

Victoria Park Secondary Plan FRIENDS OF VICTORIA PARK

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February 3, 2020

A Victoria Park Neighbourhood Principles:

What are we trying to achieve:

- Healthy, diverse and vibrant neighbourhoods that promote a sense of place and character. (193.9)

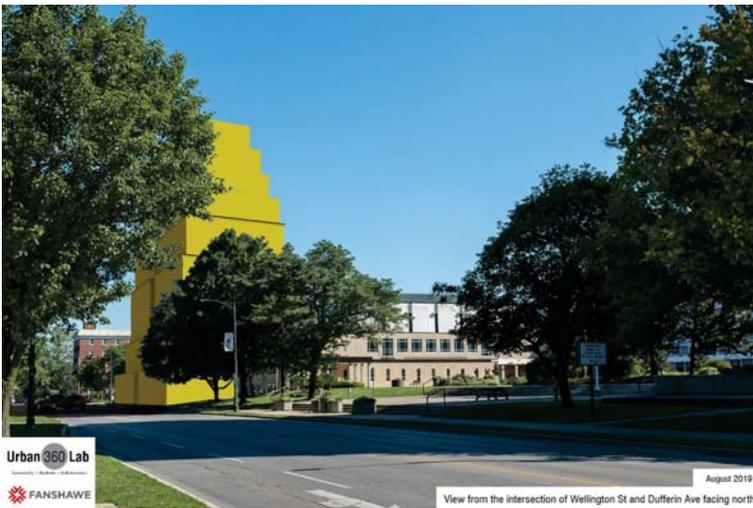
Neighbourhood Principles

- Existing landscapes and topographical features should be retained and integrated into new neighbourhoods. (201)
- All proposals will articulate the neighbourhood's character and demonstrate how the proposal has been designed to fit within that context.(199)

Neighbourhood Principles

- Designed such that heritage designated properties and distinctive historical elements are conserved to contribute to the character and sense of place. (200)
- Street patterns will be easy and safe to navigate by walking and cycling and will be supportive of transit services. (213)





Natural Environment

- 30 storey tall buildings will negatively impact the natural environment
 - Sunlight reduction
 - Rain pattern change
 - Wind pattern changes
- Prior to approval of the Plan the City needs to understand the impacts

A Victoria Park Neighbourhood

- Low and mid rise apartments will foster a neighbourhood where the residents create a sense of place
- Mid and low rise apartments are lacking in Central London
- High rise development is directed to the Downtown for redevelopment of vacant parking lots

Mid rise development

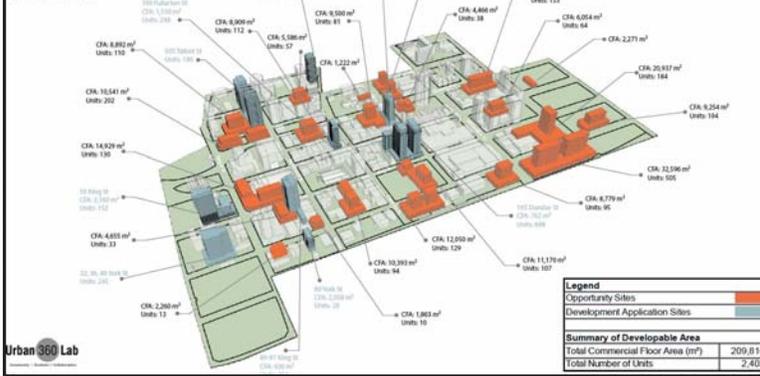


Conservative estimate 2,402 units

Development Potential on Downtown

Parking Lots

January 20, 2020

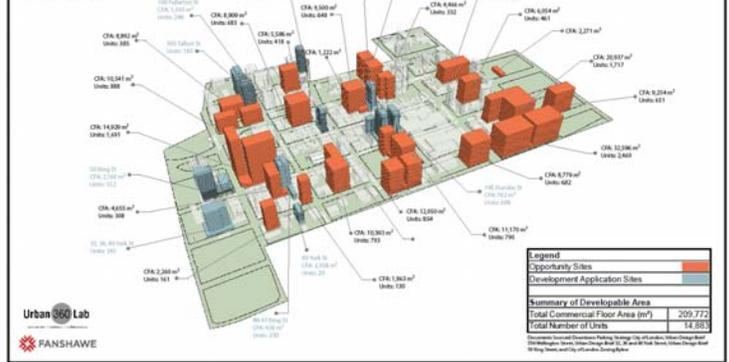


Estimate with bonusing 14,883 units

Development Potential on Downtown

Parking Lots - Maximum Density

January 20, 2020

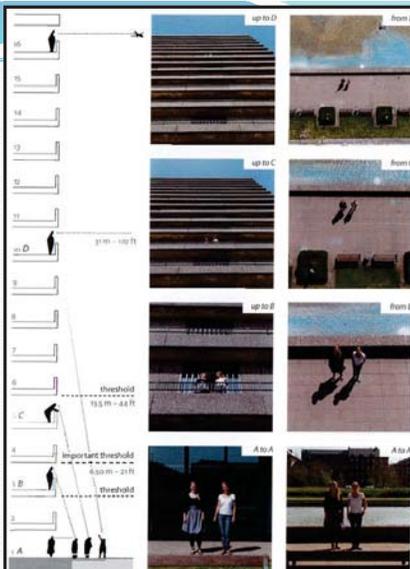


Active transportation \ public transit

- Policies need to incorporate cycling in addition to pedestrian access
- No consideration of public transit
- Limitations are needed on the availability of parking to encourage other transportation forms

Height Principles

- Existing mature tree canopy has a height of 24 m approximately 8 storeys;
- At 4 – 5 storeys residents partake in city life;
- Above the fifth floor limited connection with the grade activities (13,5 m \ 44 feet)
- City Hall is the prominent building at 12 storeys and development should be below this height
- St. Peter's Basilica is approximately 8 storeys in height



Cities for people, Jan Gehl, p. 40



City Hall – Victoria Park

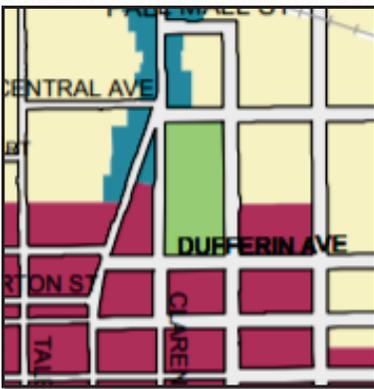


Richmond tower –
St. Peters Basilica – Victoria Park

Recommended Maximum building heights

- Angular Plane 45 degrees abutting the Neighbourhood Place Type
- Neighbourhood Place Type 2 – 4 storeys
- Downtown Place Type 2 – 8 storeys
- Rapid Transit Corridor – 2 – 12 storeys

The London Plan – Map 1 Place Types



- Green Space
- Neighbourhood
- Downtown
- Rapid Transit Corridor

Conclusions – A Victoria Park Neighbourhood

- Angular Plane 45 degrees abutting the Neighbourhood Place Type
- Neighbourhood Place Type 2 – 4 storeys
- Downtown Place Type 2 – 8 storeys
- Rapid Transit Corridor – 2 – 12 storeys
- Review the natural heritage impact on vegetation
- Include policies for active transportation public transit and limits on vehicle parking

Requested Action

That the Victoria Park Secondary Plan be sent back to staff to consider the following:

1. The impact of development on the natural environment of Victoria Park
2. Revise policies regarding building heights
3. Include policies for active transportation and public transit