Victoria Park Precinct Plan

Community Consultation Meeting

October 1st 2018
Overview of Today’s Meeting

Introduction

Existing Policy Context

Key Considerations

Q & A

Closing and Next Steps
Victoria Park Precinct Plan Objectives

• Review existing context and policies for the lands surrounding Victoria Park

• Consider the relationship between Victoria Park and the surrounding context

• Provide a cohesive framework for guiding and evaluating future development
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Study Area

Victoria Park and environs
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Policy Areas

Several overlapping policy areas around Victoria Park

- Heritage Conservation Districts
- Downtown Design Guidelines
- Our Move Forward: London's Downtown Plan
- The London Plan
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Zoning

- Open Space (OS)
- Downtown Area (DA)
- Business District Commercial (BDC)
- Office (OF)
- Office Residential (OR)
- Residential (R)
- Community / Neighborhood Facility (CF / NF)
Heights around Victoria Park are higher in the south and lower in the north.

- **90m (~30 storeys)**
- **68m (~22 storeys)**
- **20-40m (~7 – 13 storeys)**
- **10-15m (~3 – 5 storeys)**
Height Limit in Current Zoning expressed in 3D mass
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London Plan

Place Types

- Green Space
- Downtown
- Rapid Transit Corridor
- Neighborhoods
- High Density Residential Overlay
  (from 1989 Official Plan)
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The London Plan:
Corridors that may allow for intensification

There is the potential that higher heights may be permitted along corridors and place types

- Planned BRT Stop
- Rapid Transit Corridor
- Parcels with higher heights permitted in London Plan than Zoning

Downtown Place Type
range of permitted: 3-20st; bonus up to 35st

Rapid Transit Corridor Place Type
range of permitted: 2-12st; bonus up to 16st

Neighbourhood Place Type
Along Civic Boulevard
range of permitted: 2-4st, bonus up to 6st

Along Neighbourhood Connector
range of permitted: 1-2.5st, bonus up to 4st in Central London

*unlikely for certain properties to accommodate intensification due to various factors, e.g. heritage
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Heritage Conservation Districts

- Demolition of Heritage Buildings discouraged
- Detailed Form controls
- Limits on replacement heights

West Woodfield HCD

Downtown HCD
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London’s Downtown Plan
City of Opportunities

- Under-utilised Sites
- Opportunity Sites
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Development Proposals

515 Richmond St
32st, 101m tall
(Approved)

560/562 Wellington St
22st tall
(Under Review)
Questions:

How do we want the Victoria Park context to evolve?

What are some of the key opportunities and considerations?
Draft Key Opportunities and Considerations
1. Response to Transit
2. Clarence St interface with Victoria Park
3. What are appropriate Height Transitions?

*Heights shown reflect current height ranges in the London Plan*
4. Shadow Impacts – Spring Equinox

10am

12nn

2pm

4pm
4. Shadow Impacts – Fall Equinox
5. Enhance key views to the Park
6. Rethink Richmond St / Victoria Park relationship
7. Continue to enhance Victoria Park gateways
Draft Key Opportunities and Considerations

1. Response to Transit
2. Clarence St interface with Victoria Park
3. Appropriate Height Transitions
4. Shadow Impacts
5. Enhance Key Views to the park
6. Rethink Richmond St / Victoria Park relationship
7. Continue to enhance Victoria Park gateways
Questions + Break Out session
1. Relationship between Victoria Park and the surrounding context (15 minutes)

• What improvements can be made to Clarence Street frontage of Victoria Park? What are some of the challenges faced today?

• How can Victoria Park better relate to Richmond Street?

• Are there any views of the park or areas around the park that should be preserved or enhanced?

• What opportunities exist to enhance the gateways to Victoria Park? Are there any other potential gateways that could be formalized?
2. **Response to Planned Rapid Transit (10 minutes)**

- Clarance Street has been identified as a Rapid Transit Corridor. How do you think the area around Victoria Park could be enhanced to respond to the introduction of Rapid Transit?
3. **Response to Intensification (15 minutes)**

- How can the area around Victoria Park be planned to best accommodate intensification?
- How can **heights transition** best protect the residential character of areas around the park?
- Are there any areas that should be **protected from shadow**? Are you concerned about increased shadow on Victoria Park?
4. **Are there any other key opportunities and considerations that you believe should be considered in this review? (5 minutes)**