

Bill No. 214  
2022

By-law No. C.P.-1512( )-

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 The London Plan for the City of London Planning Area – 2016, 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 May 24, 2022

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – May 24, 2022  
Second Reading – May 24, 2022  
Third Reading – May 24, 2022

**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.

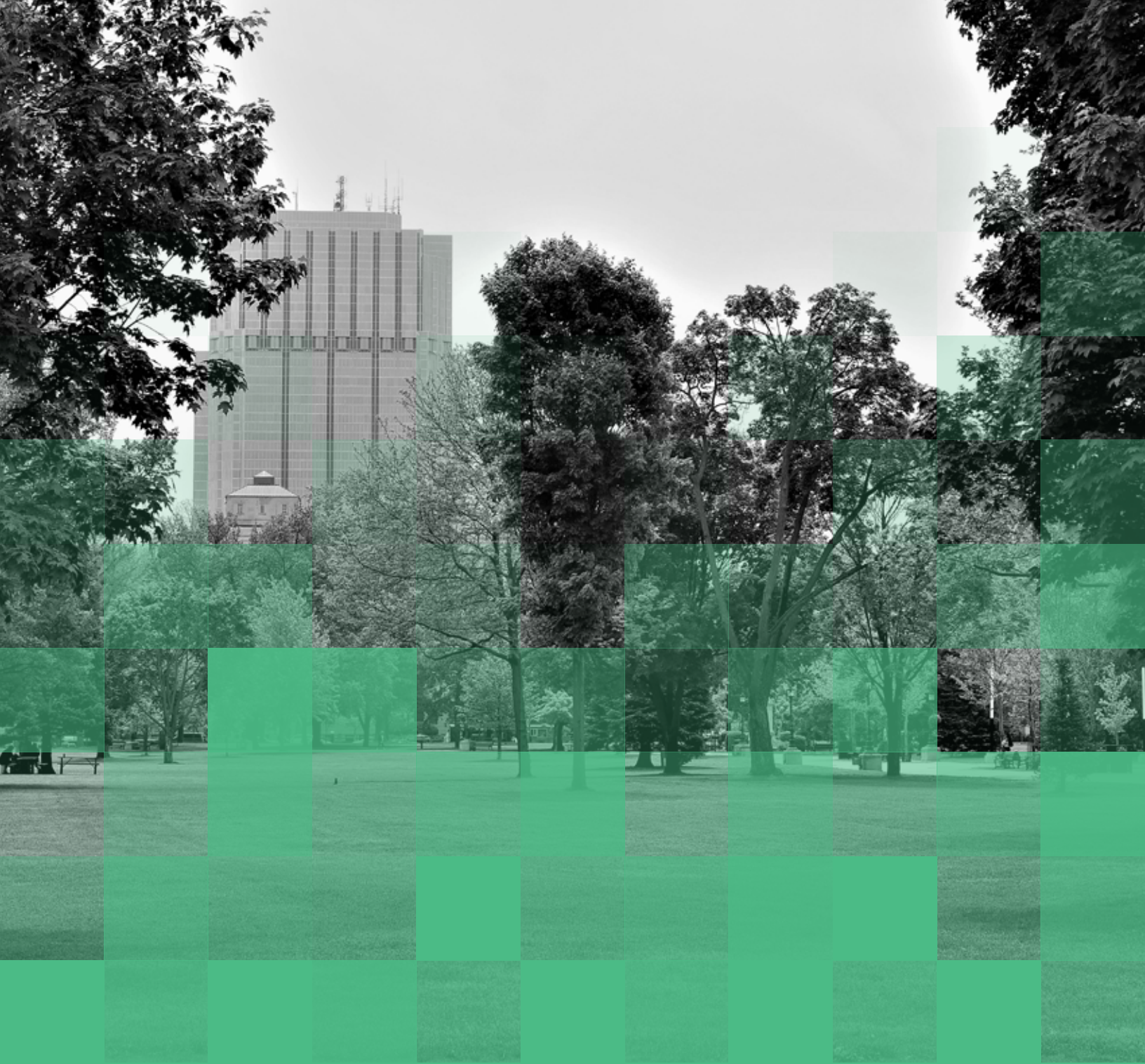
The *Victoria Park Secondary Plan* provides policy direction for the lands surrounding Victoria Park based on their unique relationship to the park. It seeks to provide a balance between encouraging intensification in the Downtown and Central Area to help address the climate emergency, heritage conservation, 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.



# Victoria Park

## Secondary Plan

**May 2022**



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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 Secondary Plan boundary. 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 cultural heritage resources within the 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 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 development and redevelopment of properties surrounding the park and provides a consistent framework to evaluate future development applications. It provides comprehensive built form and land use direction 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 the *Victoria Park Secondary Plan* apply to all properties in the 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 provide 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, but not limited to, 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 and animated pedestrian environment
- Protect the residential amenity of the Woodfield neighbourhood by mitigating impacts of new development
- Preserve and strengthen visual and physical connections to Victoria Park and create new connections 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
- Preserve and enhance the landscaped edges around Victoria Park

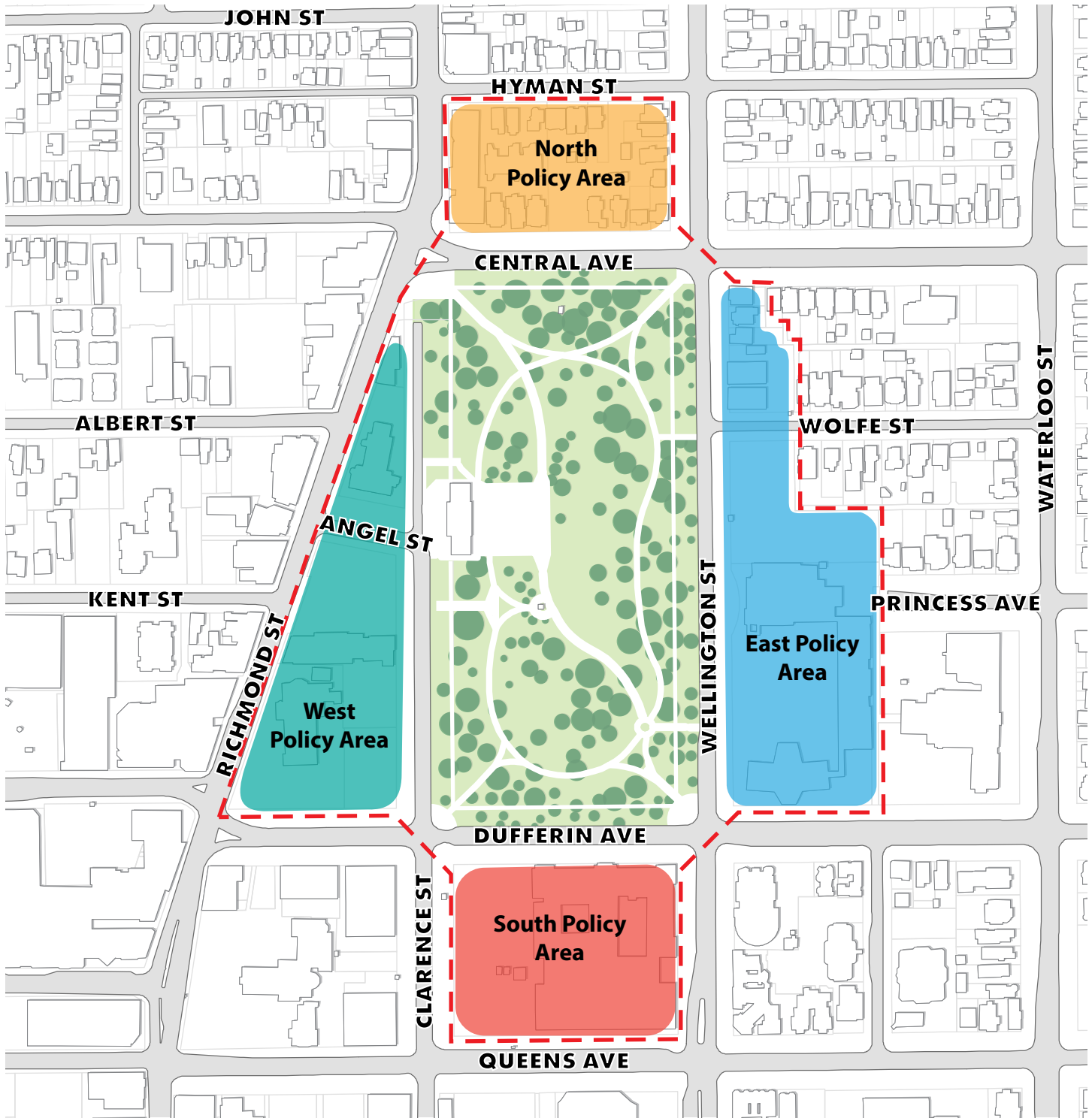


## 2.0 Policy Areas

### 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. There is opportunity for intensification in the North Policy Area, primarily on the interior of the block.





## 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 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 West Policy Area consists of places of worship, including St. Peter's Basilica Cathedral and First Baptist Church, as well as a small 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.

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

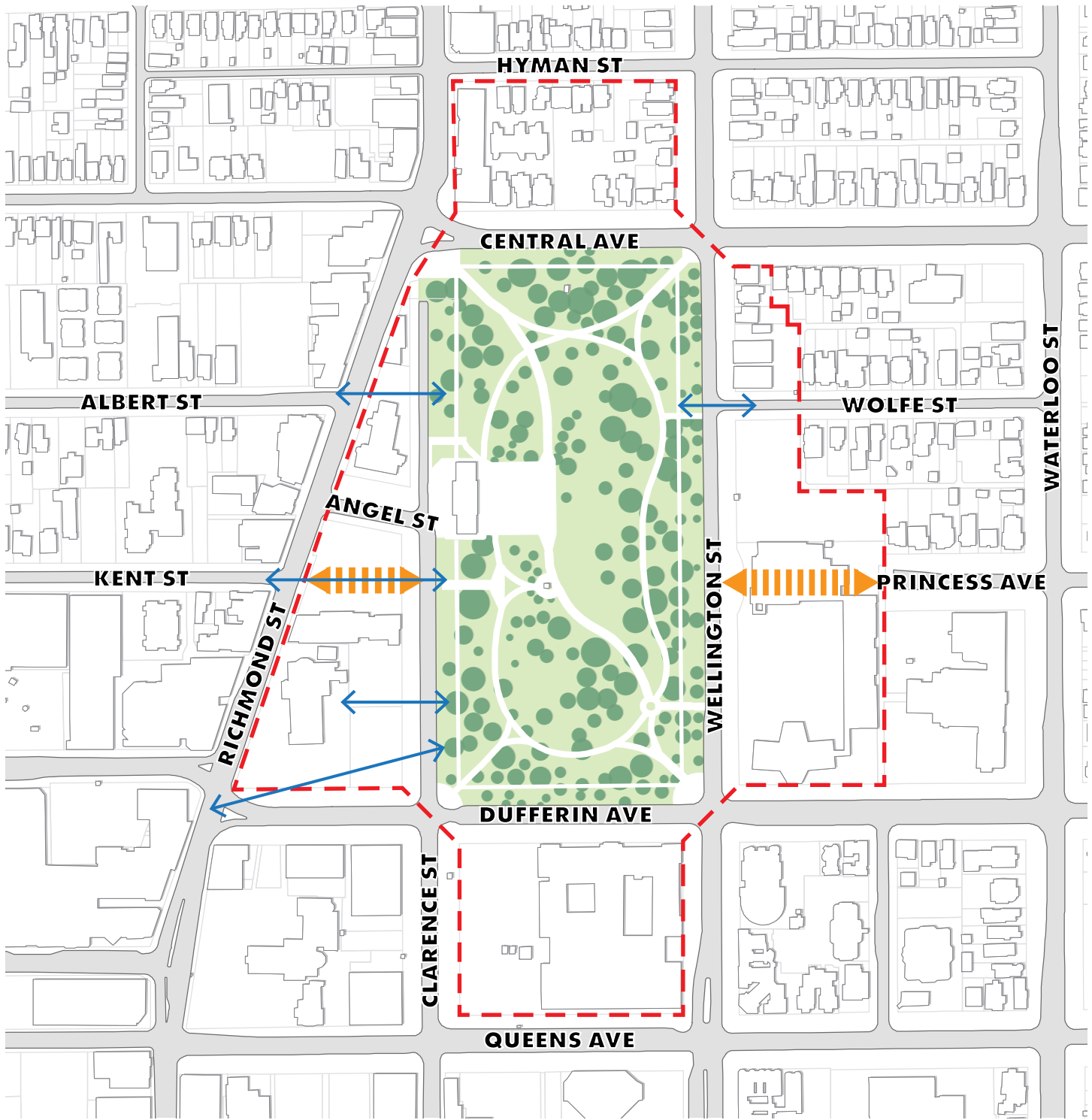
The intent of the *Victoria Park Secondary Plan* is to provide a policy framework to guide future development and public projects within the Secondary Plan boundary. Policies in this Secondary Plan support the vision by providing guidance on view corridors, connections, public realm, cultural heritage, land use, height, built form, compatibility with park activities, housing mix and affordability, and sustainable development.




### 3.2 View Corridors

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. 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 the popular pedestrian corridor to Victoria Park.

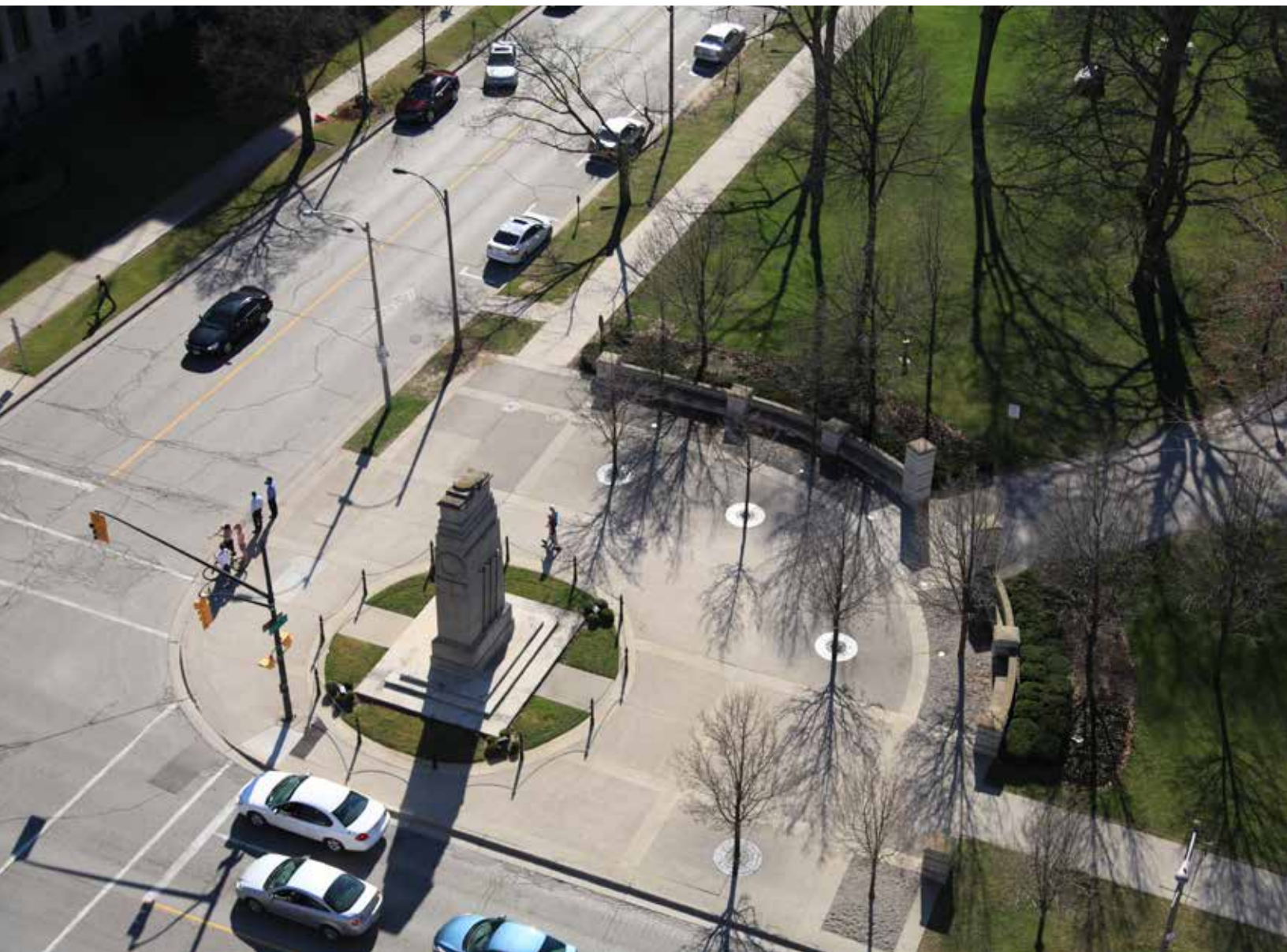
- i) Public works and private development will maintain and frame current views, and where possible through design, create new views to and from Victoria Park, as well as to and from St. Peter's Basilica Cathedral.

Schedule 3 – View Corridors and Connections



- Legend**
-  Victoria Park Secondary Plan Boundary
  -  Physical Connection
  -  View Corridor

- ii) Unobstructed view corridors to and from Victoria Park as identified below and illustrated in Schedule 3 – View Corridors and Connections, will be maintained, as viewed from a pedestrian perspective at street level.
  - a) The northwest corner of Albert Street and Richmond Street
  - b) The northwest and southwest corners of Kent Street and Richmond Street
  - c) The northwest and southwest corners of Richmond Street and Dufferin Avenue
  - d) The northeast and southeast corners of Wolfe Street and Wellington Street
  - e) The eastern elevation of St. Peter’s Basilica Cathedral, including the east aisle and the Lady Chapel
- iii) Any applications for Official Plan amendments, Zoning By-law amendments, and/or Site Plan Control on lands within the Secondary Plan area will consider the potential for adding new view corridors and implementing creative or innovative designs to enhance existing view corridors, if applicable.





### 3.3 Connections

Connections to Victoria Park help 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 3: View Corridors and Connections.

- i) 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.
- ii) Connections will prioritize pedestrian access, but may incorporate flex-street or shared street design elements. Innovative approaches to connectivity may be considered such as enclosed or covered walkways through buildings.
- iii) 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.
- iv) Pedestrian amenities, such as benches, will be provided as part of redevelopment projects.
- v) Additional high quality pedestrian connections, that are clearly defined, well-lit and safe should be provided to connect Richmond Street to Victoria Park, if development occurs on lands that could facilitate these 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 property lines.

- i) Landscaping and green space on public and private land will be maintained and, where possible, enhanced. Hard surfaces should be limited to pedestrian entryways, benches, patios, and framed with landscaping/planters to soften their appearance.
- ii) The preservation of existing street trees and the planting of new large canopy trees is encouraged.
- iii) The green edge between St. Peter's Basilica Cathedral and Dufferin Avenue should be maintained.
- iv) The public realm around Victoria Park will continue to exhibit a high standard of design, featuring high-quality pedestrian environments.
- v) Boulevards should be maintained as sod and soft landscaping.
- vi) 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.



### 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 Secondary Plan boundary.

- i) On-site and adjacent cultural heritage resources and their heritage attributes will be conserved.
  - a) Any new development must be both physically and visually compatible with the surrounding cultural heritage resources.
  - b) 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.
- ii) 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.
- iii) 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, where applicable, to ensure compatibility with the surrounding context.
- iv) Heritage Impact Assessments will be required for new development within the Secondary Plan boundary.





### 3.6 Land Use

Land uses around Victoria Park will 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, which may not include the full range of uses identified in this Secondary Plan.

- i) A broad range of residential, retail, service, office, community facility and other related uses may be permitted within the Secondary Plan boundary.
- ii) For buildings fronting Richmond Street, a minimum of 60% of the Richmond Street frontage at grade should be street-related retail and service uses oriented toward Richmond Street. Community facility and institutional uses may be permitted where they provide for a street-oriented, active ground floor.
- iii) Auto-oriented uses and drive through facilities are prohibited within the Secondary Plan boundary.
- iv) Residential lobbies should take up no more than 30% of the ground floor façade, to a maximum of 15 metres.



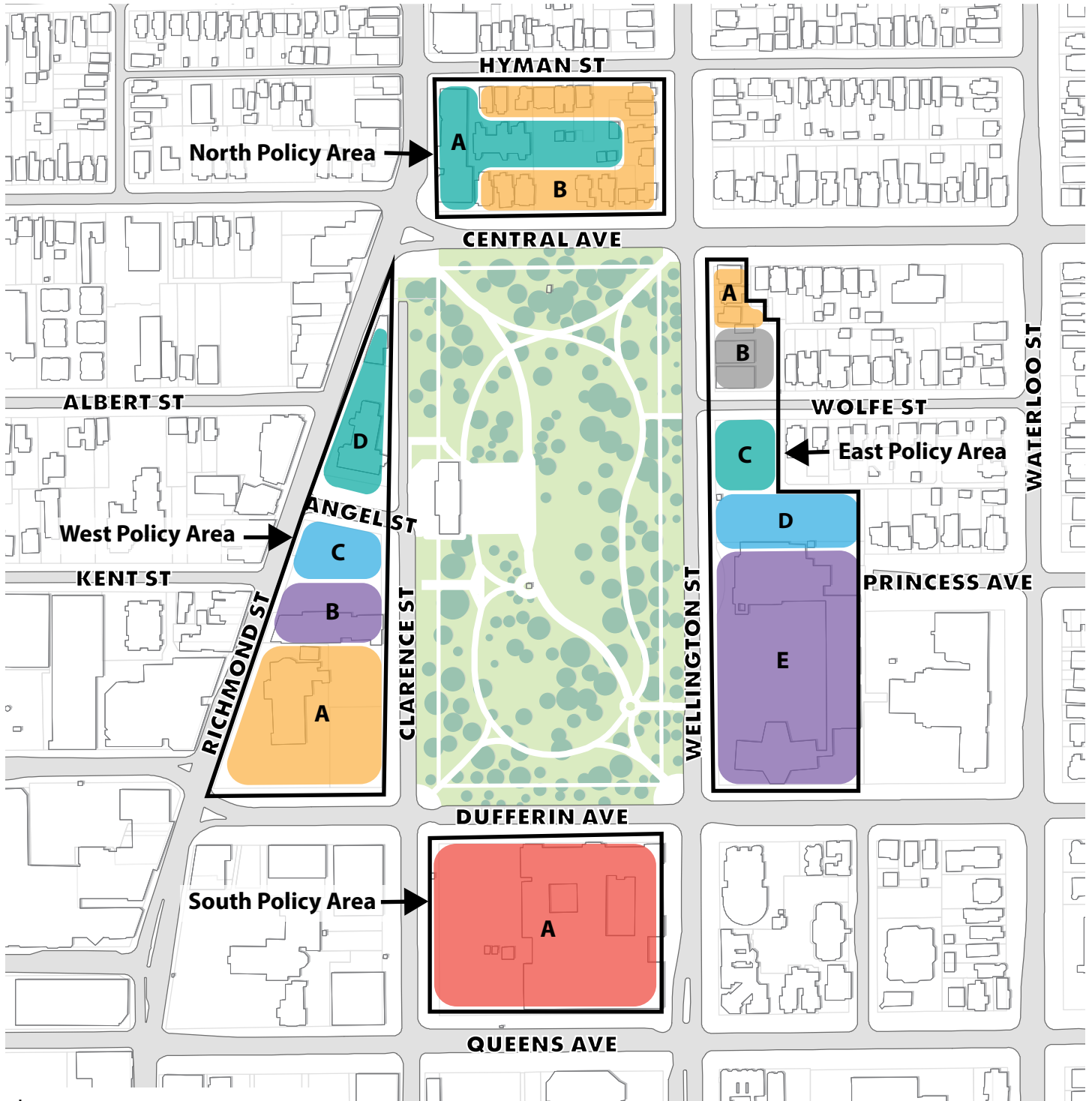
## 3.7 Height

Minimum and maximum permitted heights for new development within the Secondary Plan boundary are described below and identified in Schedule 4: Permitted Heights and Table 1: Permitted Heights. The Zoning By-law will provide more detail on individual permitted heights, which may not include the full range of heights identified in this Secondary Plan.






- i) The full range of heights identified in Table 1 and Schedule 4 will only be achieved through a site-specific Zoning By-law amendment, where it can be demonstrated that measures are put in place to support or mitigate this height and density, subject to the other policies of this plan.
- ii) Development proposals will require technical studies identified through consultation and outlined in Section 4.7: Required Studies. The results of these studies may influence the maximum height and density that is permitted through zoning.



Schedule 4- Permitted Heights



Legend

-  Policy Areas - as labeled
-  Maximum 4 Storeys
-  Maximum 16 Storeys
-  Maximum 25 Storeys
-  Maximum 30 Storeys
-  Maximum 35 Storeys
-  Determined by OLT\*

\*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.



**Table 1: Permitted Heights**

Part	Minimum Height	Maximum Height
<b>North Policy Area</b>		
Part A	2 storeys	16 storeys
Part B	2 storeys	4 storeys
<b>East Policy Area</b>		
Part A	2 storeys	4 storeys
Part B	2 storeys	determined by Ontario Land Tribunal*
Part C	2 storeys	16 storeys
Part D	2 storeys	25 storeys
Part E	2 storeys	30 storeys
<b>South Policy Area</b>		
Part A	3 storeys	35 storeys
<b>West Policy Area</b>		
Part A	2 storeys (or 8 metres)	4 storeys
Part B	2 storeys (or 8 metres)	30 storeys
Part C	2 storeys (or 8 metres)	25 storeys
Part D	2 storeys (or 8 metres)	16 storeys

\*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.

### 3.7.1 North Policy Area

- i) The minimum permitted height is two storeys for the entire North Policy Area.
- ii) The maximum permitted height for the Richmond Street frontage and the interior of the block, identified as Part A, is 16 storeys. This height is consistent with the maximum height permitted in the Rapid Transit Corridor Place Type and may only be achieved through the Rapid Transit Corridor boundary interpretation policies of *The London Plan* (833, 834, 835).
- iii) The height and massing of new development in Part A will be contained within a 45-degree angular plane taken from three storeys above the closest property line of any properties not consolidated with Rapid Transit Corridor Place Type, and remaining as Neighbourhood Place Type.
- iv) The maximum permitted height for approximately 20 metres of depth along the north, east and south sides of the block's perimeter, identified as Part B, is four storeys. This height recognizes the scale of existing desirable buildings along these streetscapes.



### 3.7.2 East Policy Area

- i) The minimum permitted height is two storeys for the entire East Policy Area.
- ii) The maximum permitted height for the north half of the Central Avenue to Wolfe Street block, identified as Part A, is four storeys. This height acknowledges the existing built form and property constraints on these smaller lots.
- iii) The maximum permitted height for the south half of the Central Avenue to Wolfe Street block, identified as Part B, will be determined based on the decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824. Once a final decision is rendered and in-force, this plan will be updated to reflect the permitted heights.
- iv) The maximum permitted height for the north half of the Wolfe Street to Princess Avenue block, identified as Part C, is 16 storeys.
- v) The maximum permitted height for the south half of the Wolfe Street to Princess Avenue block, identified as Part D, is 25 storeys.
- vi) The maximum permitted heights for Part C and Part D indicated above, acknowledge the existing height and density permissions in the Zoning By-law for the property. New development will require a site-specific Zoning By-law amendment, subject to the built form policies of this Secondary Plan, which will shape the height and density to be more sensitive to and compatible with the surrounding context, than the existing setback provisions of the Zoning By-law.
- vii) The maximum permitted height for the City Hall block, identified as Part E, is 30 storeys. This height is lower than the maximum height permitted in the Downtown Place Type, and will begin the transition of heights, stepping down from the downtown core towards the north.



### 3.7.3 South Policy Area

- i) The minimum permitted height is three storeys for the entire South Policy Area.
- ii) The maximum permitted height for the South Policy Area is 35 storeys. This height is consistent with the maximum height permitted in the Downtown Place Type.
- iii) New high-rise buildings are only anticipated to be developed on the west portion of the property and any redevelopment or additions to the existing buildings may be limited by the evaluation of heritage impacts.

### 3.7.4 West Policy Area

- i) The minimum permitted height for the entire West Policy Area is two storeys or eight metres. This minimum height acknowledges the desire to create a sense of enclosure around the park and along the Richmond Row commercial corridor, while providing flexibility to accommodate community facility, institutional and other compatible uses in single storey buildings with the volume of two storeys.
- ii) The maximum permitted height to the south and east of St. Peter's Basilica Cathedral, identified as Part A, is limited to four storeys, in order to retain the prominence of the Cathedral and its important relationship to Victoria Park. The location of new development is also subject to the view corridor policies of this plan in order to protect the visual connections between Victoria Park and Richmond Street and to the building's east façade.
- iii) The maximum permitted height north of St. Peter's Basilica Cathedral and south of Kent Street, identified as Part B, is 30 storeys. This height is lower than the maximum height permitted in the Downtown Place Type, and will begin the transition of heights, stepping down from the downtown core towards the north.
- iv) The maximum permitted height for the Angel Street to Kent Street block, identified as Part C, is 25 storeys. This height provides a transition between the Downtown and Rapid Transit Corridor Place Types.
- v) The maximum permitted height for the Central Avenue to Angel Street block, identified as Part D, is 16 storeys. This height is consistent with the maximum height permitted in the Rapid Transit Corridor Place Type.





### 3.8 Built Form

The following built form policies will help to shape future development in a way that balances intensification and compatibility with the surrounding context. New development will be designed to minimize impacts on Victoria Park and the adjacent low-rise residential neighbourhoods. New development will be of a high standard of urban and architectural design, to complement and celebrate the prominence of the Victoria Park as the “jewel of the parks system”.

The following built form policies will be implemented through site-specific zoning provisions.

#### 3.8.1 General Built Form

- i) New buildings will be designed to express three defined components - a base, middle and top. Alternative design solutions that address the following intentions may be permitted:
  - a) The base should establish a human-scale façade with active frontages including windows, canopies, pedestrian scale lighting, and the use of materials and architectural details that reinforce a human scale
  - b) The middle should be visually cohesive with, but distinct from, the base and top
  - c) The top should provide a finishing treatment, such as a sculpted roof or a cornice, and will serve to hide and integrate mechanical penthouses
- ii) The front and exterior side yard setbacks of new development, including additions, will respond to the setbacks of adjacent buildings to maintain the existing street wall. Where context does not exist, new development should include a minor setback to frame the park, while ensuring building elements such as canopies, porches and steps do not encroach into the right-of-way.



- iii) The height and massing of new development at the street wall (i.e. most forward facade), will respond to the existing scale and rhythm of adjacent buildings and streetscapes through articulation, stepbacks and other architectural responses.
- iv) New development should be set back a minimum of six metres from properties outside of the Secondary Plan boundary that are within the Neighbourhood Place Type in *The London Plan*, to ensure privacy for new and existing residential dwellings.

### 3.8.2 Facade Design

The design of building façades is important to ensuring development is pedestrian scale and fits within the character of the Victoria Park area.

- i) New development shall be designed so that the rhythm of façade articulation and proportional size of façade openings (i.e. windows and doors) responds to adjacent buildings and/or streetscapes, particularly cultural heritage resources. Grade-related façade articulation should generally occur every eight to 12 metres and projections and recesses should be at least 0.5 metres deep.
- ii) New development shall respond to existing datum lines of adjacent buildings, particularly cultural heritage resources, including the continuation of storey heights and other defining features, such as porches.
- iii) High quality materials, such as brick and natural stone, will be used to complement the character and quality of buildings around the park and within adjacent areas. The use of stucco and exterior insulation and finishing system (EIFS) will not be permitted.



### 3.8.3 Activation

Active building façades provide passive surveillance, encourage social interaction, and create a walkable, pedestrian-friendly environment surrounding the park.

- i) Attractive and active frontages shall be located around all edges of the park. All building façades oriented towards the park should exhibit a high level of pedestrian amenity including pedestrian-scale features and fixtures, weather protection and large transparent windows.
- ii) 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 the park.
- iii) Multiple building entrances are encouraged at a pedestrian-scale rhythm. Corner buildings and buildings with two street frontages should have entrances onto both streets.
- iv) Entrances to lobbies, and retail and commercial units should be flush with grade and accessible directly from the public sidewalk.
- v) Residential units on the ground floor should have individual front entrances accessible directly from the public sidewalk. Entrances to individual residential units should be raised to a maximum of 1.2 metres above grade to provide privacy for residents. A landscape buffer between the building and the public sidewalk is encouraged for privacy and separation. Access to units from below-grade will not be permitted.

- vi) Regardless of the intended use, the ground floor of new buildings should be designed with the height and flexibility to accommodate conversion to non-residential uses in the future. This may be achieved by providing a raised floor over the slab that can be removed to provide additional ground floor height in the future, or through other strategies.
- vii) Blank walls, parking, and service and utility areas should not be visible from the park or Richmond Street.
- viii) Glazing should be maximized for non-residential uses located at-grade, while ensuring compatibility with heritage resources.

### 3.8.4 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 or existing character surrounding the park.

- i) Parking and service entrances should not front directly onto Victoria Park or Richmond Street, and should be accessed from side streets and laneways where possible, to minimize their appearance and the amount of pavement within the green boulevards surrounding the park.
- ii) Despite policy i) above, in the event a site only has frontage on Victoria Park and/or Richmond Street, parking and service entrances may be provided from one of the frontages. In these instances, the access points shall be minimized as much as possible and incorporate design features to ensure pedestrian safety.
- iii) Parking should be located underground.
- iv) Structured parking on the ground floor shall be fully wrapped on all street frontages with active uses including residential, retail, service, community facility and/or office uses to limit the visual impact of parking on the public realm.
- v) Structured parking above the ground floor should be wrapped with active uses on all street frontages. Where it is unavoidable due to building constraints, structured parking that is visible above grade shall be designed to appear as active space and be fully wrapped with a high level of architectural detail, large transparent windows, and high-quality materials, consistent with the rest of the building's facade.
- vi) New surface parking will not be permitted, except to accommodate required accessible, visitor and drop-off spaces.
- vii) The provision of new publicly-accessible parking is encouraged.

### 3.8.5 Mid-Rise Buildings

In addition to the general built form policies of this Secondary Plan that apply to all new development, the following direction is provided specifically for mid-rise buildings.

- i) Mid-rise buildings are buildings with heights of four storeys up to and including eight storeys.
- ii) New mid-rise buildings shall step back at the second, third or fourth storey, depending on the built form context, along public rights-of-way to mitigate downward wind shear, support the existing character at street level and allow the street wall to be the primary defining element of the site. Minimum stepbacks should be as follows:
  - a) Five metres for frontages facing Victoria Park and Richmond Street.
  - b) Three metres for frontages facing all other streets and pedestrian connections.
  - c) Larger stepbacks are encouraged and may be required in specific locations.
- iii) The massing of new mid-rise buildings will be contained within a 45-degree angular plane taken from three storeys above the closest property line of any properties outside of the Secondary Plan area.
- iv) Mid-rise buildings shall be located and designed with sufficient rear and interior yard setbacks and building separation to achieve the following:
  - a) Provide access to natural light and a reasonable level of privacy for occupants of new and existing buildings;
  - b) Provide adequate on-site amenity space;
  - c) Provide safe and clear pedestrian circulation from building entrances to the public sidewalk;
  - d) Protect the development potential of adjacent sites; and,
  - e) Provide pedestrian-level views of the sky between buildings particularly as experienced from adjacent streets and Victoria Park.



### 3.8.6 High-Rise Buildings

In addition to the general built form policies of this Secondary Plan that apply to all new development, the following direction is provided specifically for high-rise buildings.

- i) High-rise buildings are buildings nine storeys in height or taller.
- ii) High-rise buildings will be designed with a podium base and tower above. The tower will consist of all storeys above the maximum podium height.
- iii) Podiums of new high-rise buildings shall have a maximum height of five storeys in the South Policy Area and East Policy Area to frame the park, and a maximum height of three storeys in the North Policy Area and West Policy Area to respond to the existing scale and character.



- iv) Residential tower floor plates in high-rise buildings shall be a maximum of 750 square metres for all portion of the building above the podium to ensure shadows move quickly, to allow pedestrian-level sky views, and to be less visually massive from neighbouring properties and the surrounding public realm. The length to width ratio of tower floorplates should be no more than 1:1.5, and oriented north-south, where possible, to minimize shadow impacts.
- v) 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 podium containing office uses, but will be designed to limit large shadows on streets, the park, and nearby properties.
- vi) The tower portion of new high-rise buildings shall be set back above the podium to reduce the visual and physical impacts of the building on adjacent properties and the public realm. Minimum tower setbacks should be as follows:
  - a) Five metres for frontages facing Victoria Park and Richmond Street.
  - b) Three metres for frontages facing all other streets and pedestrian connections.
  - c) 10 metres from properties outside of the Secondary Plan area.
  - d) 10 metres from St. Peter's Basilica Cathedral.
  - e) Larger tower setbacks are encouraged and may be required in specific locations.



- vii) The towers of high-rise buildings should have a minimum separation distance of 25 metres between towers on the same site, and 12.5 metres between towers and adjacent properties that could accommodate a high-rise building. This separation distance is intended to:
- a) Protect development potential of adjacent sites;
  - b) Provide access to sunlight on surrounding streets and Victoria Park;
  - c) Provide access to natural light and a reasonable level of privacy for building occupants;
  - d) Provide pedestrian-level views of the sky between buildings, particularly as experienced from adjacent streets and Victoria Park; and,
  - e) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.

viii) New development in the West Policy Area will be designed and located to limit the amount of shadow cast on the concrete pad, east of the Victoria Park band shell so that no more than 50% of the pad is in shadow between the hours of 08:00 and 16:00, from June 1 to August 31.

- ix) The top of high-rise building towers shall be articulated using setbacks, terracing, differences in articulation or other architectural features to contribute to a varied and interesting skyline. The mechanical penthouse shall be integrated into the design of the tower.
- x) Towers shall not have any blank facades, and a minimum proportion of 70% of each tower face should be glazing. Glazing should be spread across the building faces rather than concentrated in one area.
- xi) Balcony materials should be selected to minimize the visual mass of the building.
- xii) The design of high-rise buildings should include materials and techniques that limit bird-strikes.





### 3.9 Compatibility with Park Activities

Victoria Park serves as an important city-wide resource for active and passive recreational activities. It is important to ensure the continued vitality and functionality of Victoria Park as a destination for Londoners.

- i) New mid-rise and high-rise multi-unit residential developments shall provide indoor and/or outdoor communal amenity space for residents to help mitigate the impacts of increased intensification on the grounds of Victoria Park.
- ii) Noise studies will be required with all development applications for new mid-rise or high-rise residential developments which will demonstrate how noise from festivals will be mitigated through sound dampening design and construction 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.
- iii) Wind studies will be required with all development applications for new mid-rise or high-rise developments to provide information on the existing wind conditions and demonstrate how the expected wind conditions are being mitigated to maintain a comfortable environment for pedestrians on sidewalks and within the park. Wind studies will also consider adverse impacts on existing tree and mitigative measures.



### 3.10 Housing Mix and Affordability

The Secondary Plan area is located at the edge of downtown and along a planned rapid transit corridor. This area is a priority for intensification and provides an opportunity to increase housing supply within Central London. Development within the Secondary Plan area will contribute to providing accessible, affordable, and quality housing options. The following policies apply to all lands within the Secondary Plan area:

- i) A 25% affordable housing component should be achieved within the Secondary Plan area through a mix of housing types and sizes to contribute to a balanced residential community in the core.
- ii) Available tools and provisions under the *Planning Act*, will be used to secure affordable housing units at the time of development applications.
- iii) New development shall include a mixture of unit sizes and configurations, including a mix of bachelor, 1, 2, and/or 3-bedroom units, to allow for a variety of families to live in the core and provide units that are inherently more affordable.
- iv) The utilization of innovative design features, construction techniques, or other tenure arrangements for residential developments, to broaden the provision of affordable housing will be encouraged.
- v) Affordable housing units within market housing buildings shall be integrated with shared lobbies and amenities.
- vi) Grade-related multi-level and townhouse-style units are encouraged to be incorporated into the base of new residential developments to promote walkability, activation and different dwelling style choices.
- vii) The indoor and outdoor communal amenity spaces included in new developments should support a variety of age groups, including children, adults, seniors and families.
- viii) Secure and convenient storage areas are encouraged for strollers, mobility aids and other equipment to support the needs of a diverse population.
- ix) Each site-specific development proposal will be assessed on its ability to contribute to a mix of housing options and supportive amenities.

### 3.11 Sustainable Development

The policies in this Secondary Plan that promote the construction of new mid-rise and high-rise development within the Secondary Plan boundary will contribute to sustainability and addressing the climate emergency by providing a compact form of development in Central London that reduces urban sprawl, in a way that is compatible with the surrounding area. The use of green building technologies will also help to contribute to sustainability.

- i) New development shall be designed to prioritize active transportation access and circulation over automobiles, through the orientation of primary building entrances, location of supportive amenities and other building design elements.
- ii) Development is encouraged to reduce impacts on the environment through achieving green building best practices such as LEED certification, net-zero or net-positive greenhouse gas emissions, and through efficient design and energy usage.
- iii) Building construction is encouraged to minimize the waste of materials, water and other limited resources.
- iv) Development should use durable materials that help to conserve energy by lowering maintenance and replacement costs. Development is encouraged to use locally harvested, recovered, manufactured or extracted building materials.
- v) Green roofs or cool roofs should be installed on all new mid-rise and high-rise developments, including surface materials with high solar and thermal reflectivity to help reduce the impact of buildings on the climate. Integrated rooftop areas featuring green roof elements and outdoor amenity space is encouraged.





- vi) The use of alternative green energy sources such as district energy and solar is encouraged where available.
- vii) Short-term bicycle parking shall be provided and should be located in a highly visible and publicly accessible location.
- viii) Secure and covered bicycle parking should be included in all new mid-rise and high-rise buildings. The provision of shower and change facilities for tenants and patrons of non-residential uses are encouraged.
- ix) Electric vehicle charging stations should be included in all new mid-rise and high-rise buildings. The provision of car share facilities are encouraged.
- x) Dedicated areas should be provided within buildings for the collection and storage of recycling and organic waste that is equally as convenient as the garbage facility.
- xi) Low Impact Development stormwater controls should be implemented and innovative approaches to stormwater management are encouraged.
- xii) The use of bird strike mitigation measures and dark sky compliance as described in London's Bird Friendly City guidelines are encouraged for any new building.



# 4.0 Our Tools

## 4.1 Implementation of the Plan

The Victoria Park Secondary Plan shall be implemented through the following implementation mechanisms:

- i) This Secondary Plan shall be implemented according to the provisions of the *Planning Act*, the *Provincial Policy Statement*, other applicable Provincial legislation, and the provisions of the City of London Official Plan, *The London Plan*.
- ii) All municipal works and all planning and development applications shall conform with the policies of this Plan.

## 4.2 Interpretation

The following policies are intended to provide guidance in the interpretation and understanding of the policies, objectives, principles and schedules of this Secondary Plan.

The policies and principles contained in the *Victoria Park Secondary Plan* are intended to implement this Secondary Plan, as described in Section 1. It is intended that the interpretation of these policies should allow for a limited degree of flexibility according to the following provisions:

- iii) The boundaries between height areas shown on Schedule 4 are not intended to be rigid, except where they coincide with physical features such as public streets. The exact determination of boundaries that do not coincide with physical features will be the responsibility of Council.

Council may permit minor departures from such boundaries if it is of the opinion that the general intent of this Secondary Plan is maintained and that the departure is advisable and reasonable. Where boundaries between height areas coincide with physical features, any major departure from the boundary will require an Official Plan amendment to this plan.

- iv) Minor variations from numerical requirements in this Secondary Plan may be permitted by Council without an amendment to the Official Plan, provided that the general intent and objectives of this Secondary Plan and Official Plan are maintained.
- v) Where lists or examples of permitted uses are provided in the policies related to specific land use designations, they are intended to indicate the possible range and types of uses to be considered. Specific uses which are not listed in this Secondary Plan, but which are considered by Council to be similar in nature to the listed uses and conform to the general intent and objectives of the policies, may be recognized as permitted uses in the Zoning By-law.

### 4.3 Official Plan

- i) Any amendments to the text or schedules of this Secondary Plan represents an Official Plan amendment. Furthermore, amendments to the schedules of this Plan may require amendments to the associated maps of the Official Plan.
- ii) Any applications to amend this Secondary Plan shall be subject to all of the applicable policies of this Secondary Plan, as well as all of the applicable policies of the City of London Official Plan.

### 4.4 Zoning By-law

- i) Any applications for amendments to the City of London Zoning By-law shall be subject to the policies of this Secondary Plan and applicable policies of the City of London Official Plan.
- ii) Special provisions may be required as part of site-specific Zoning By-law amendments to ensure the implementation of the policies of this Secondary Plan and of the City of London Official Plan.
- iii) The evaluation of applications to amend the Zoning By-law shall be subject to the Evaluation Criteria for Planning and Development Applications as described in the Our Tools section of The City of London Official Plan.
- iv) The Zoning By-law will provide more detail on individual permitted uses and heights which may not include the full range identified in this Secondary Plan.

### 4.5 Site Plan Approval

- i) Any applications for Site Plan approval shall be subject to the policies of this Secondary Plan and applicable policies of the City of London Official Plan.
- ii) Public Site Plan review will be required for all new development in the *Victoria Park Secondary Plan* boundary.

### 4.6 Guideline Documents

- i) Guideline documents may be adopted by Council to provide greater detail and guidance for development and the public realm elements of the Secondary Plan.

## 4.7 Required Studies

This Secondary Plan identifies the following studies, plans, reports and assessments that may be required to be completed to the satisfaction of the City of London and any agency having jurisdiction, prior to the City considering a development application to be complete and prior to the approval of development applications within parts of, or the entire, Secondary Plan area. The City shall determine on an application by application basis the need for supporting studies, plans and assessments, and when in the approvals process they may be required:

- ii) Archaeological Assessment
- iii) Cultural Heritage Evaluation Report
- i) Heritage Impact Assessment
- ii) 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*):
  - a) Information about how view corridors for pedestrians will be maintained and/or added in response to Section 3.2
  - b) Information about how new connections will be added and/or enhanced in response to Section 3.3
  - c) Information on the provision and size of indoor and/or outdoor common amenity space
  - d) A statement on housing mix and affordability in response to Section 3.10
  - e) A statement on sustainable development in response to Section 3.11
- iii) Noise Study in response to policies in Section 3.9, and demonstrating mitigative measures
- iv) Parking Study

- v) Servicing Study and sanitary design brief to ensure adequate servicing. Holding provisions may be required to ensure necessary servicing is in place prior to development
- vi) Shadow Study in response to Section 3.8 and demonstrating mitigative measures.
- vii) Traffic Impact Assessment
- viii) Tree Inventory, Preservation, Protection and Edge Management Plans for private and public trees
- ix) Urban Design Brief that includes the following in addition to the standard requirements: section drawings, 3D massing model, elevations, landscape plans and floor plans
- x) Wind Impact Assessment in response to Section 3.8 and 3.9, and demonstrating mitigative measures for impacts on the sidewalk and park environment, and impacts to trees

Additional studies beyond those described above may be required by the City for individual sites and will be identified at the time of pre-application consultation.

Any study that requires a peer review shall be carried out at no cost to the City and subject to approval by the City or any other authority having jurisdiction.



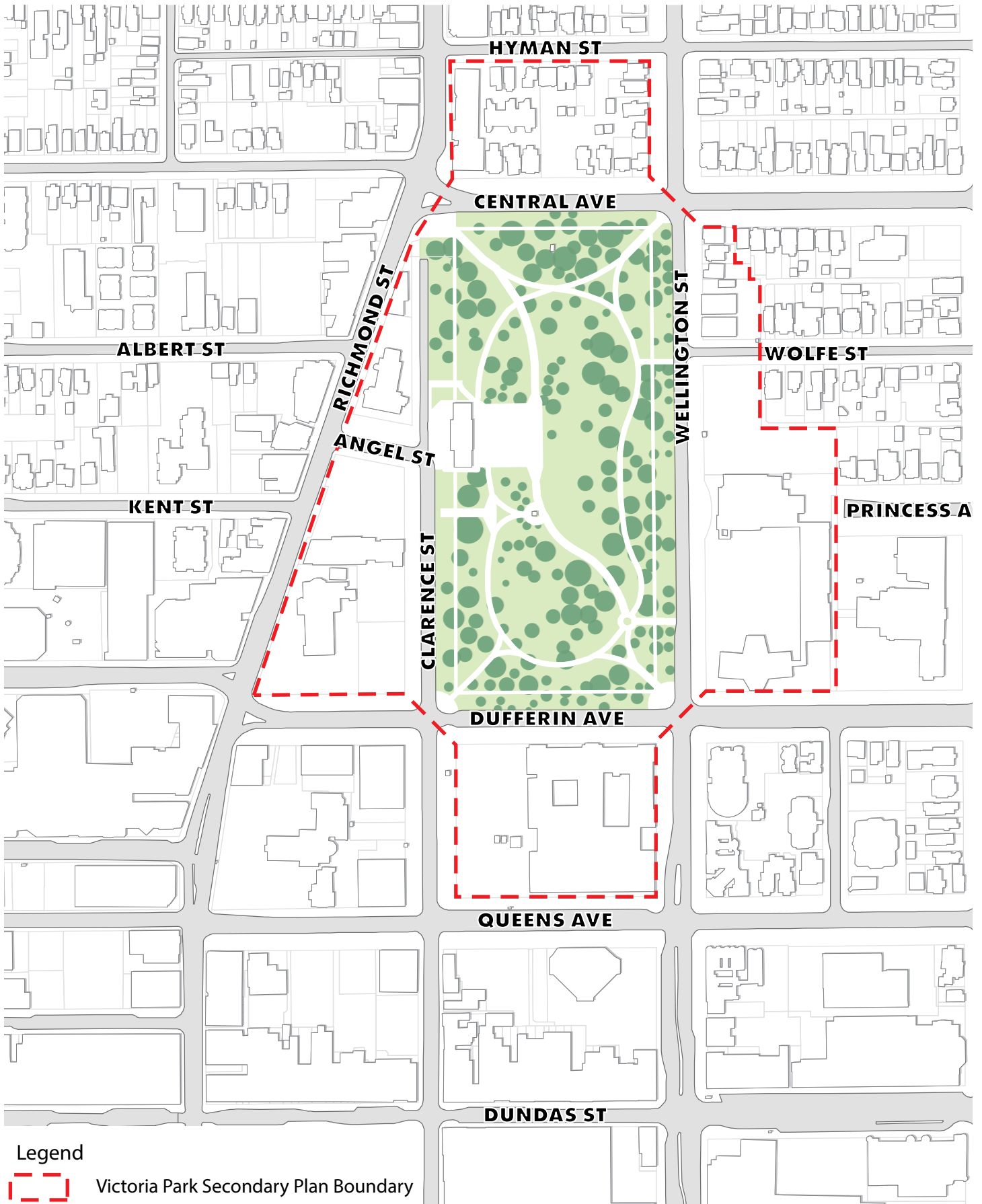
LONDON LIFE  
INSURANCE COMPANY



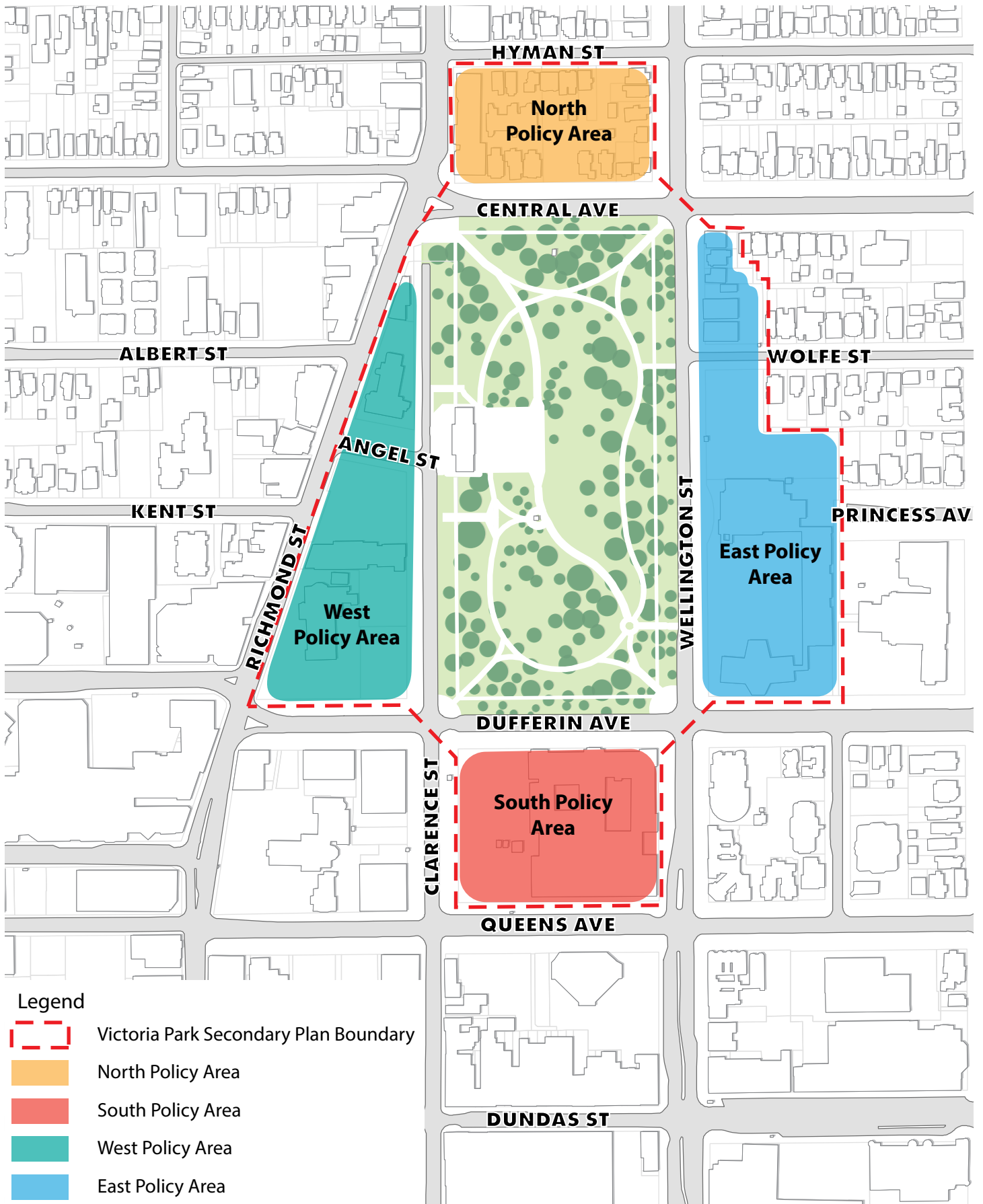


## 5.0 Schedules

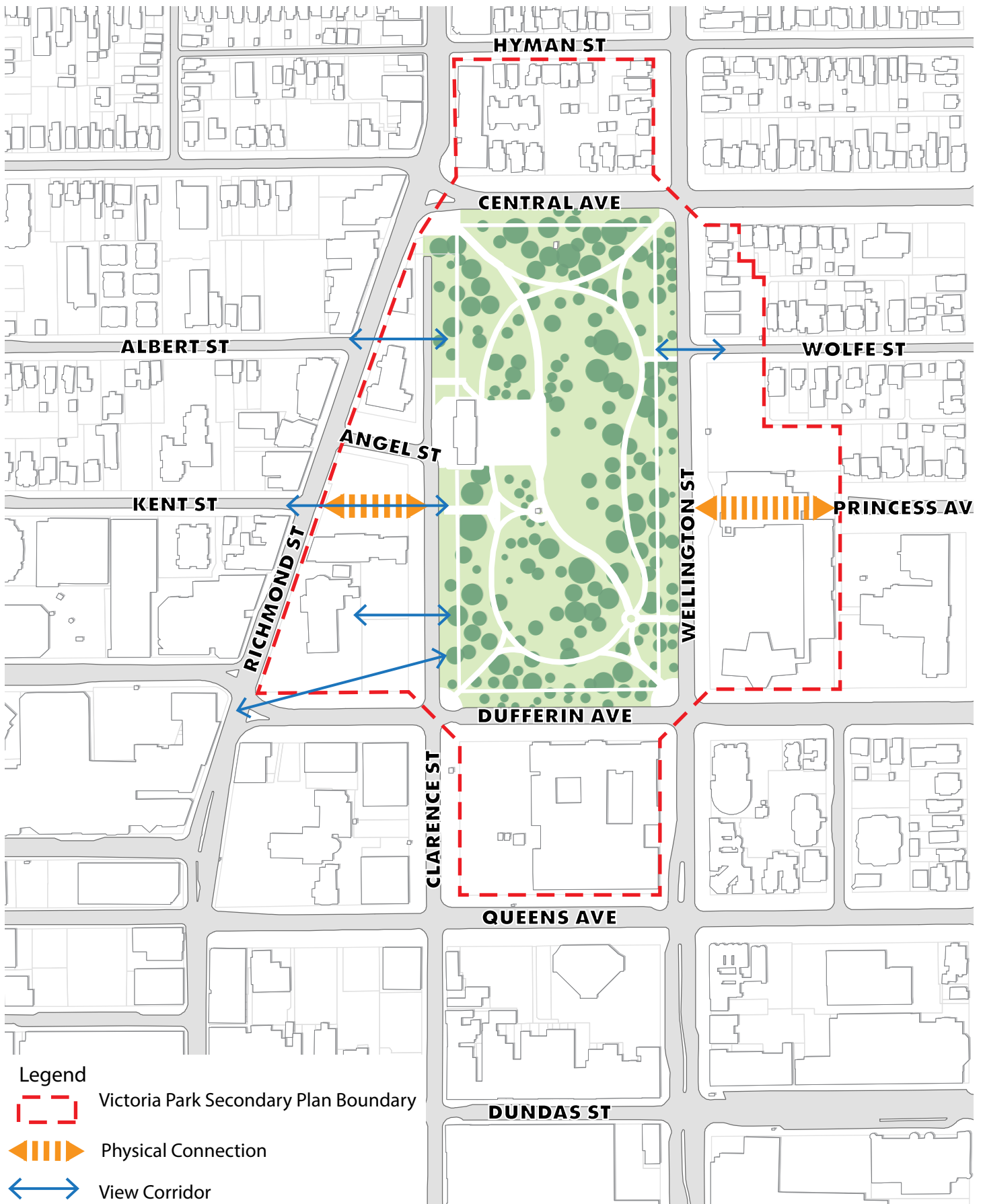
# Schedule 1: Secondary Plan Area






## Schedule 2: Policy Areas



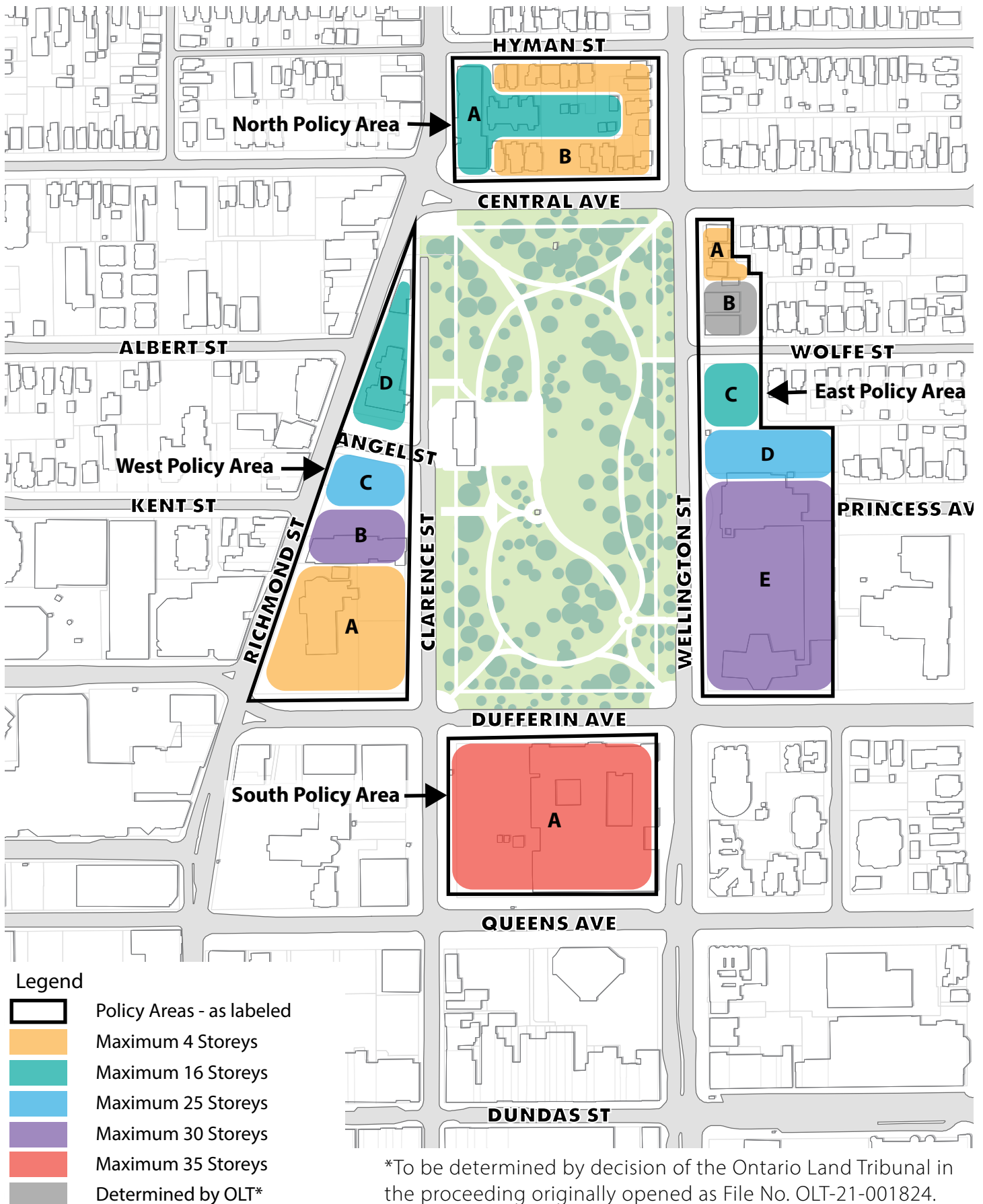
## Schedule 3: View Corridors and Connections



### Legend

-  Victoria Park Secondary Plan Boundary
-  Physical Connection
-  View Corridor

## Schedule 4: Permitted Heights



\*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.

## Schedule 5: Table 1: Permitted Heights

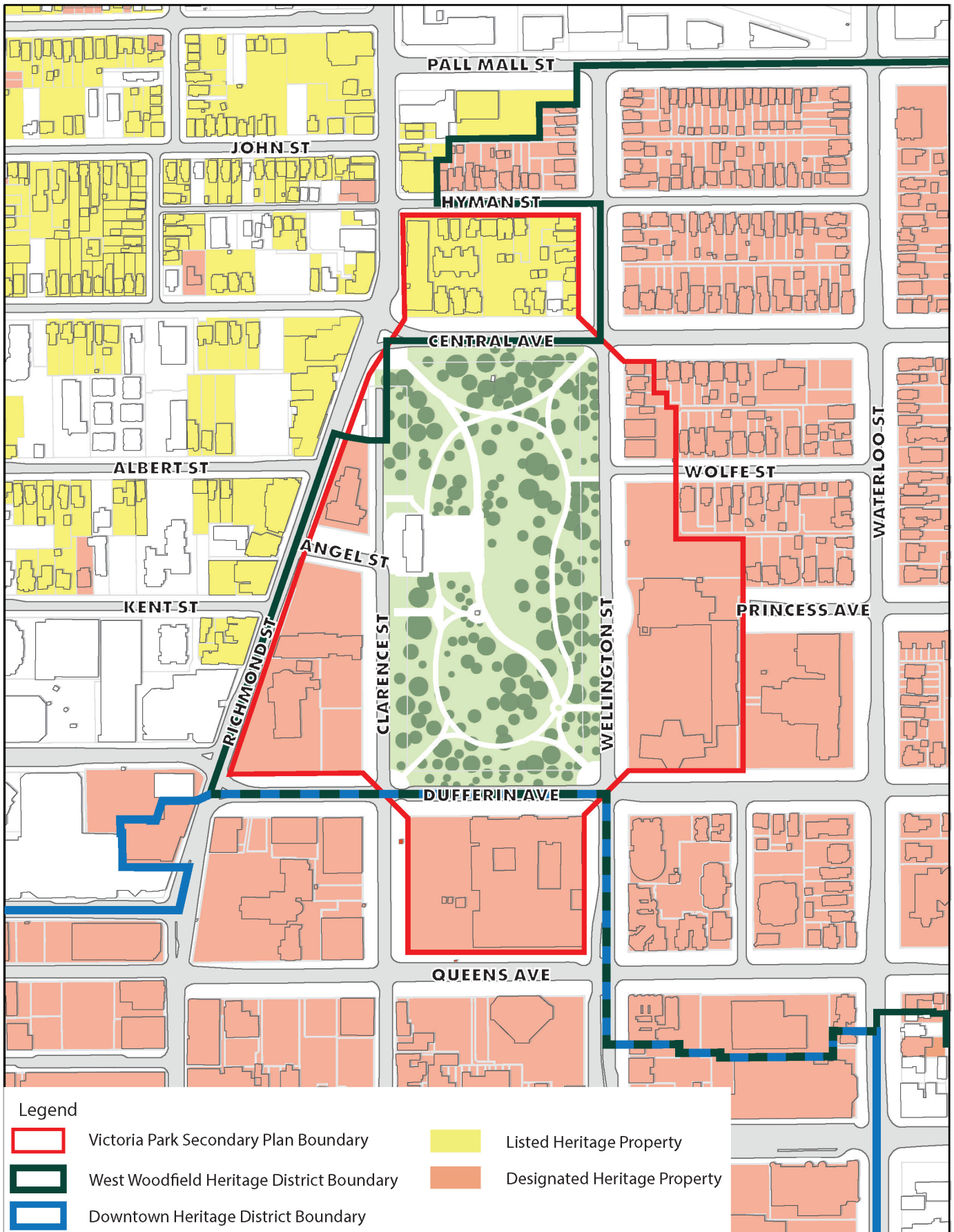
North Policy Area		
Part A	2 storeys	16 storeys
Part B	2 storeys	4 storeys
East Policy Area		
Part A	2 storeys	4 storeys
Part B	2 storeys	determined by Ontario Land Tribunal*
Part C	2 storeys	16 storeys
Part D	2 storeys	25 storeys
Part E	2 storeys	30 storeys
South Policy Area		
Part A	3 storeys	35 storeys
West Policy Area		
Part A	2 storeys (or 8 metres)	4 storeys
Part B	2 storeys (or 8 metres)	30 storeys
Part C	2 storeys (or 8 metres)	25 storeys
Part D	2 storeys (or 8 metres)	16 storeys

\*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.



## 6.0 Appendices

# Appendix A: Cultural Heritage





# 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 19<sup>th</sup> 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 331 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”.



Planning and Development  
May 2022

