

# 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

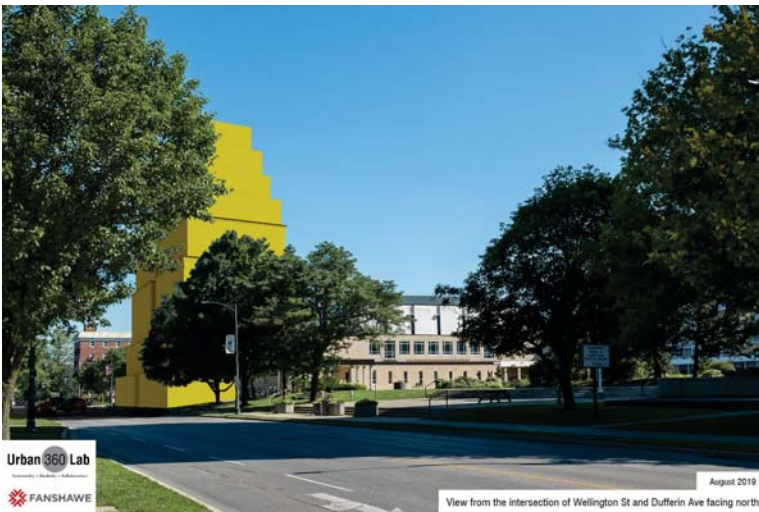
- Existing landscapes and topographical features should be retained and integrated into new neighbourhoods. (201)
- All proposals will articulate the neighbourhood's character and demonstrate how the proposal has been designed to fit within that context.(199)

## 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



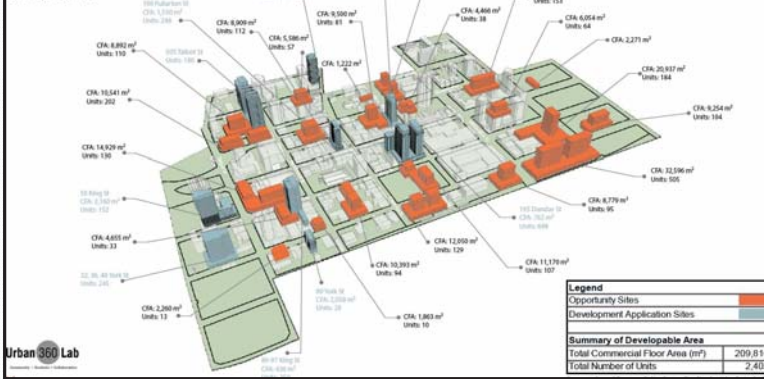


## Conservative estimate 2,402 units

### Development Potential on Downtown

#### Parking Lots

January 20, 2020

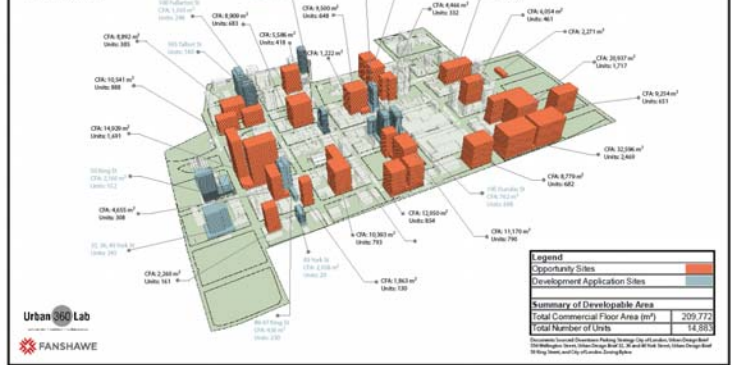


## Estimate with bonusing 14,883 units

### Development Potential on Downtown

#### Parking Lots - Maximum Density

January 20, 2020

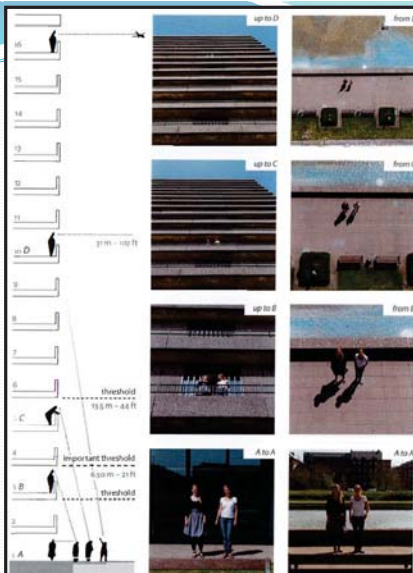


## Active transportation \ public transit

- 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

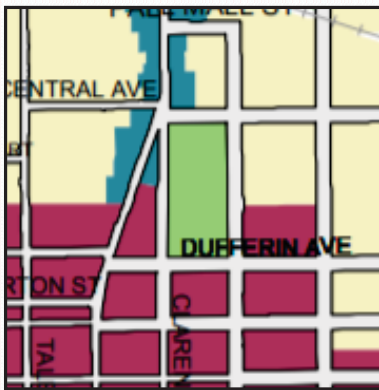


Richmond tower –  
St. Peters Basilica – Victoria Park

## 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