



London
CANADA

Draft Victoria Park Secondary Plan

Planning and Environment Committee
March 7, 2022





London
CANADA

Secondary Plan Boundary



Legend



Victoria Park Secondary Plan Boundary



Council Resolution

- a) the Victoria Park Secondary Plan **BE REFERRED** back to the Civic Administration for further public consultation and consideration, with a report back to a future meeting of the Planning and Environment Committee, with the report back to include consideration to include, but not be limited to, the following matters:
 - i) permitted heights and the relationship with the proposed 45 degree angular plane;
 - ii) Housing affordability within the proposed Secondary Plan;
 - iii) sound mitigation from noise generated from festivals held at Victoria Park; and,
 - iv) other issues raised by the public during the public participation meeting held on this matter;

- b) the Civic Administration **BE REQUESTED** to provide 3D modelling of different permitted heights and related shadow impacts with the report back;



Additional Public Consultation

- Community Info Meeting #4 – Nov. 11, 2020 (virtual)
- Victoria Park Get Involved Page & Survey
- Architectural Conservancy of Ontario (ACO)
- Downtown BIA
- Friends of Victoria Park
- Woodfield Community Association
- Woodfield Ratepayers
- Meetings with Property Owners



New Studies and Analysis

- Shadow Study
- Noise Assessment
- Urban Forestry consultation on tree impacts
- Victoria Park Tree Health Assessment
- Figure ground analysis of existing buildings, hardscape areas and softscape areas
- Review of existing land uses
- Review of heights and angular plane application
- Detailed review of existing policies and language



New Policy and Development Considerations

Policy Consideration

- Protected Major Transit Station Areas
- Inclusionary Zoning
- Section 37 Bonusing
- Parking Standards Review

Development Applications

- 556 Wellington Street – Site Plan approved
- 560/562 Wellington Street (OPA/ZBA) – under appeal

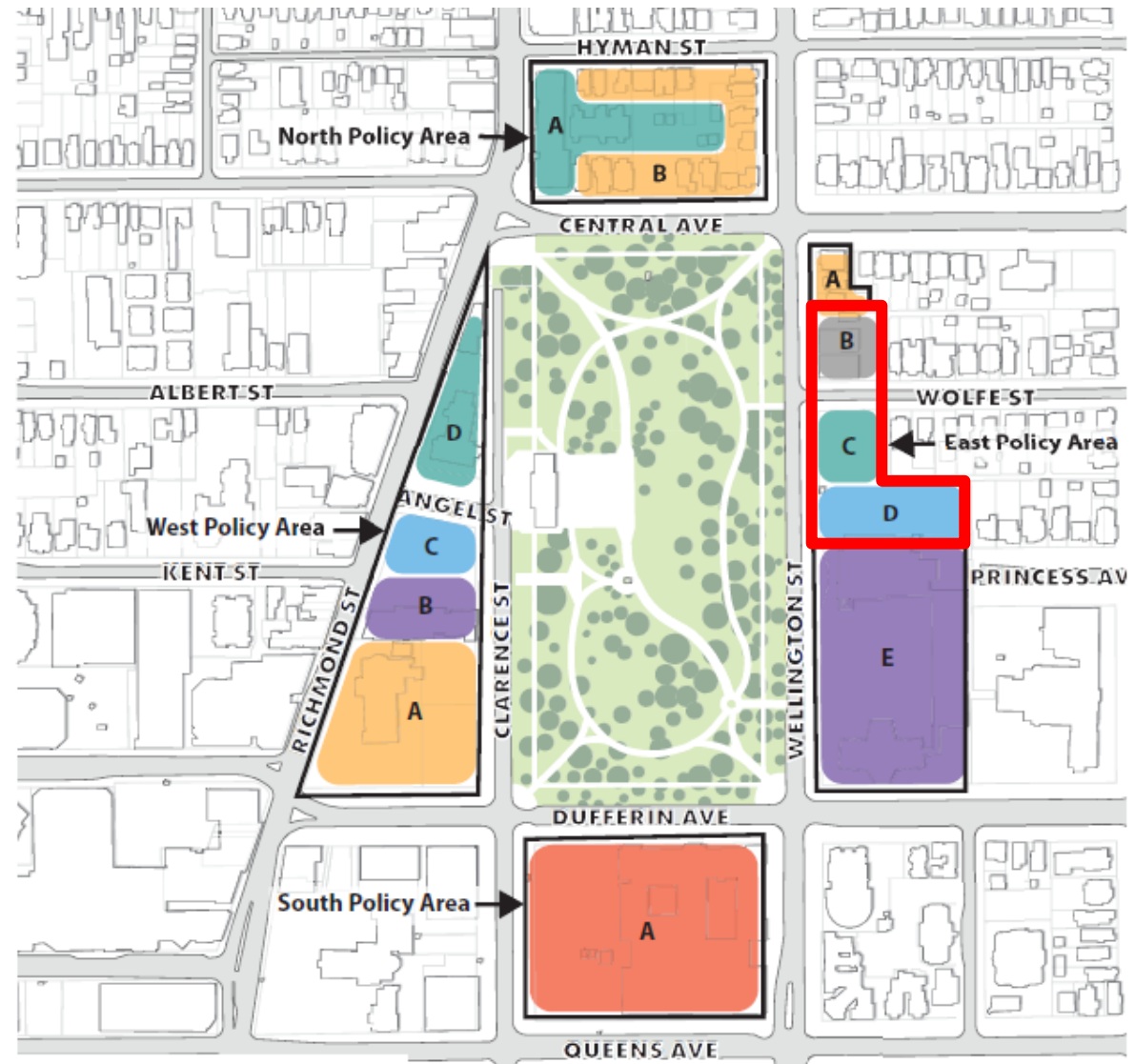


Major Revisions

1. Revised Heights (East Policy Area)
 - *Address Site Plan Approval and OPA/ZBA Approval and Appeal*
 - *Remove cross-reference to angular plane*
2. Built Form Policies
 - *Better address compatibility, contextual fit and impact mitigation*
3. New Housing Mix and Affordability Policies
 - *Acknowledge available tools and support diverse populations to live within the area*
4. Sustainable Development Policies
 - *Better address active transportation, sustainable buildings*
5. Required Studies Section
 - *Clarify site-specific technical studies and requirements*

Major Revisions - Heights

- Legend**
-  Policy Areas - as labeled
 -  Maximum 4 Storeys
 -  Maximum 16 Storeys
 -  Maximum 25 Storeys
 -  Maximum 30 Storeys
 -  Maximum 35 Storeys
 -  Determined by OLT*
 -  Area of Revision





Recommendation and Next Steps

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the draft Victoria Park Secondary Plan:

- (a) The draft Victoria Park Secondary Plan, attached in Appendix “A” **BE RECEIVED** for information; and,
- (b) The draft Victoria Park Secondary Plan **BE CIRCULATED** for public comment.

IT BEING NOTED that feedback received will inform a revised Secondary Plan and implementing Official Plan Amendment that will be prepared for the consideration and approval of Municipal Council at a future public participation meeting of the Planning and Environment Committee.