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<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>DRAFT OLD VICTORIA HOSPITAL LANDS SECONDARY PLAN MEETING ON JUNE 20, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning & City Planner, the draft Secondary Plan for the Old Victoria Hospital Lands attached as Appendix "A" **BE RECEIVED** for information purposes; it being noted that:

1. the draft Secondary Plan will serve as the basis for further consultation with the community and identified stakeholders; and,
2. based on the feedback received through this consultation process and the outcomes of the supporting and informing servicing studies, a revised Secondary Plan and implementing Official Plan amendment will be prepared for the consideration and approval of the Planning and Environment Committee at a future Statutory Public in the fall of 2013.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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June 13, 2011 Report to Planning Committee (PC) – A report from the Managing Director, Planning and City Planner recommending the adoption of the SoHo Community Improvement Project Area and the SoHo Community Improvement Plan (Roadmap SoHo).

September 25, 2012 Presentation to the Investment and Economic Prosperity Committee (IEPC) – A presentation by the Managing Director, Planning and City Planner outlining a preferred redevelopment process for the South Street Campus Lands. This process was to be informed by a Master Development Plan, a Phasing Plan and a Disposition Strategy. The presentation also served to identify key next steps in the redevelopment process including the preparation of a Terms of Reference for the Old Victoria Hospital Lands Secondary Plan and the identification of funding sources for supporting servicing studies.

<b>THE GENESIS OF SECONDARY PLAN</b>
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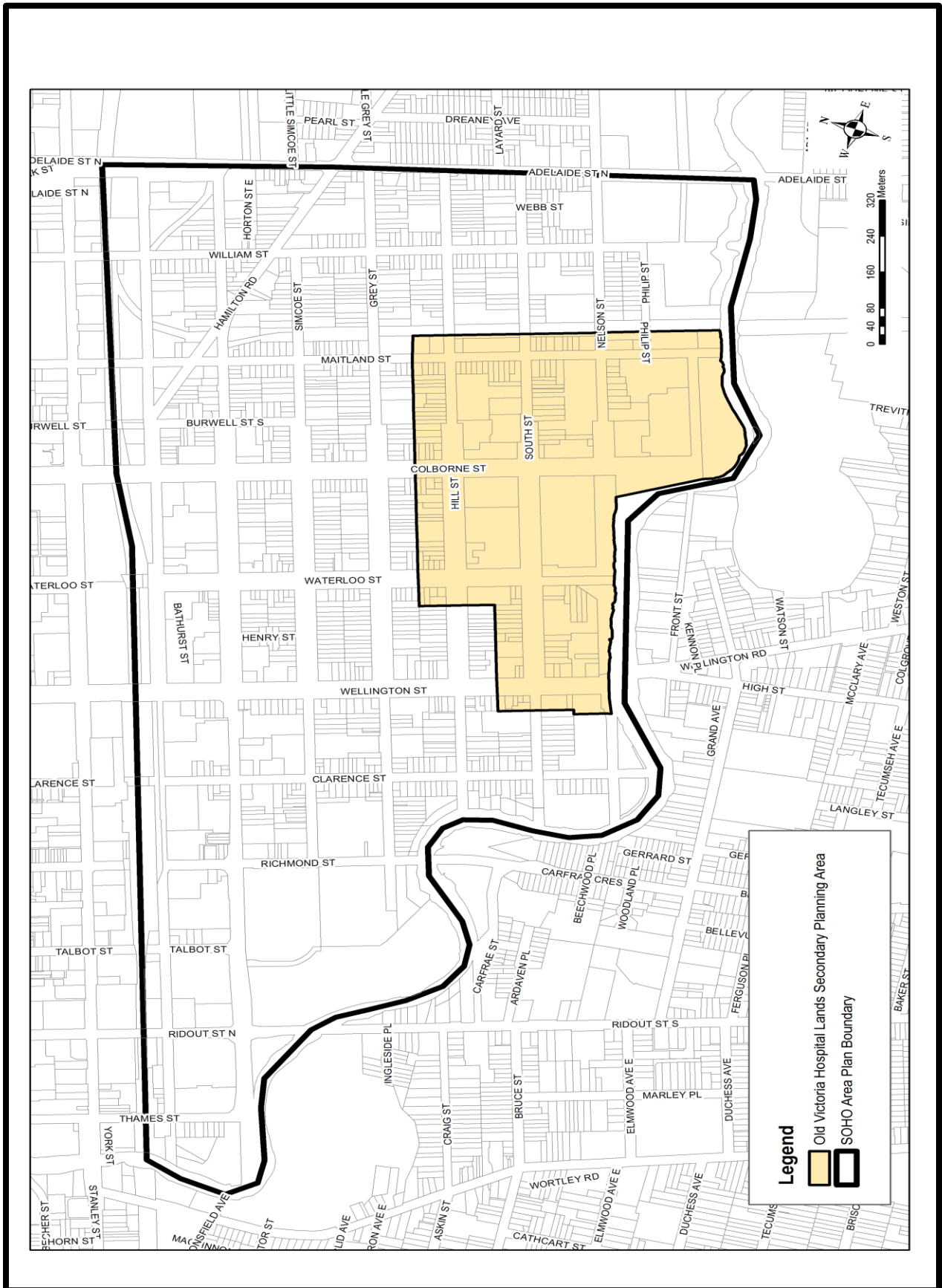
On June 20<sup>th</sup>, 2011 Municipal Council adopted a by-law pursuant to Section 28 of the *Planning Act* designating lands generally bounded by the Canadian National Railway to the north, Adelaide Street North to the east, and the Thames River (South Branch) to the south and west as a Community Improvement Project Area. Council also adopted Roadmap SoHo, a Community Improvement Plan for the Community Improvement project Area (see Figure 1).

The product of an exhaustive, community-led planning process, Roadmap SoHo advanced a

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Figure 1

SoHo Community Improvement Plan Area and the Old Victoria Hospital Lands Secondary Plan Study Area



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distinct and progressive vision for the neighbourhood:

*“Our SoHo will be a vibrant and healthy urban neighbourhood that celebrates its rich sense of community and heritage. With its unique links to the Downtown and the Thames River, SoHo will be a great place to live, work, shop and play!”*

To promote the long-term sustainability of the area and stimulate re-investment and neighbourhood capacity building, Roadmap SoHo outlined a number of key economic, social and environmental strategies.

One of these initiatives was the preparation of a Secondary Plan for the redevelopment of the Old Victoria Hospital lands. The Secondary Planning Area, as conceptually defined in the SoHo Community Improvement Plan, included those lands bound by Wellington Street to the west, Maitland Street to the east, Hill Street to the north, and the Thames River to the south (see Figure 1).

The Secondary Plan would provide a detailed land use plan and urban design policies to implement the community vision set out in Roadmap SoHo. Further, the Plan would serve as the policy basis for the review of future development applications within the study area.

On December 10<sup>th</sup>, 2012 the Corporation of the City of London retained the services of The Planning Partnership for the purpose of preparing a Draft Secondary Plan and Official Plan Amendment for the Old Victoria Hospital Lands.

On January 30<sup>th</sup> and 31<sup>st</sup>, 2013 City staff met with the consulting team to undertake a visual analysis of the study area. These meetings served to identify key natural, physical and built elements of the study area. Opportunities and constraints, as they pertained to the realization of the community vision were also discussed.

**PREPARING A DRAFT SECONDARY PLAN - CONTINUING THE COMMUNITY DISCUSSION**

To assist in the preparation of the Draft Secondary Plan a series of public workshops were convened. These workshops, which were not Statutory Public Meetings under the *Planning Act*, included:

**Public Workshop #1 – “Developing A Vision”:**

On January 30<sup>th</sup>, 2013, approximately 100 people attended a “Visioning” Workshop” (hosted by City of London staff and The Planning Partnership) at the former South Street Victoria Hospital. Interestingly, this Workshop was the last “public event” to be held at the site before its closure.

Following a brief “orientation and process” presentation by City staff and the consulting team, session participants were invited to create a “visual demonstration” of their preferred neighbourhood.

This activity involved the selection and placement of photos portraying different examples of various community structure elements (buildings; uses; streetscapes; parks; and urban spaces, etc.) onto a “plan” of the study area.

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**Public Workshop #2 – “Considering our Options”:**

On April 3<sup>rd</sup>, 2013, approximately 60 people attended a Public Workshop to review and discuss three preliminary land use options for the Secondary Planning Area. These options, which were informed by the “visual demonstration” charrette included:

- Option A, the South Street Promenade (see Figure 2) – a low density residential land use scenario building on the historic significance of the Hospital facility and the streetscape along the north side of South Street between Waterloo and Colbourne Street;
- Option B, the Four Corners (see Figure 3) – a medium density residential land use scenario building on the idea of a significant mixed-use centre at the intersection of Colbourne and South Streets; and,
- Option C (see Figure 4) – the Riverview Promenade – a high density residential land use scenario celebrating the importance and presence of the Thames Valley Corridor in the Community.

**SoHo Community Association Meeting:**

On April 17<sup>th</sup>, 2013 City staff met with the executive of the SoHo Community Association to discuss the various land use options advanced at the April 3<sup>rd</sup>, 2013.

**AN OVERVIEW OF THE DRAFT SECONDARY PLAN**

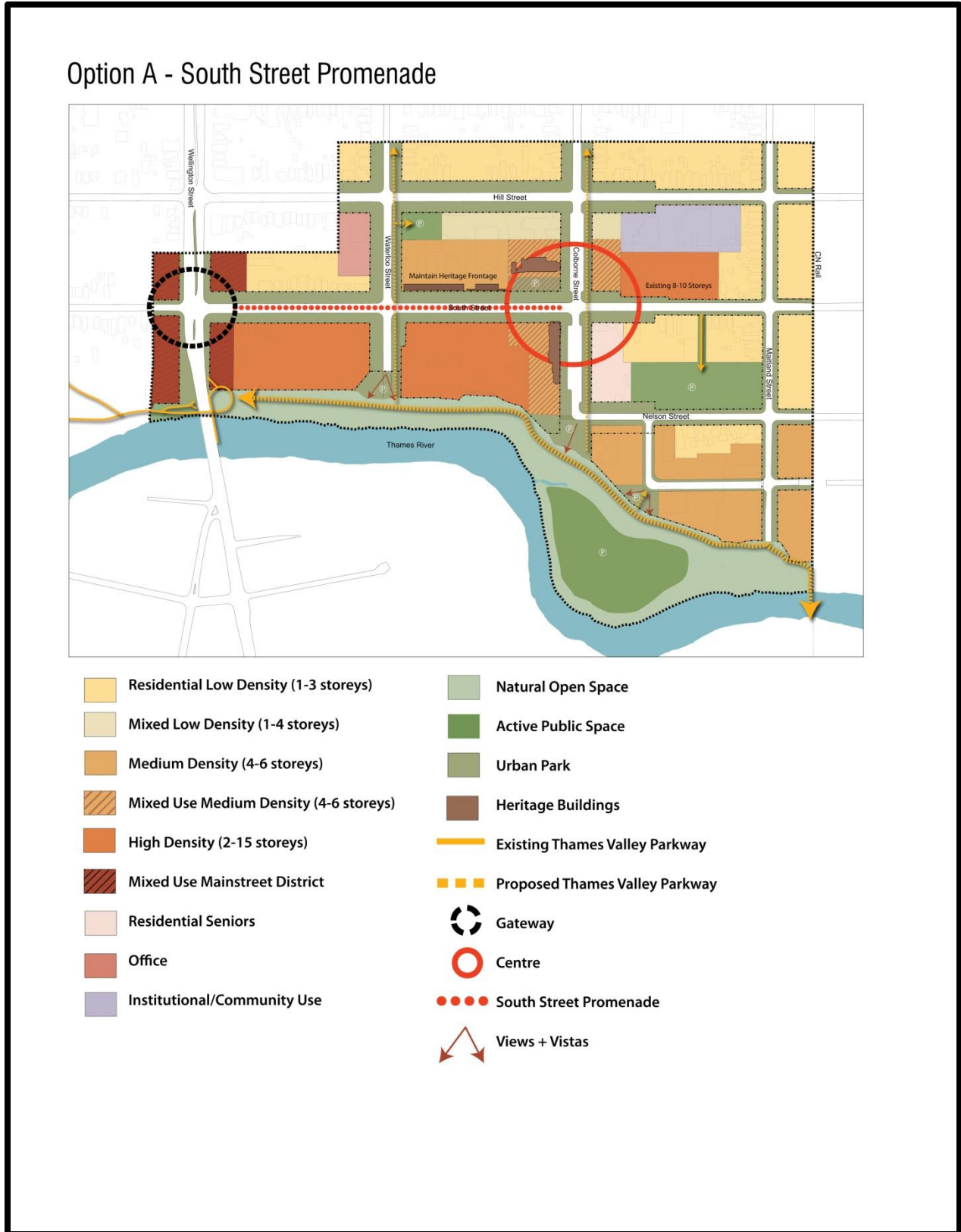
The Old Victoria Hospital Lands Secondary Plan is based on achieving the vision and principles established in the SoHo Community Improvement Plan. As such, the vision and principles of the Secondary Plan call for a community that is:

- desirable, vibrant and diverse;
- green and integrated;
- creative and leading edge;
- connected;
- safe, healthy and balanced
- historically and culturally enriched; and,
- anchored in pride and sense of place.

In addition to the above, the Plan advances a series of fundamental planning and urban design principles which serve as an organizing framework for policy and the primary considerations in the review and approval of development applications in the Plan area. These principles include:

- Place-making which is a multi-faceted approach to the planning, design and management of public spaces including streetscapes, in combination with buildings and the private realm;

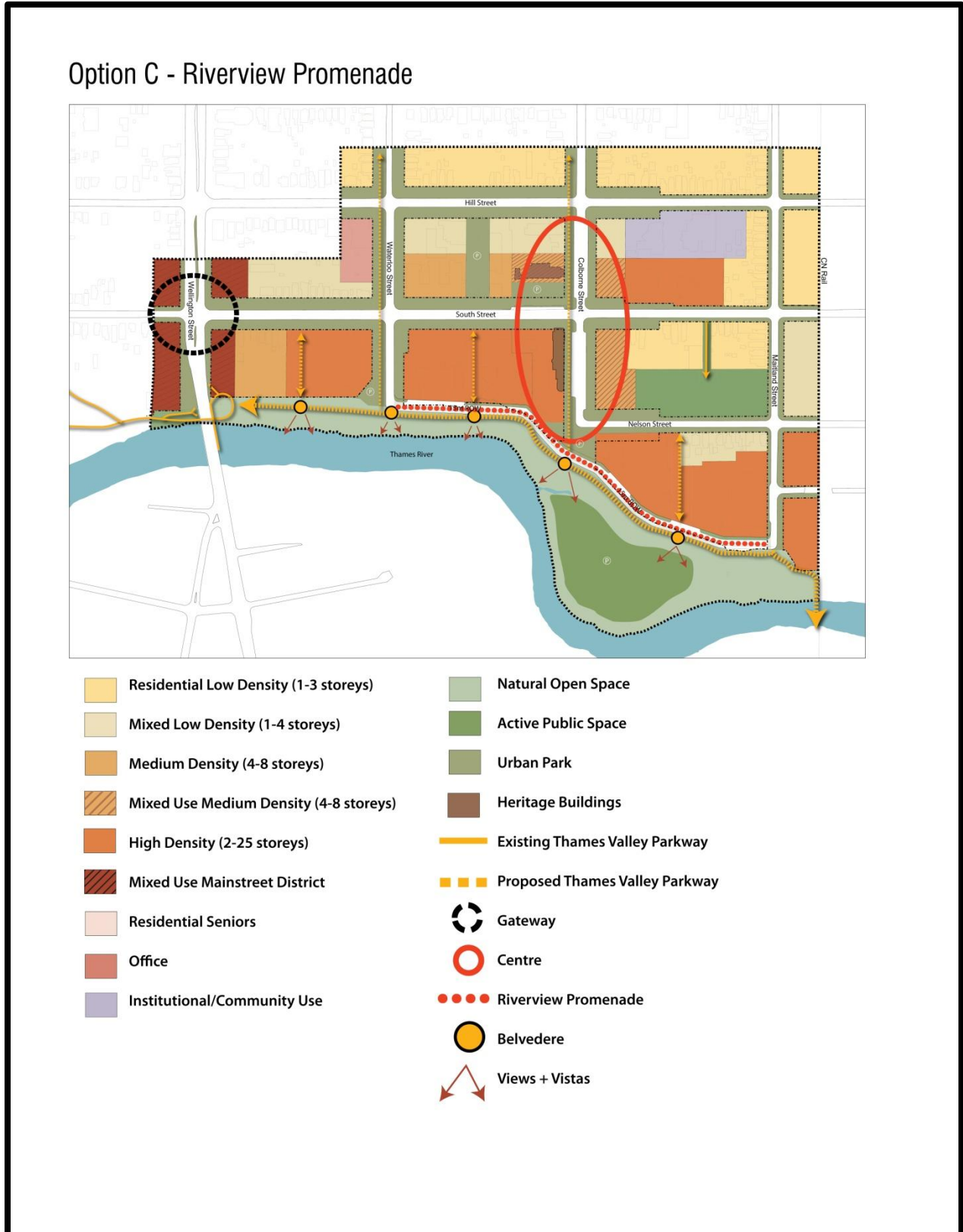
**Figure 2**  
**Option A – The South Street Promenade**



**Figure 3**  
**Option B – The Four Corners**



**Figure 4**  
**Option C – The Riverview Promenade**





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- Transit and pedestrian-oriented development which promotes connectivity, mobility and accessibility within and between neighbourhoods, employment lands, parks and open spaces;
- Design excellence in the public and private realm which calls for a comprehensive approach to design and design coordination between private and public realms;
- Natural and cultural heritage features and functions; and,
- Key community “building blocks” referred to in the Plan as the “Four Corners”, “South Street Promenade” and Riverfront Promenade”.

In support of this planning framework, goals, objectives and policies are advanced specific to: land use; urban design; transportation; servicing and utilities; and implementation.

The Old Victoria Hospital Lands Secondary Plan anticipates, and provides for, the development of an additional 1,500 to 2,000 dwelling units over a “...long-term planning horizon...” Inherent to the Plan is the notion of flexibility. This flexibility acknowledges the vision of the community, the fluidity of the market place, and the unique position the Corporation of the City of London enjoys as it pertains to the development, phasing and disposition of significant public holdings in the Plan area.

### THE STATUS OF THE SUPPORTING BACKGROUND STUDIES

The draft Old Victoria Hospital Lands Secondary Plan continues to be informed and supported by a number of background servicing studies. These studies are, or are nearing, completion:

Background Study	Anticipated Completion Date
Traffic Impact Study	Complete
Water Servicing Study	July, 2013
Storm, Drainage and SWM Servicing and Capacity Study	July, 2013
Sanitary Servicing and Capacity Study	June, 2013
Environmental Impact Study	July, 2013
Cultural Heritage Resource Study	August, 2013
Hydro-Geotechnical Evaluation	September, 2013

The Draft Secondary Plan will be reviewed in light of the findings and recommendations of the various background studies.

### THE DRAFT SECONDARY PLAN – GOING FORWARD

A Draft Plan for the Old Victoria Hospital Lands Secondary Planning Area has now been completed. The Draft Plan should now be circulated to the community and identified stakeholders for their review and comment with a mind to scheduling a Statutory Public Meeting. This meeting should be held after the supporting background studies are completed and the information found in them can be addressed in the final recommended Secondary Plan.

Given the anticipated completion dates of the supporting servicing studies, a desire to further engage the public and identified stakeholders on the draft Plan, and Council’s practice regarding



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public meetings during the summer months, the Statutory Public Meeting to consider the approval of the Secondary Plan and implementing Official Plan amendment would not be recommended before October of 2013.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>BRIAN TURCOTTE, SENIOR PLANNER COMMUNITY PLANNING AND URBAN DESIGN</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER COMMUNITY PLANNING AND URBAN DESIGN</b>
<b>RECOMMENDED BY:</b>	
<b>J.M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

May 30<sup>th</sup>, 2013  
BT/bt.  
Attach.

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## **APPENDIX A**

# **DRAFT OLD VICTORIA HOSPITAL LANDS SECONDARY PLAN**