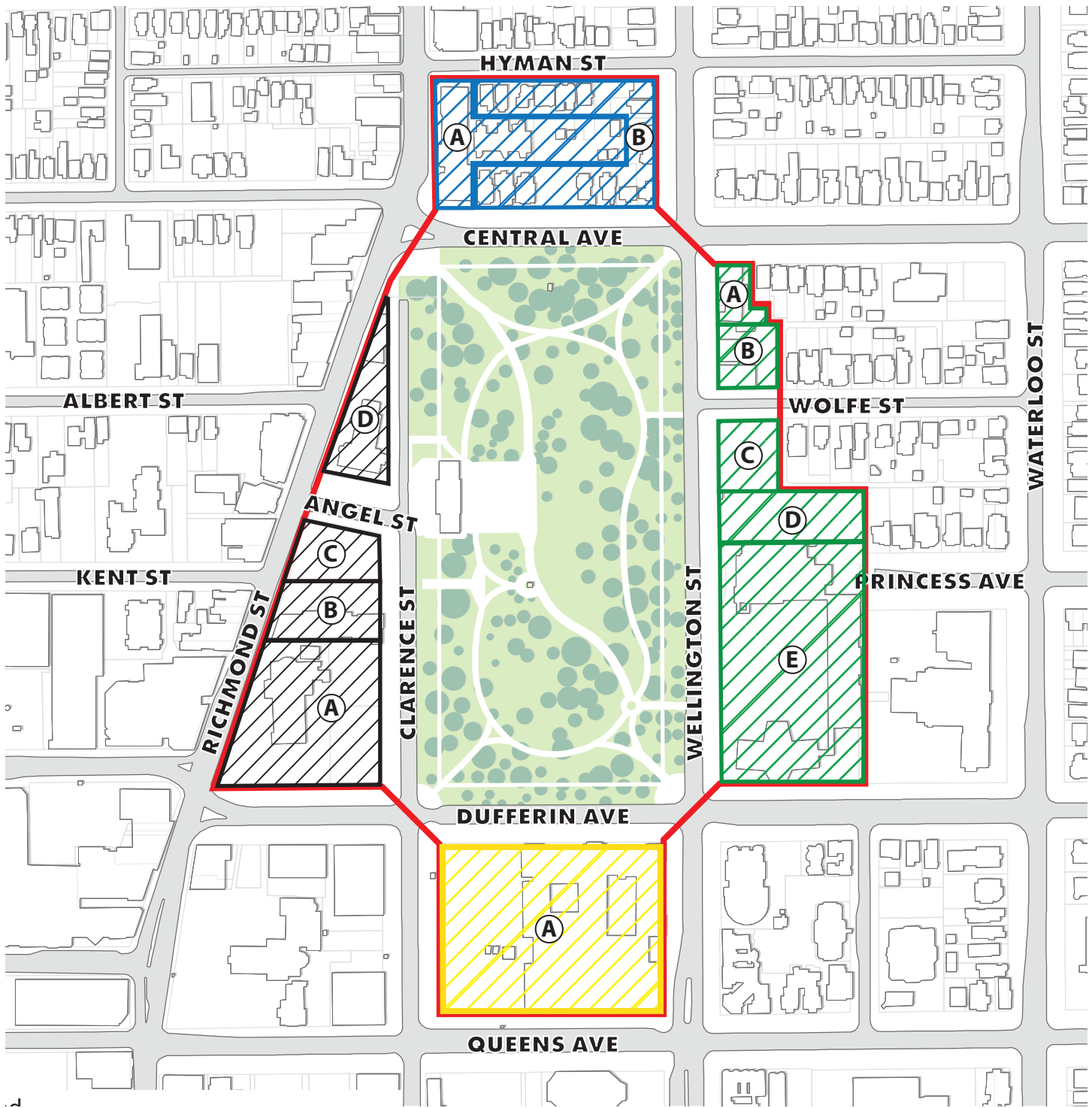
- ii) In the East Policy Area, the range of permitted heights considers the transition from the Downtown to the low-rise residential neighbourhood that forms a component of the West Woodfield Heritage Conservation District. Part A will continue to be low-rise, while Parts B and C provide opportunities 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)

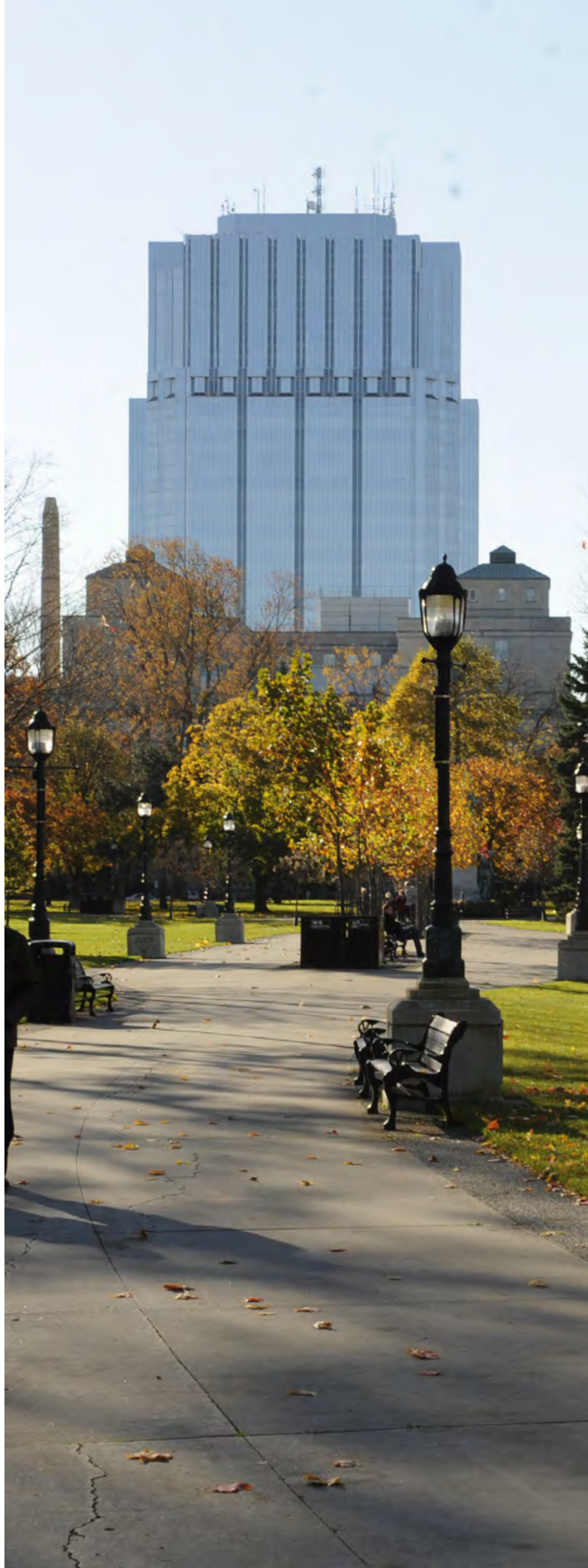
3.6.6 MID-RISE FORM

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

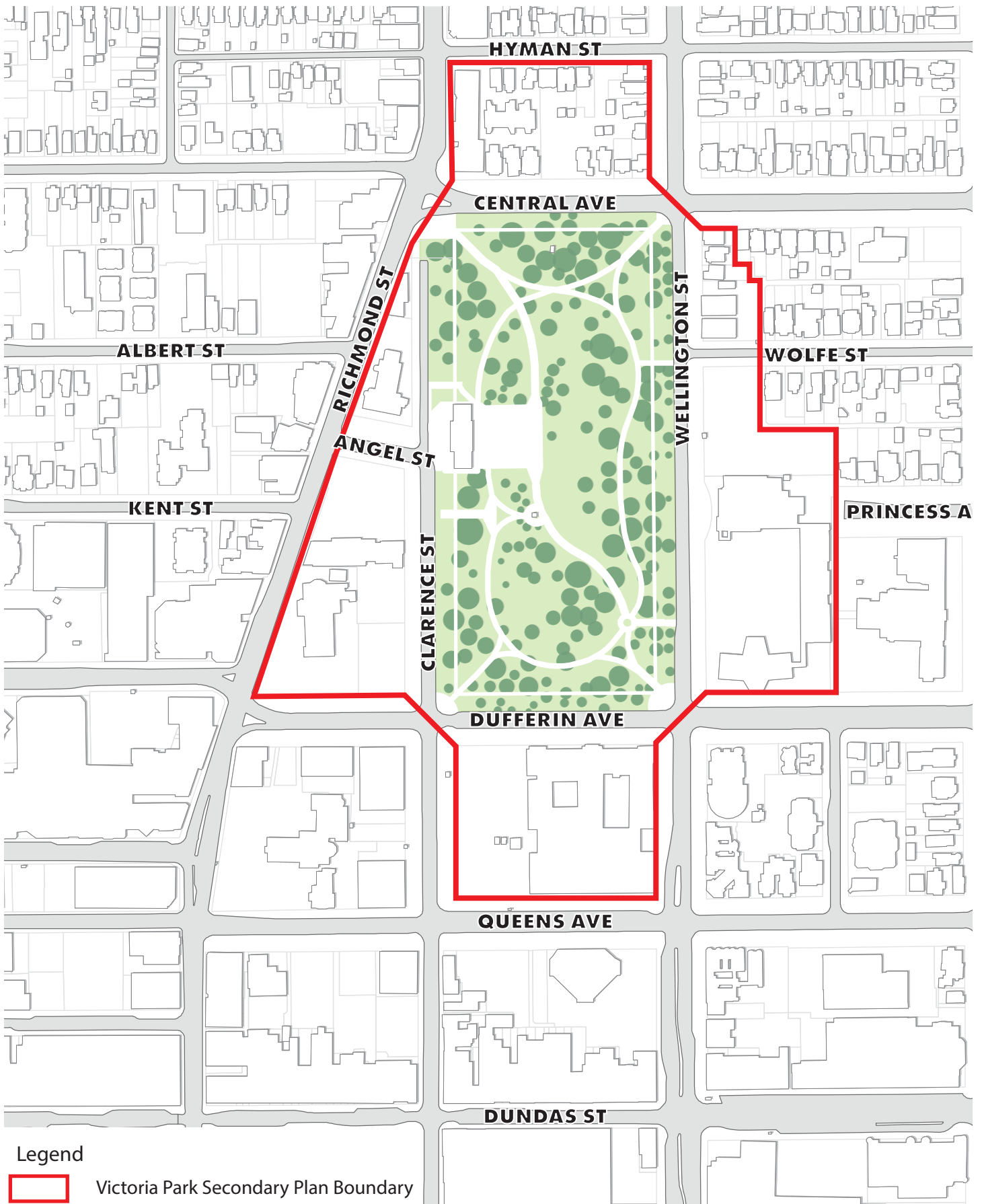
- b) The following submission materials, in addition to the standard submission materials, will be required for all Site Plan Control applications in the *Victoria Park Secondary Plan* boundary:
 - i) Wind study for all new mid-rise and high-rise building proposals (for more information – See Section 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



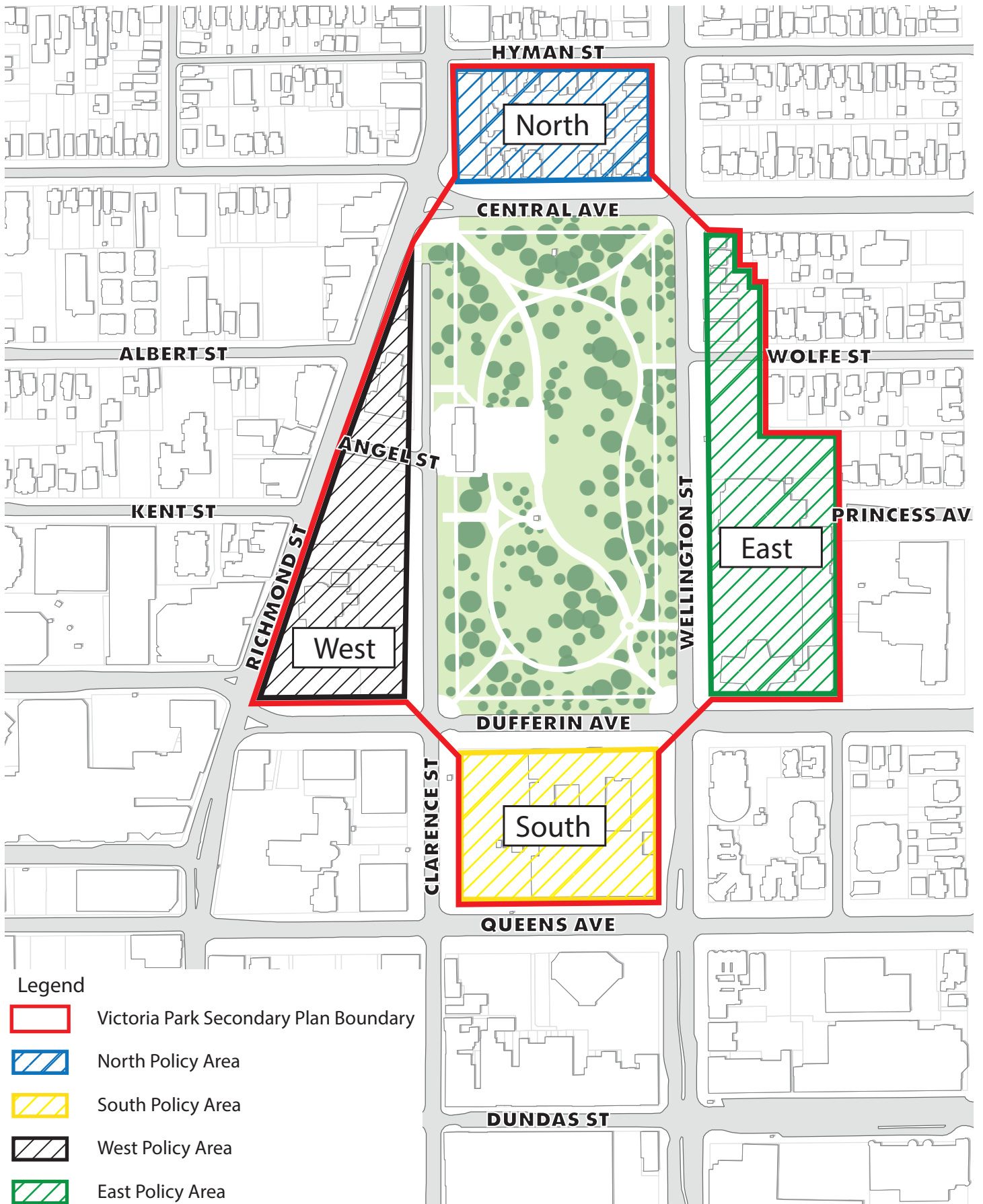


4.0 Schedules

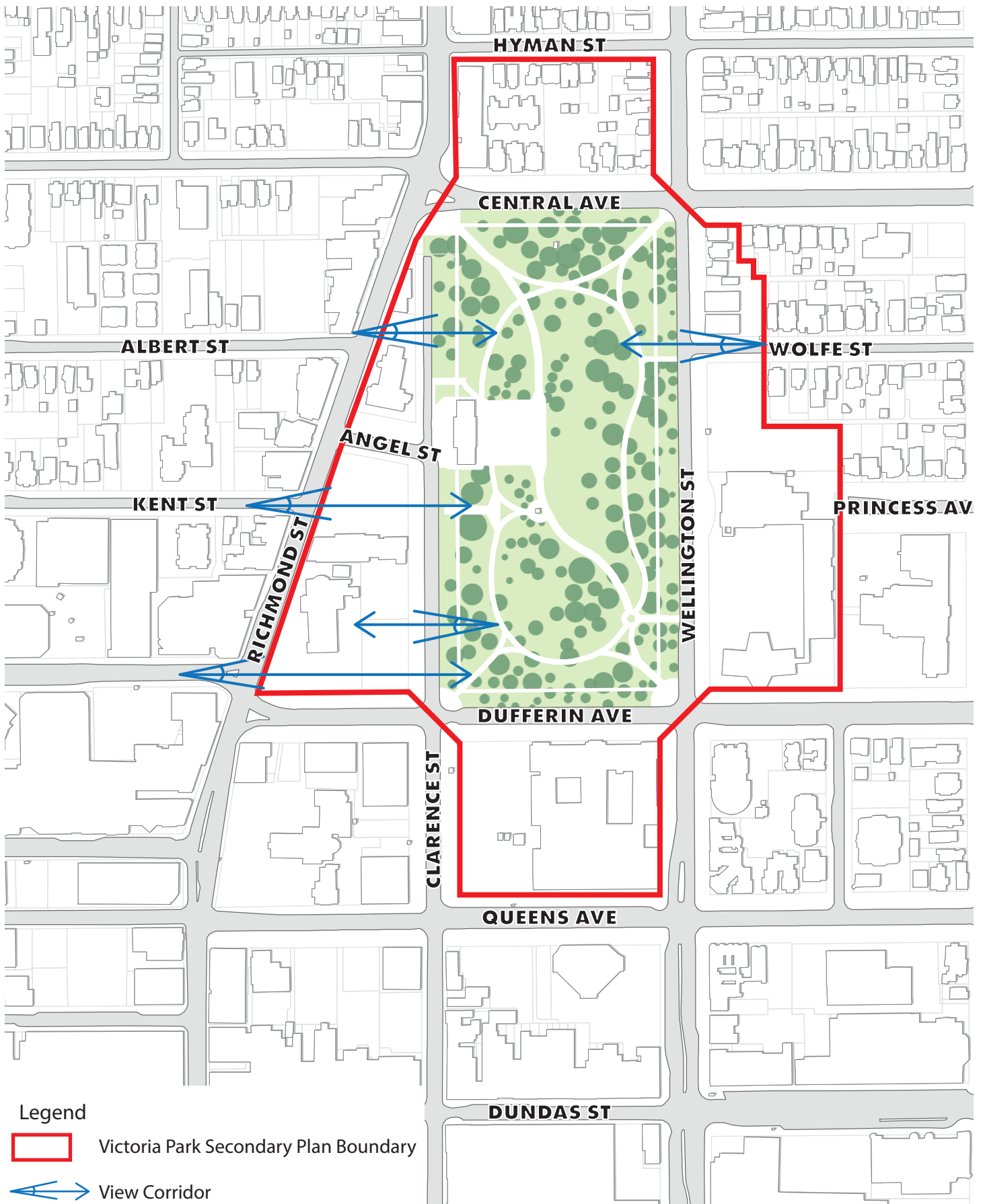
SCHEDULE 1: SECONDARY PLAN AREA



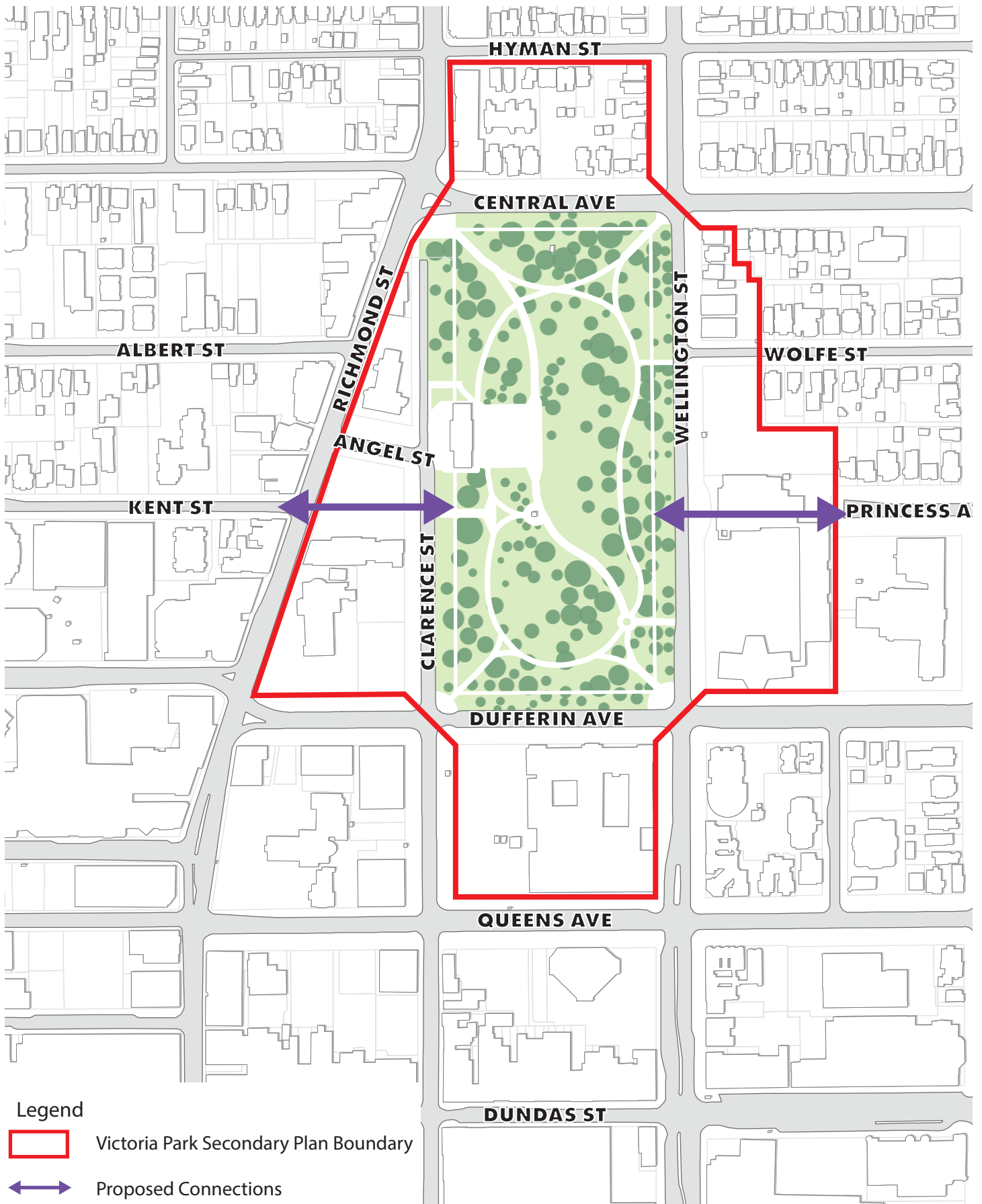
SCHEDULE 2: POLICY AREAS



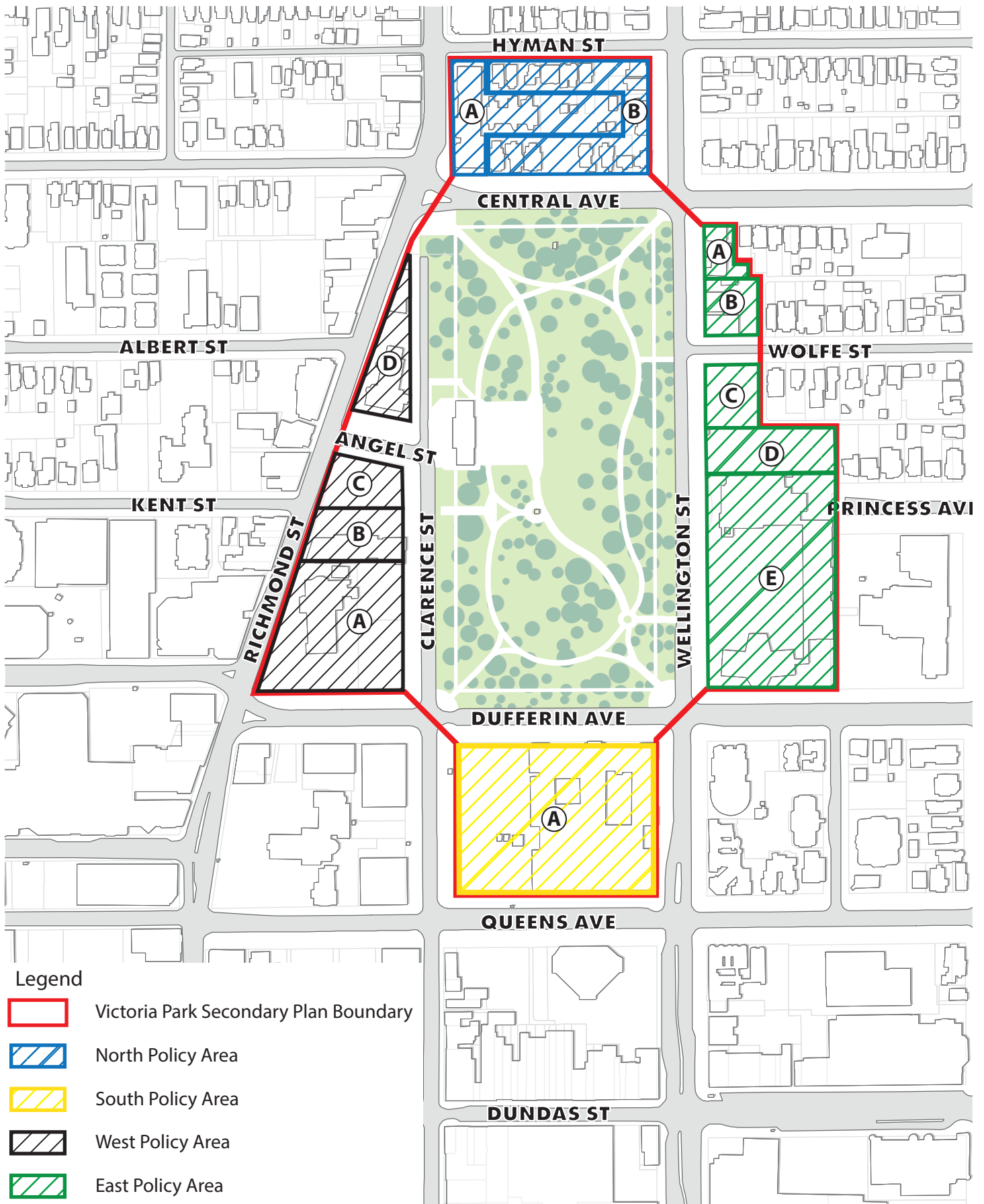
SCHEDULE 3: VIEW CORRIDORS



SCHEDULE 4: CONNECTIONS



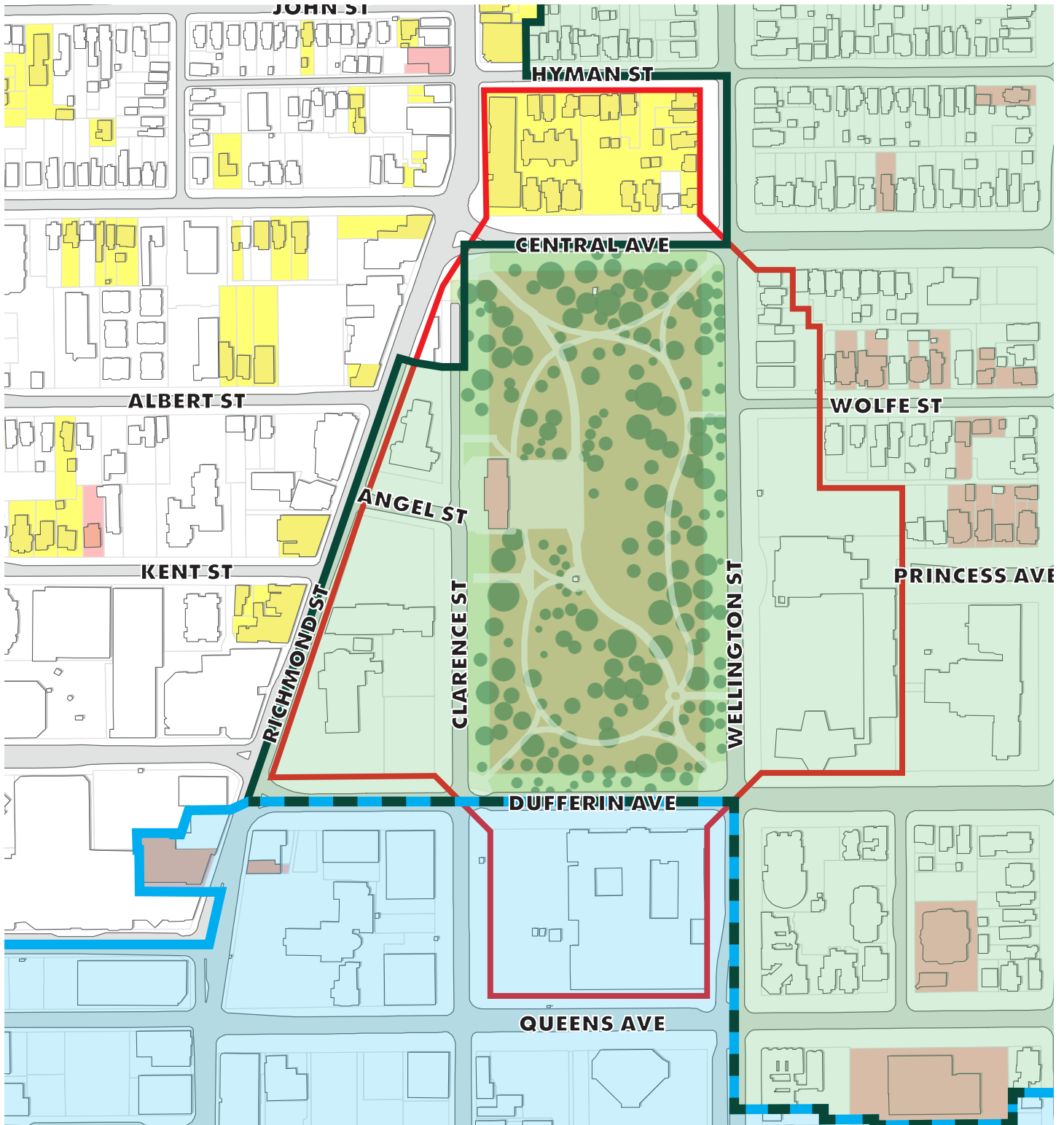
SCHEDULE 5: PERMITTED HEIGHTS





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".

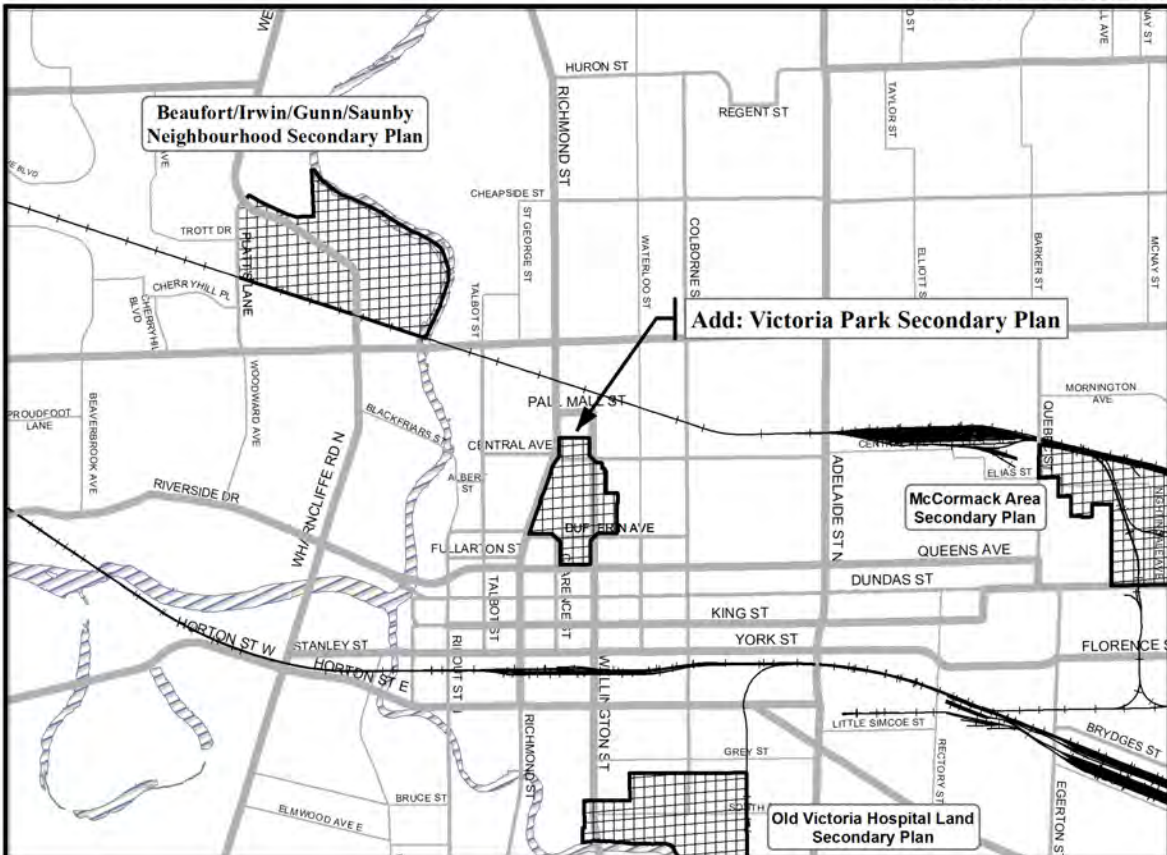


City Planning
January 2020



Schedule 2 – Planning Areas Map

AMENDMENT NO: 646



Legend

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

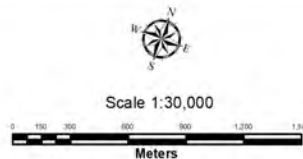
Base Map Features

- 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

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.

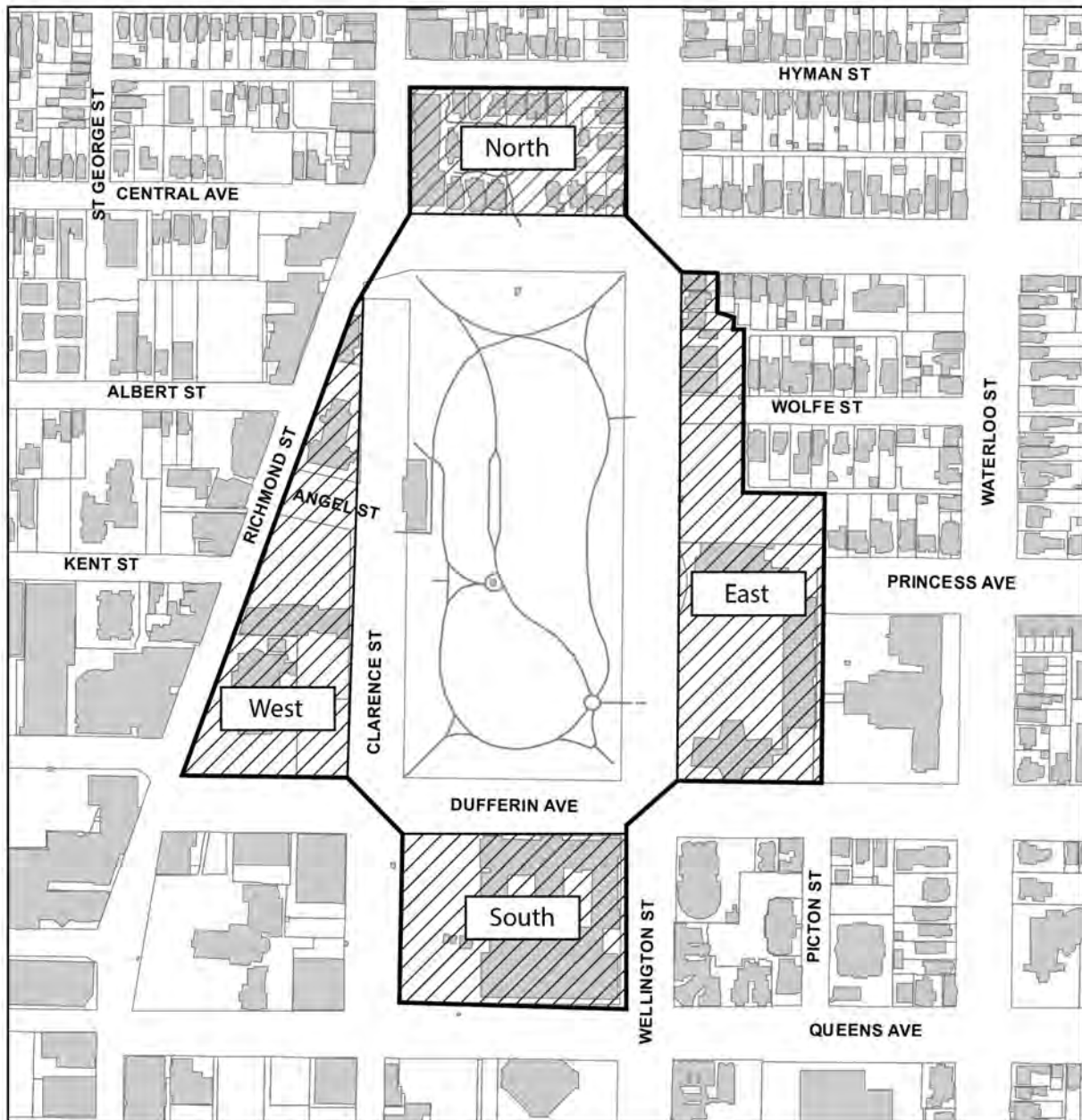
Design considerations in the draft Secondary Plan are “too restrictive”	Victoria Park is a destination cherished by Londoners. The policies included in the Secondary Plan help to ensure all development around Victoria Park is of a high-level of design based on the prominence of this park as a civic resource.
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 stepbacks, 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



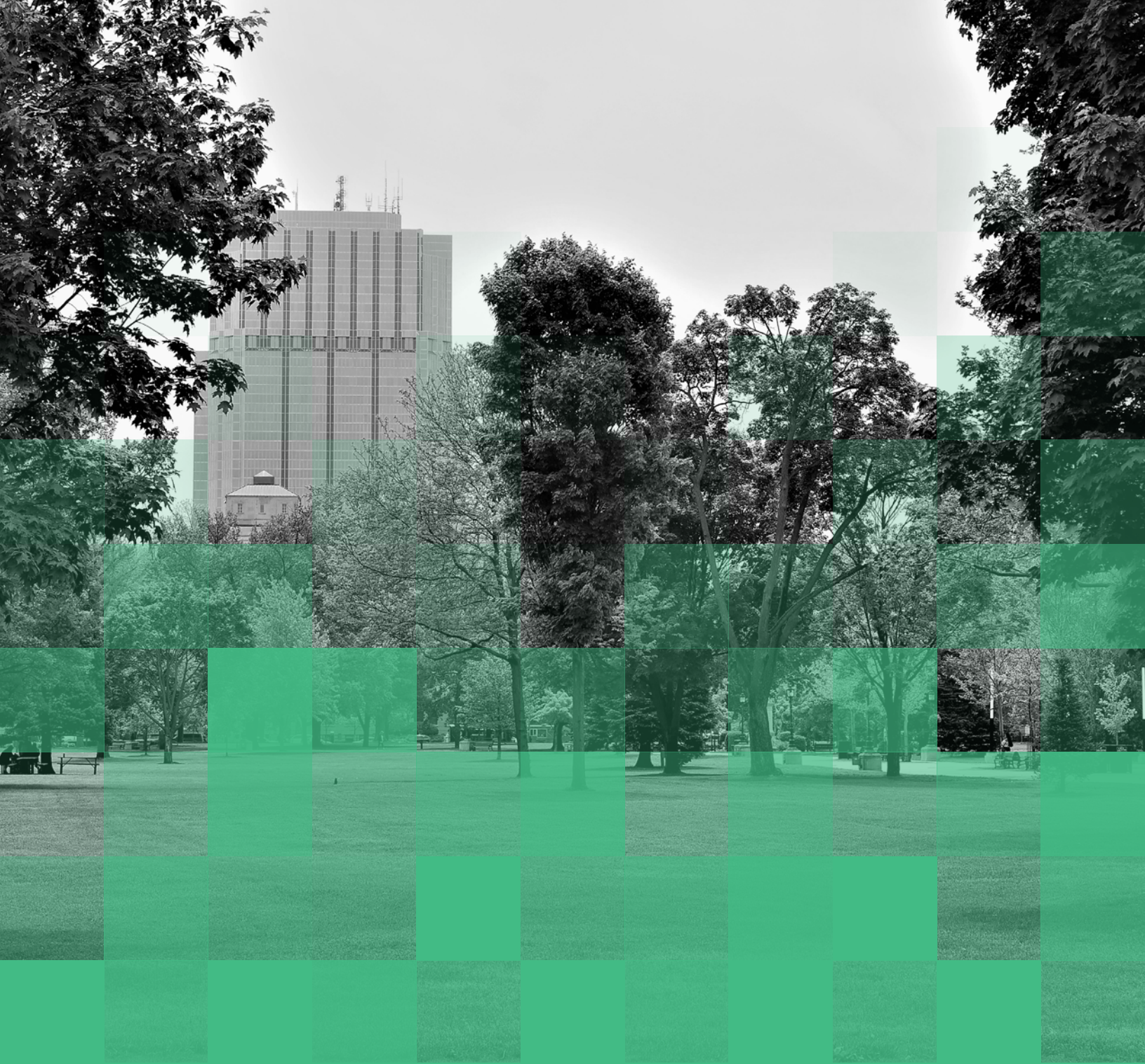
Demonstration Plan: South Policy Area



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





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1.0 Introduction

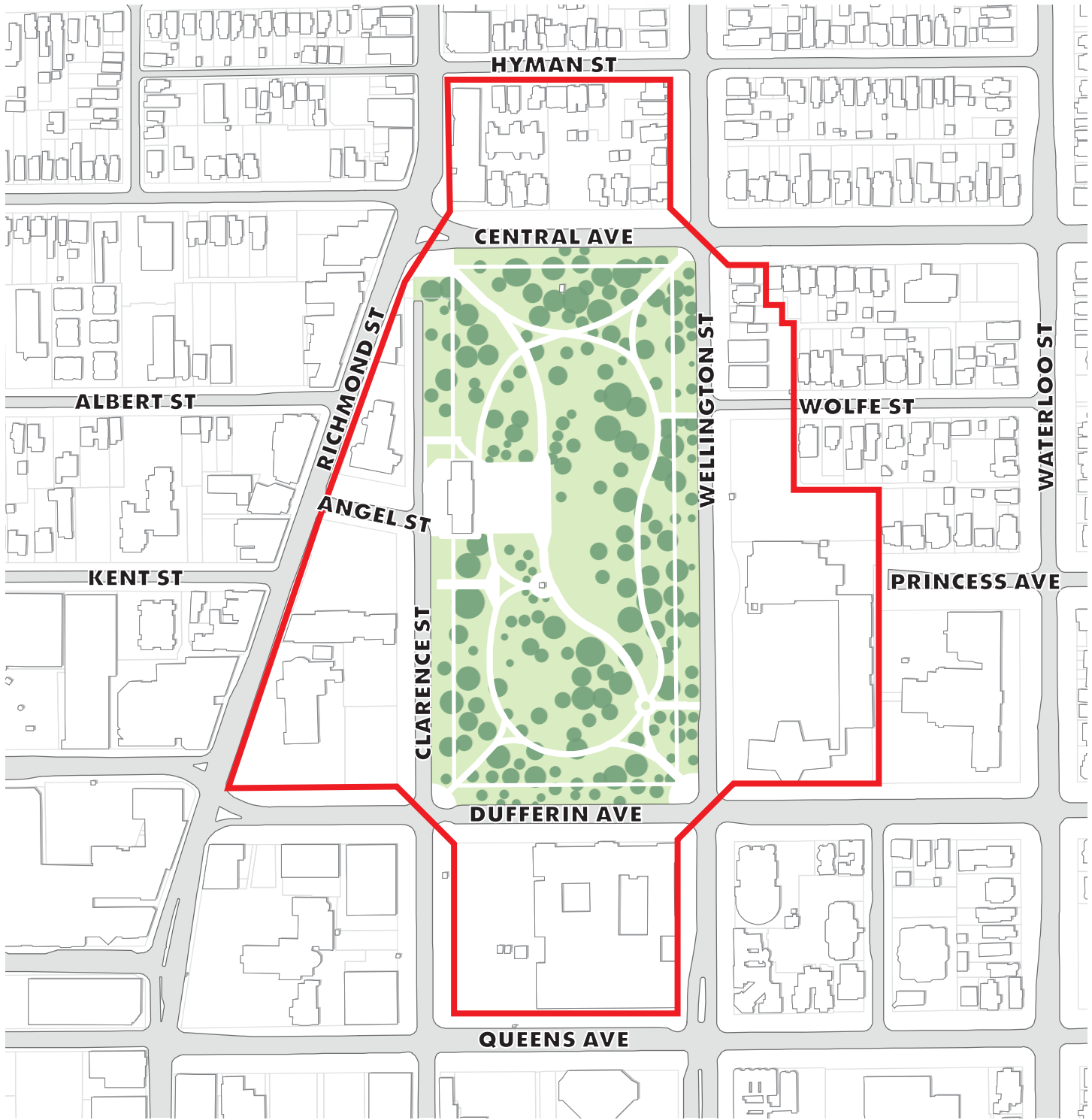
1.1 BACKGROUND

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



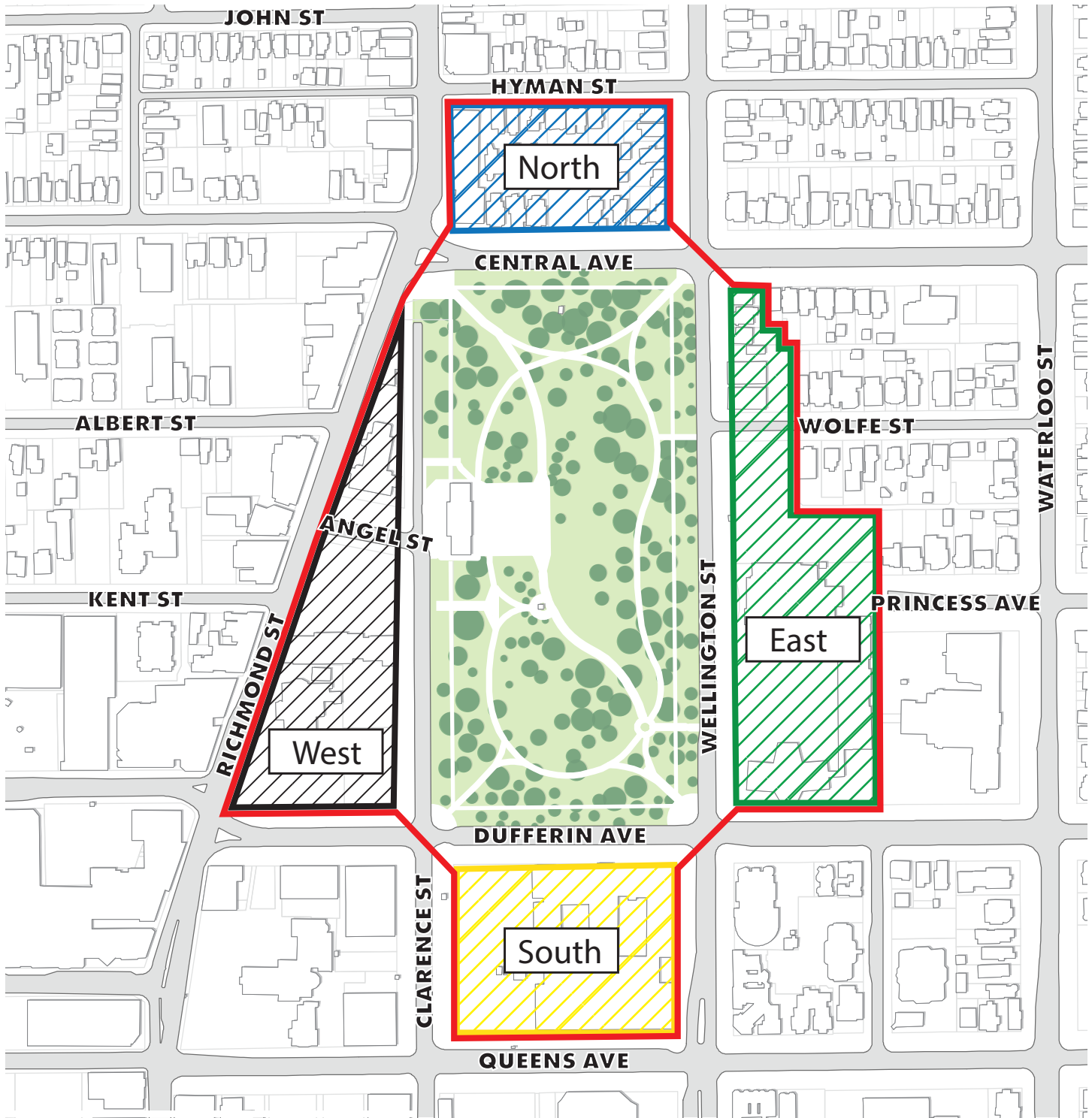


2.0 Policy Areas

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



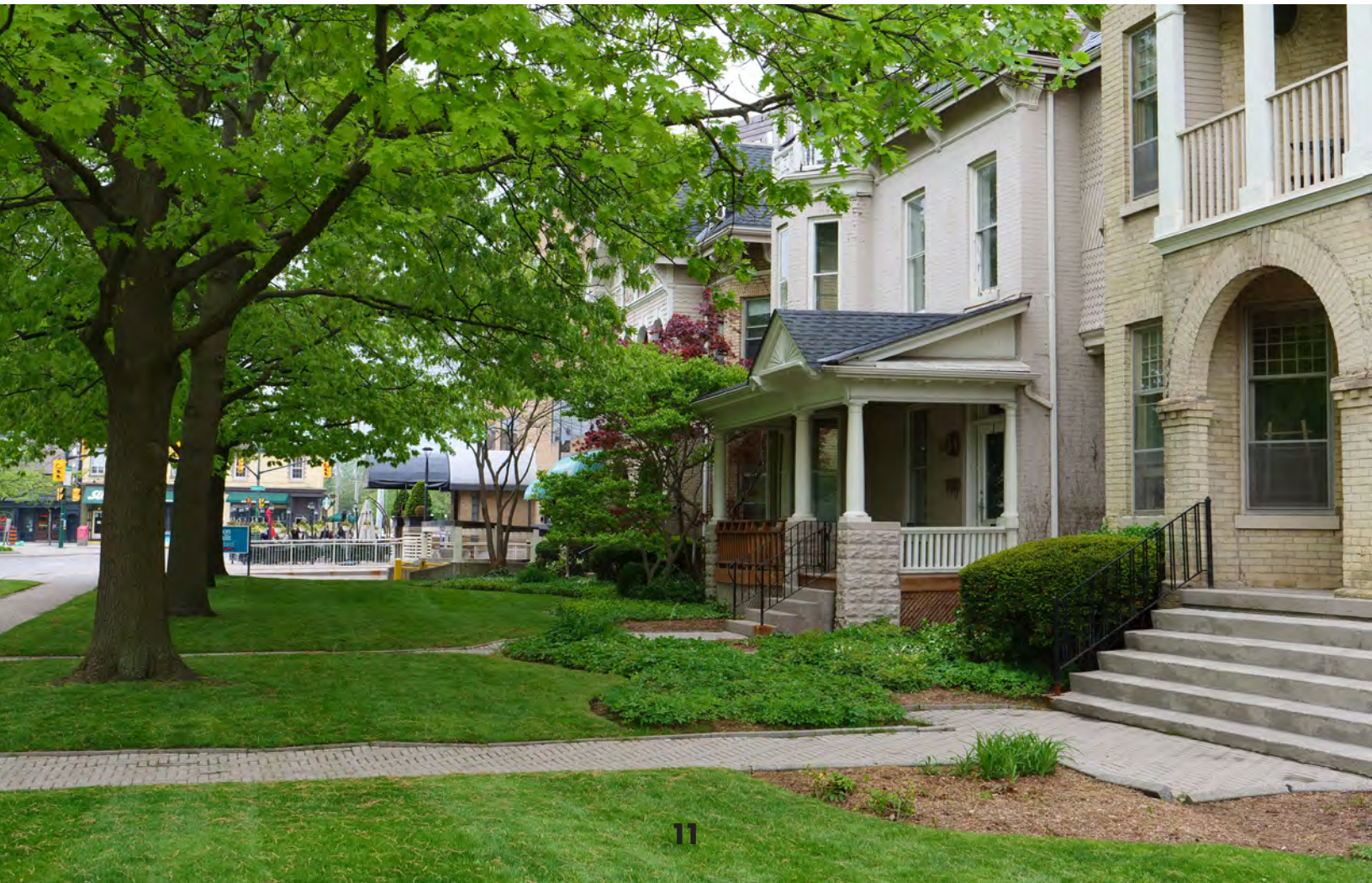
Legend

-  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.

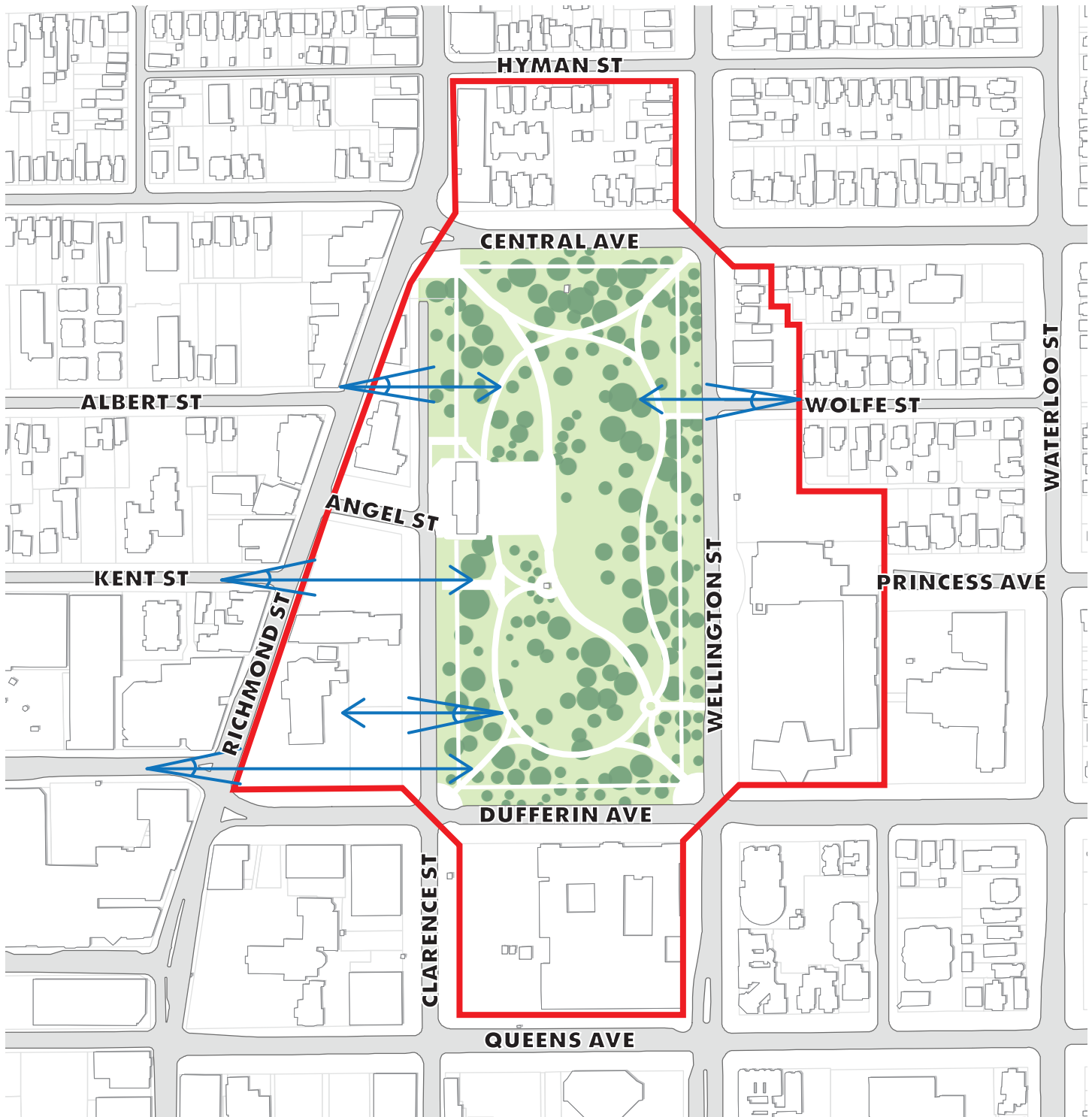


3.2 VIEW CORRIDORS

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

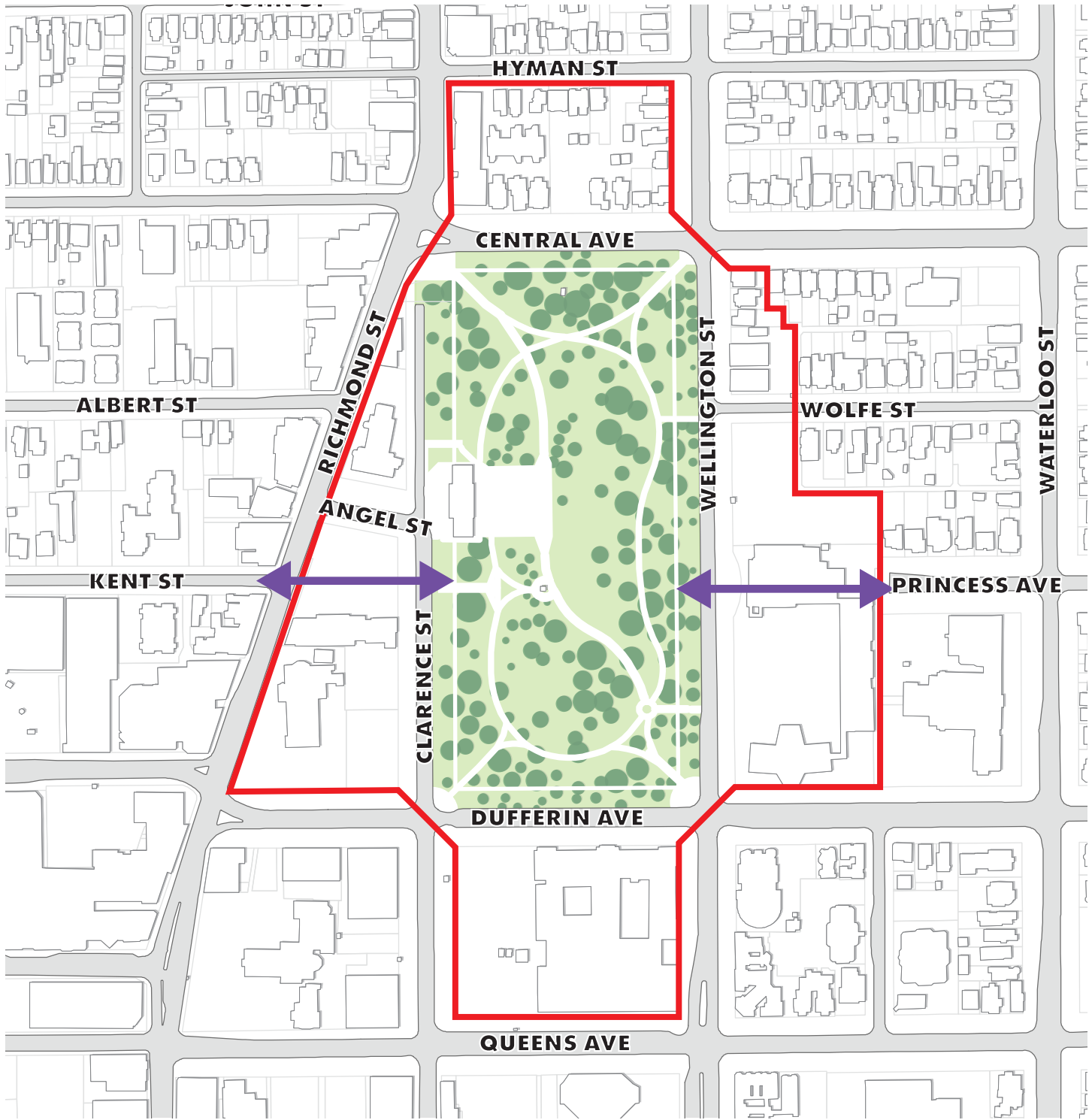




3.3 CONNECTIONS

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.



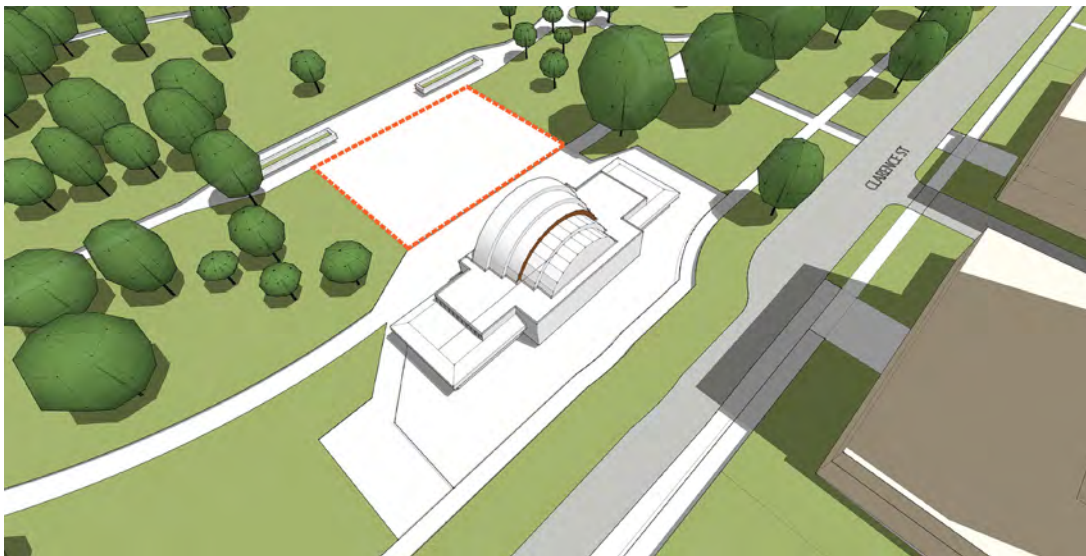
3.6.5 PERMITTED HEIGHTS

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.





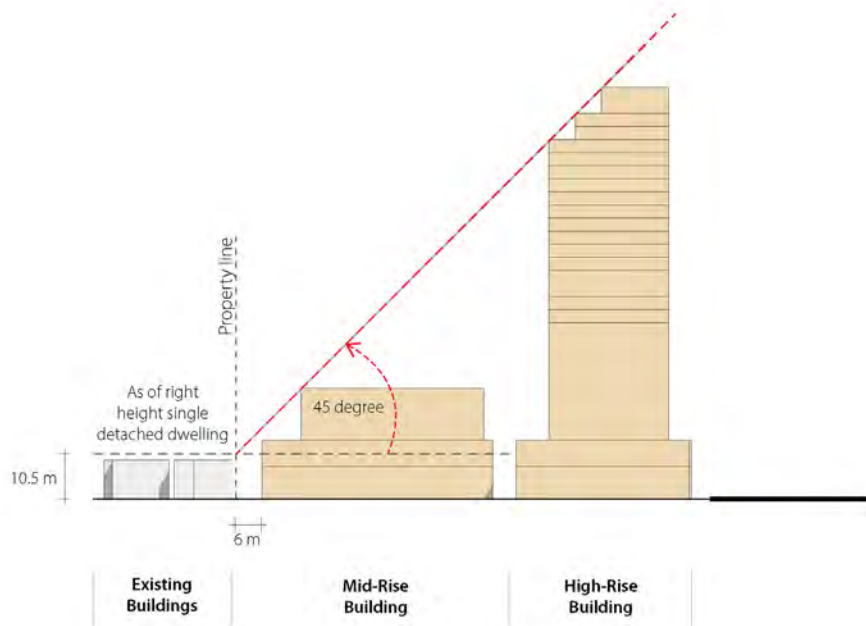
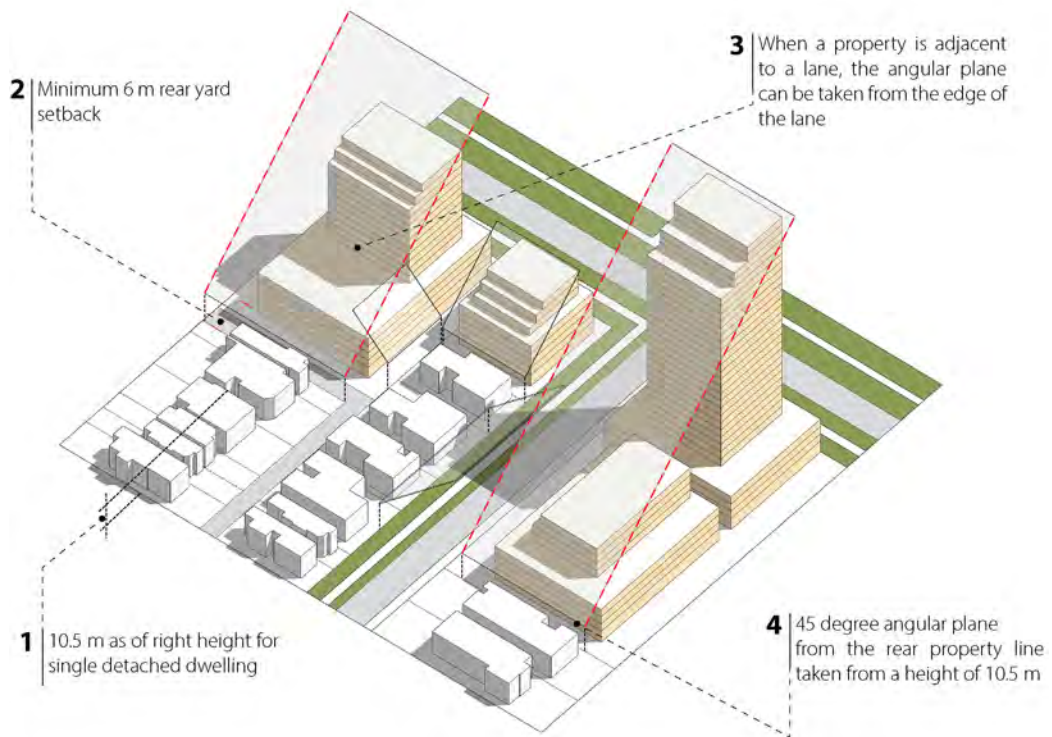
- f) The *Zoning By-law* will provide more detail on individual permitted heights; this may not include the full range of heights identified in this Secondary Plan.
- g) New development shall be within the range of permitted heights. The range of permitted heights can be found in Table 1 and Schedule 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.



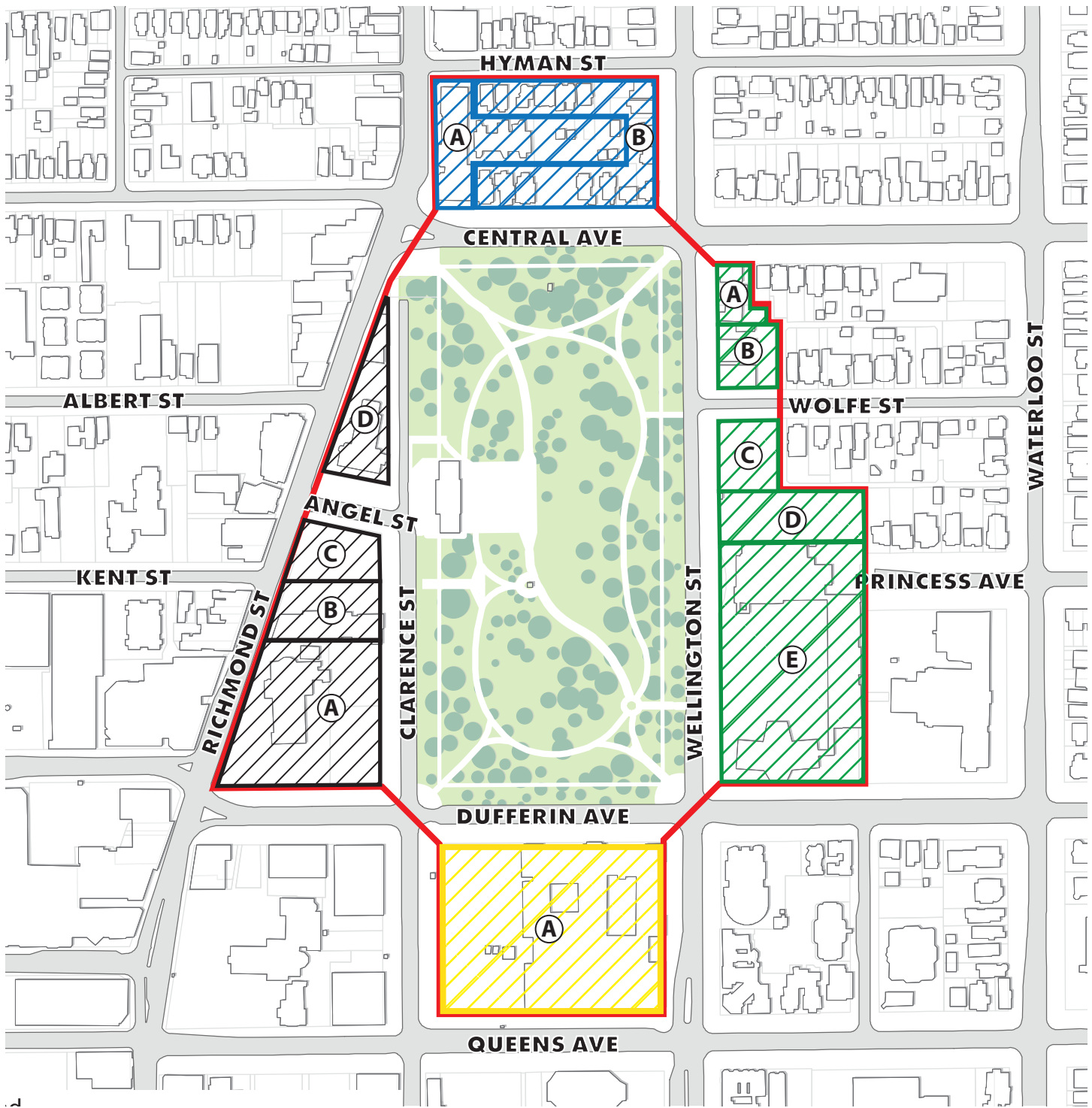
- ii) In the East Policy Area, the range of permitted heights considers the transition from the Downtown to the low-rise residential neighbourhood that forms a component of the West Woodfield Heritage Conservation District. Part A will continue to be low-rise, while Parts B and C provide opportunities 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

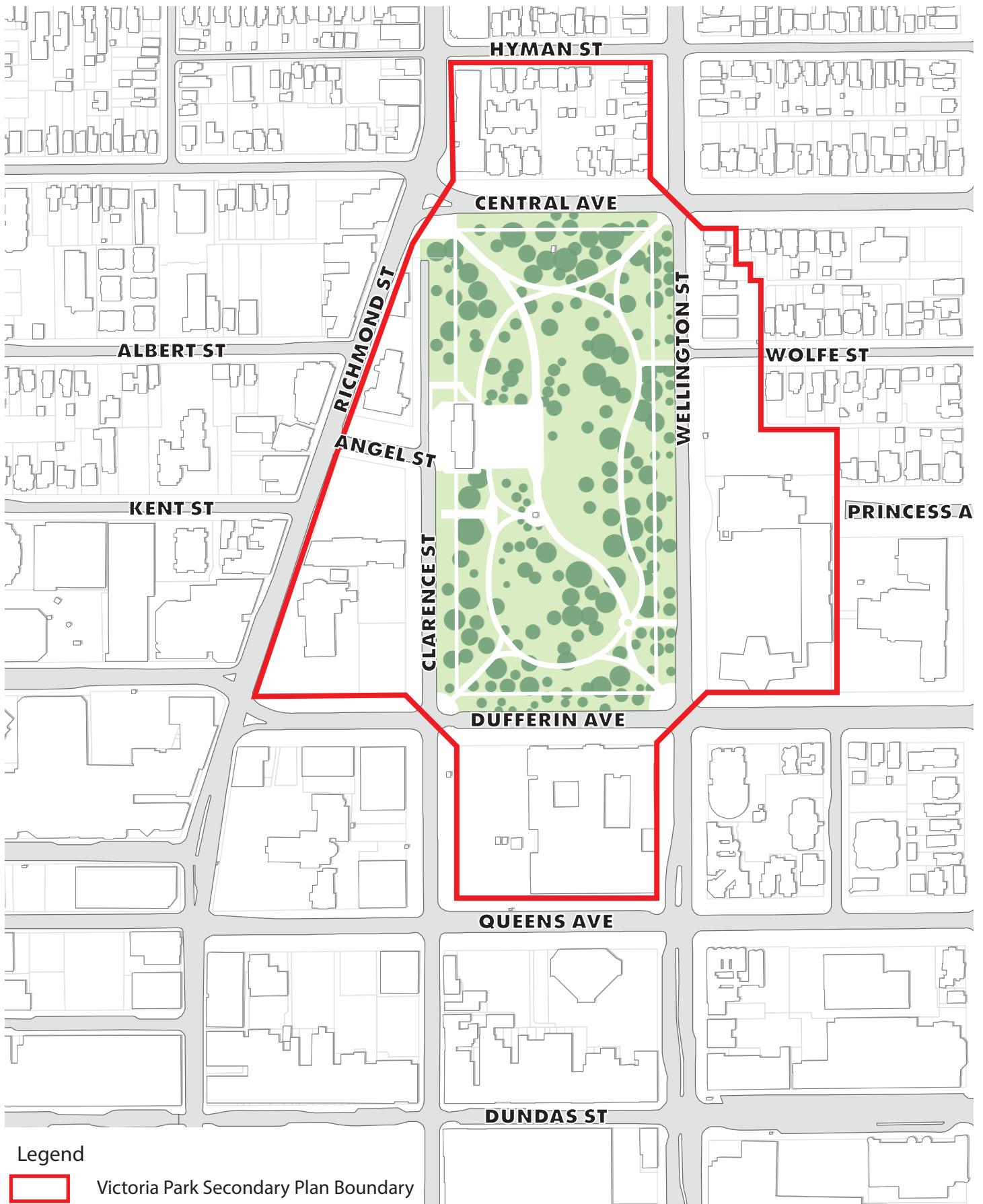
- b) The following submission materials, in addition to the standard submission materials, will be required for all Site Plan Control applications in the *Victoria Park Secondary Plan* boundary:
 - i) Wind study for all new mid-rise and high-rise building proposals (for more information – See Section 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



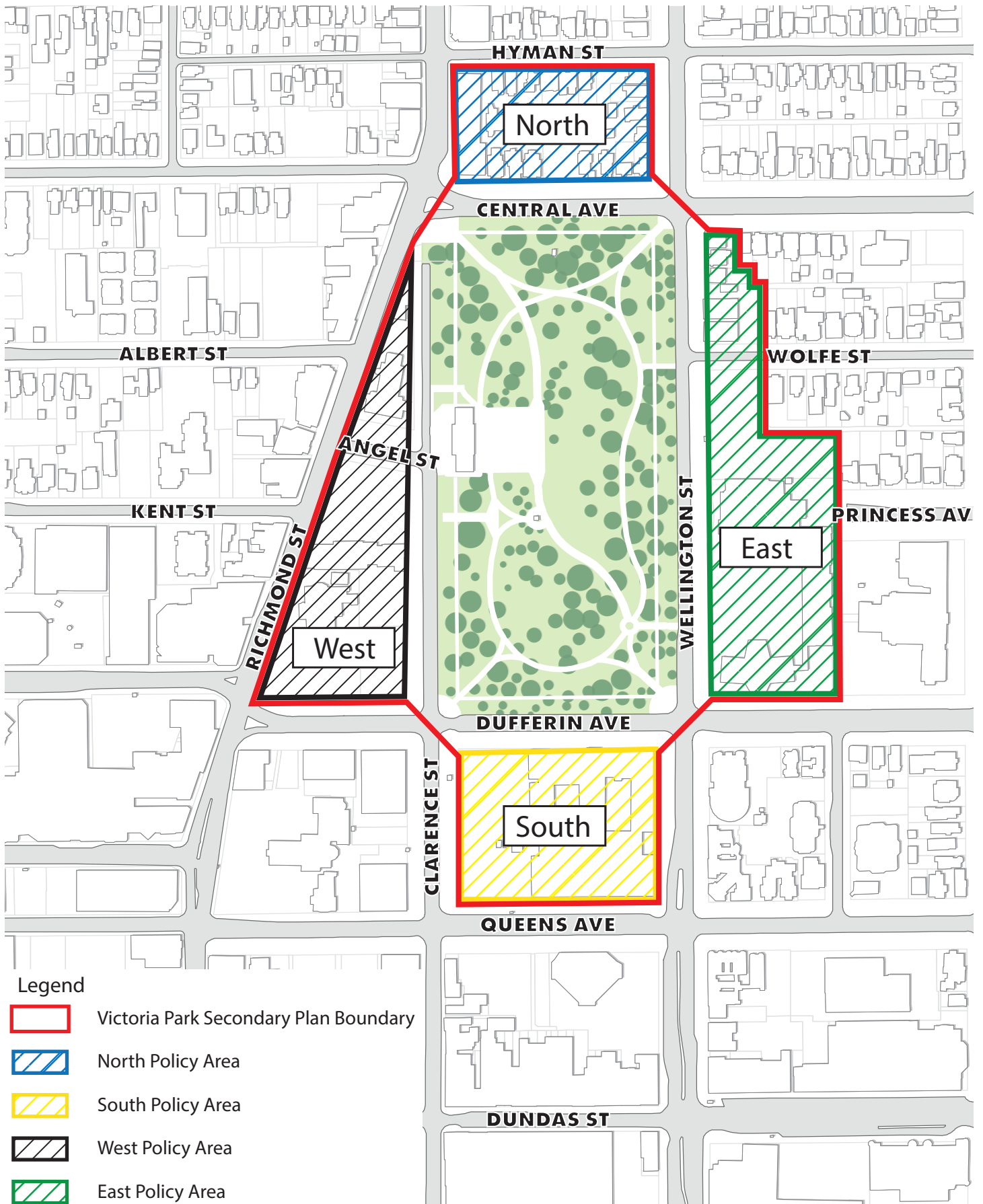


4.0 Schedules

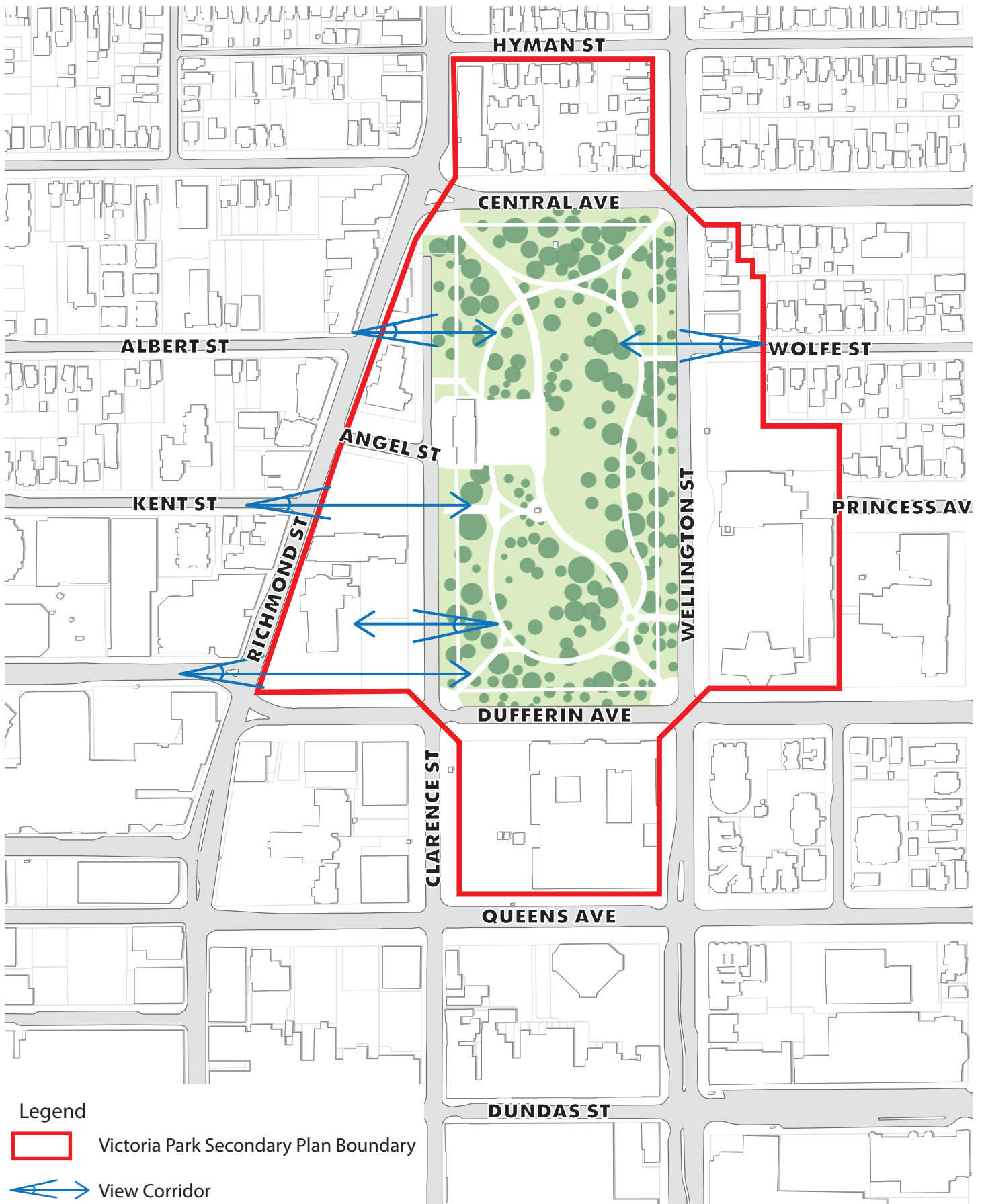
SCHEDULE 1: SECONDARY PLAN AREA



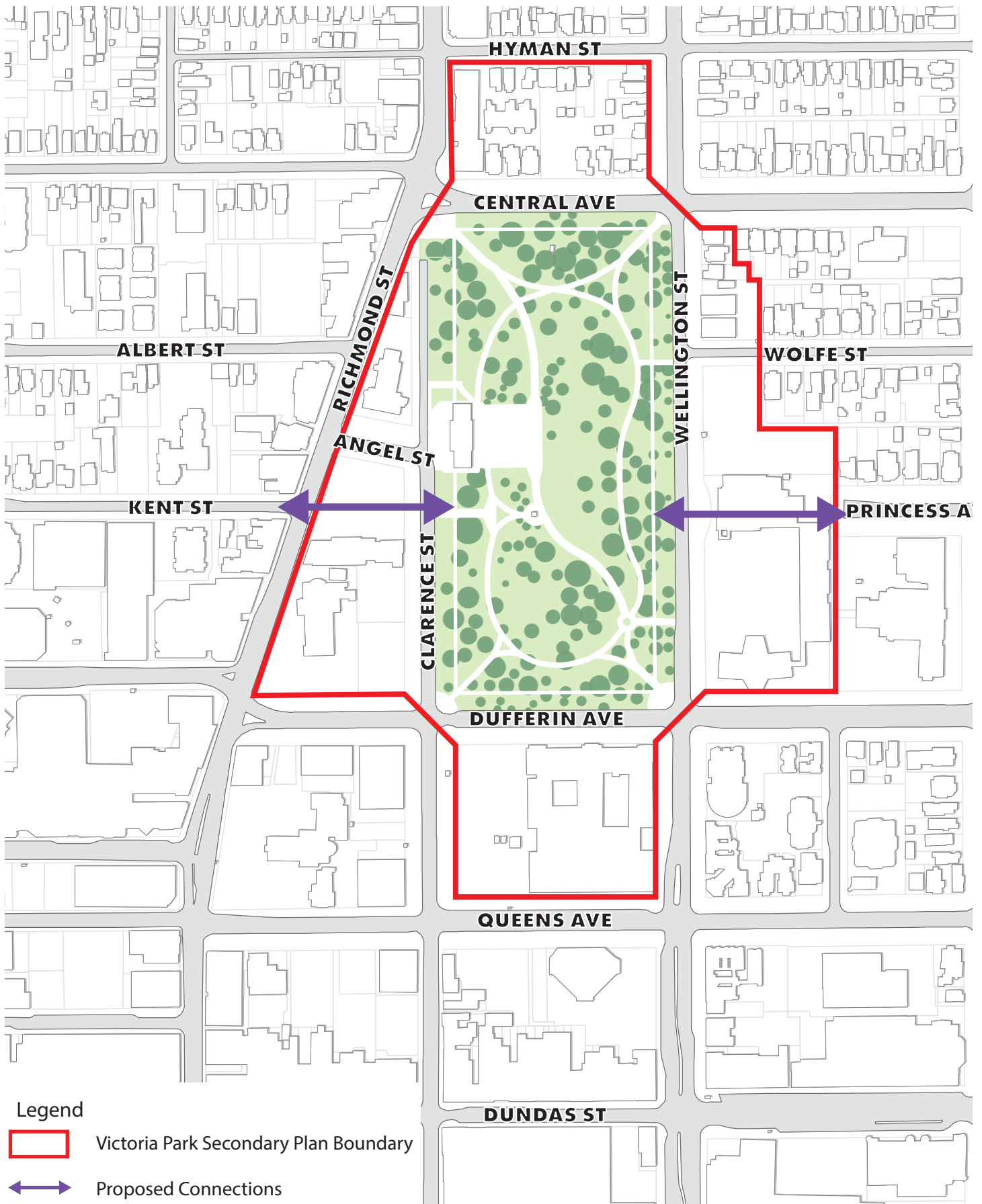
SCHEDULE 2: POLICY AREAS



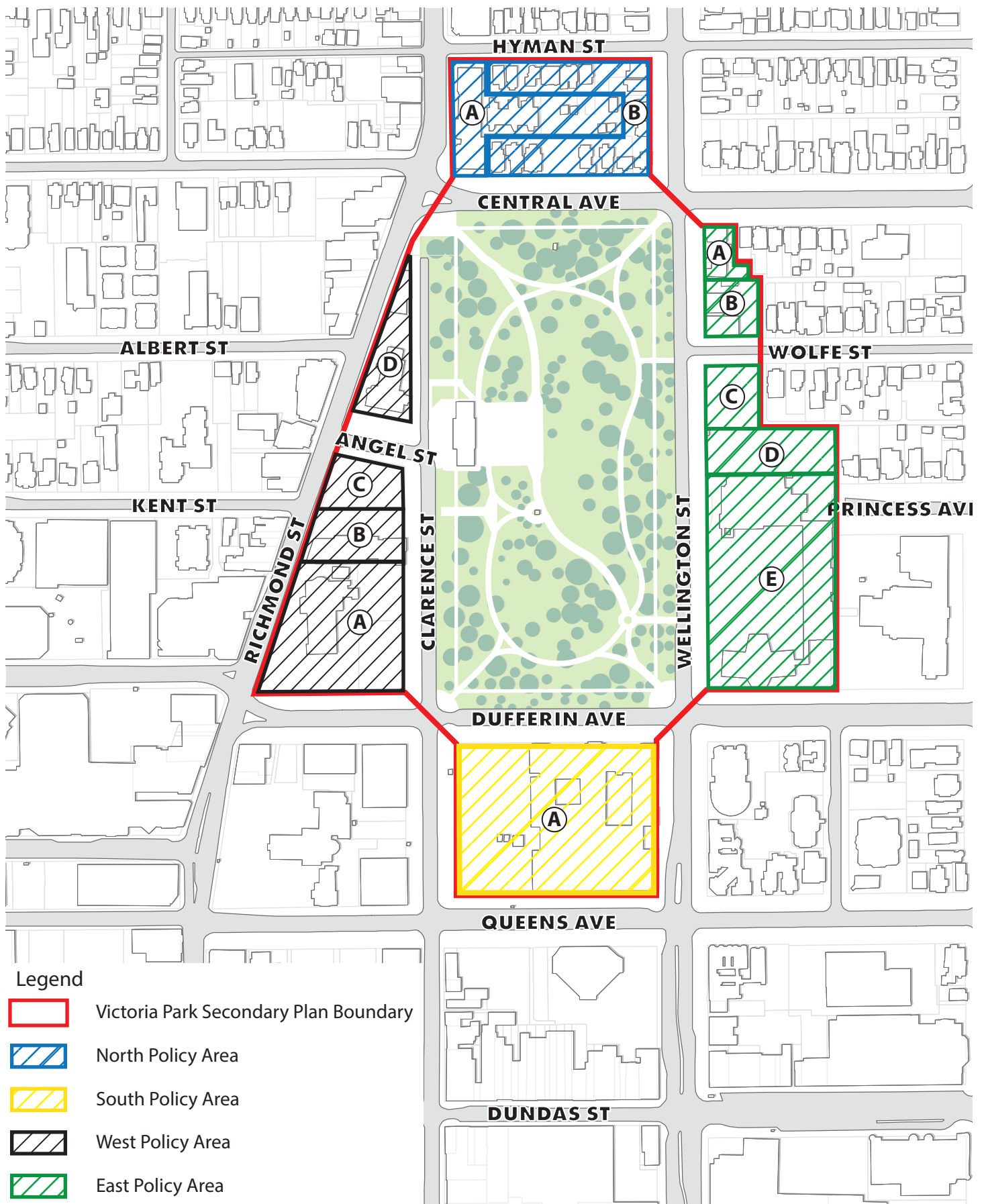
SCHEDULE 3: VIEW CORRIDORS



SCHEDULE 4: CONNECTIONS



SCHEDULE 5: PERMITTED HEIGHTS



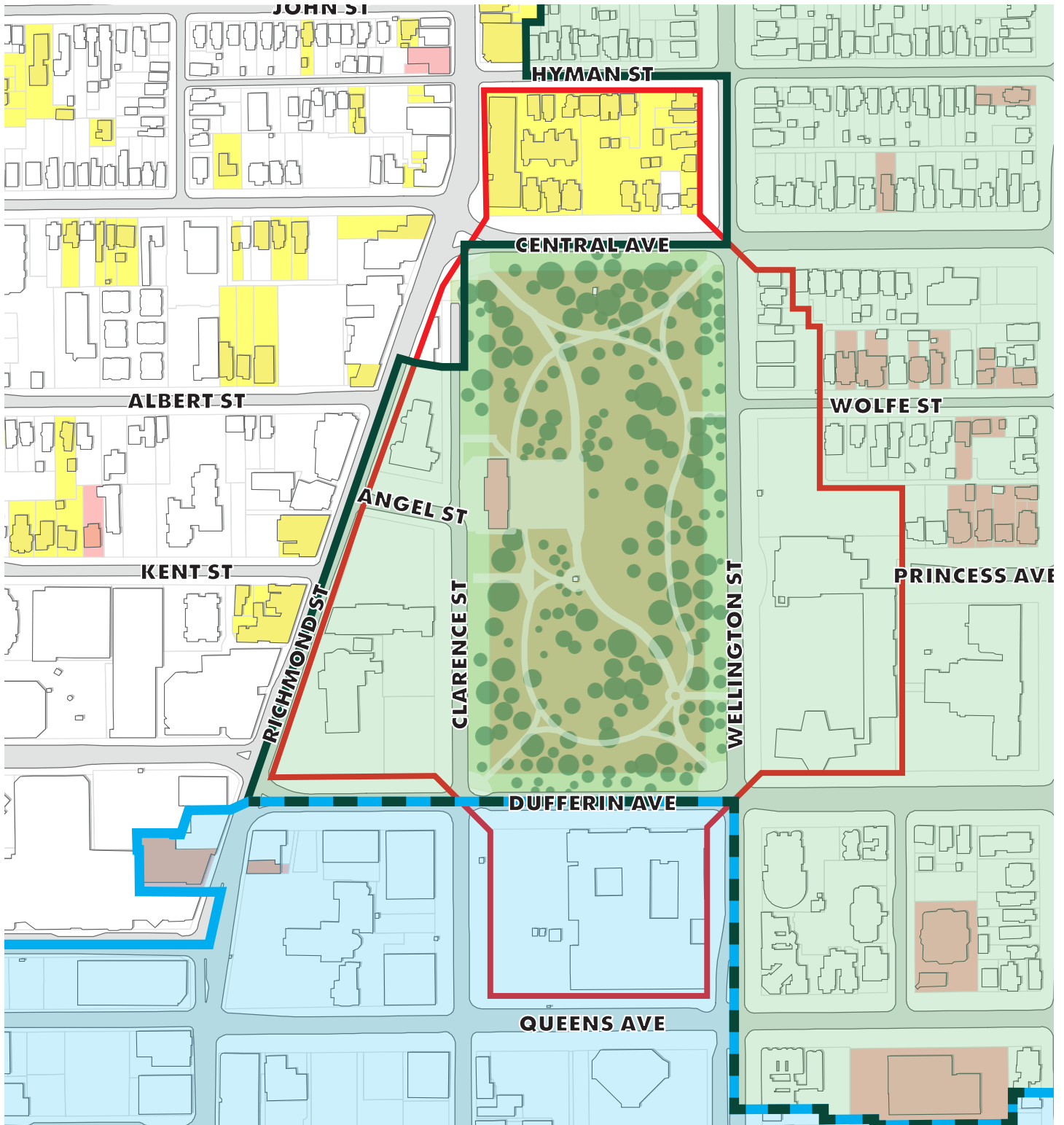
Legend

-  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 northern 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 Miller's 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

