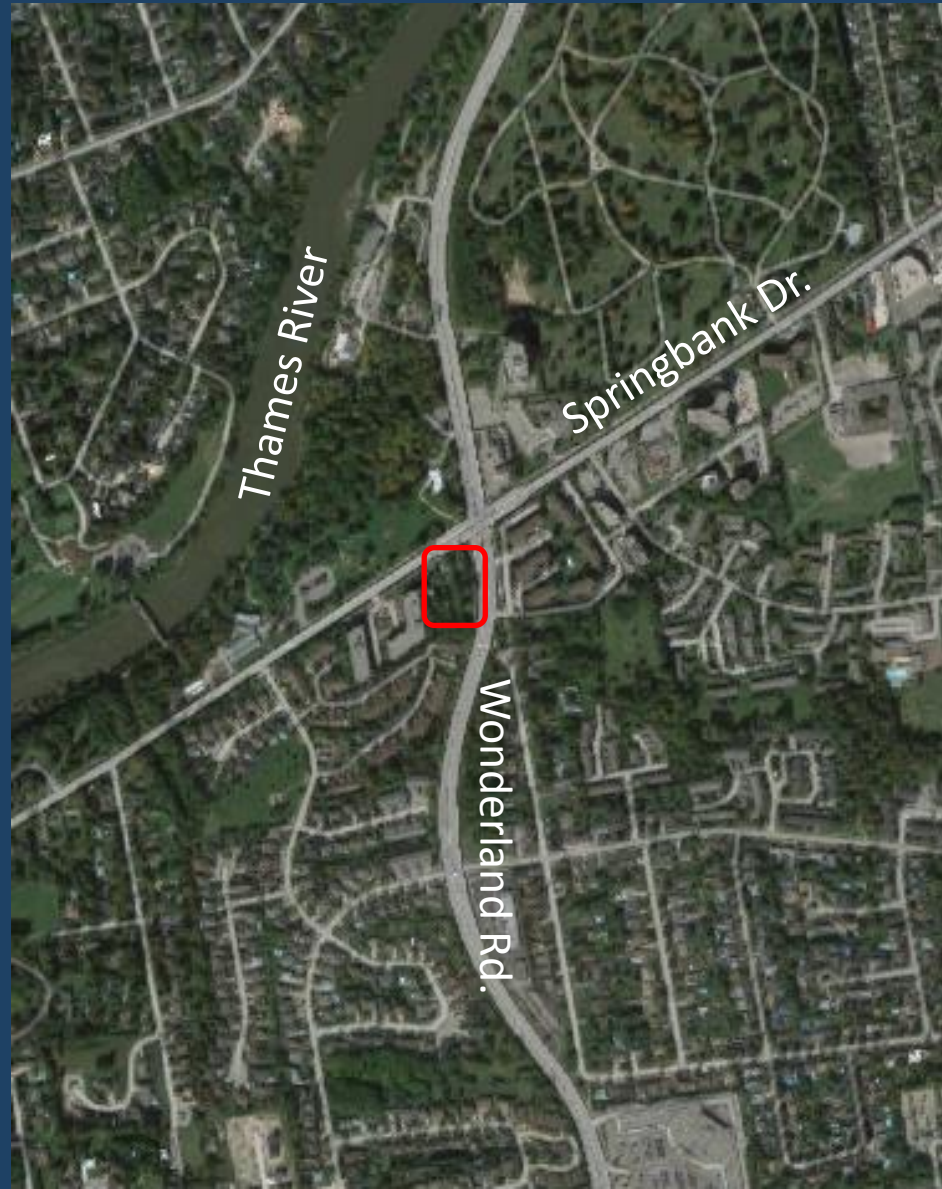




Proposed Residential Development
598-608 Springbank Drive, London

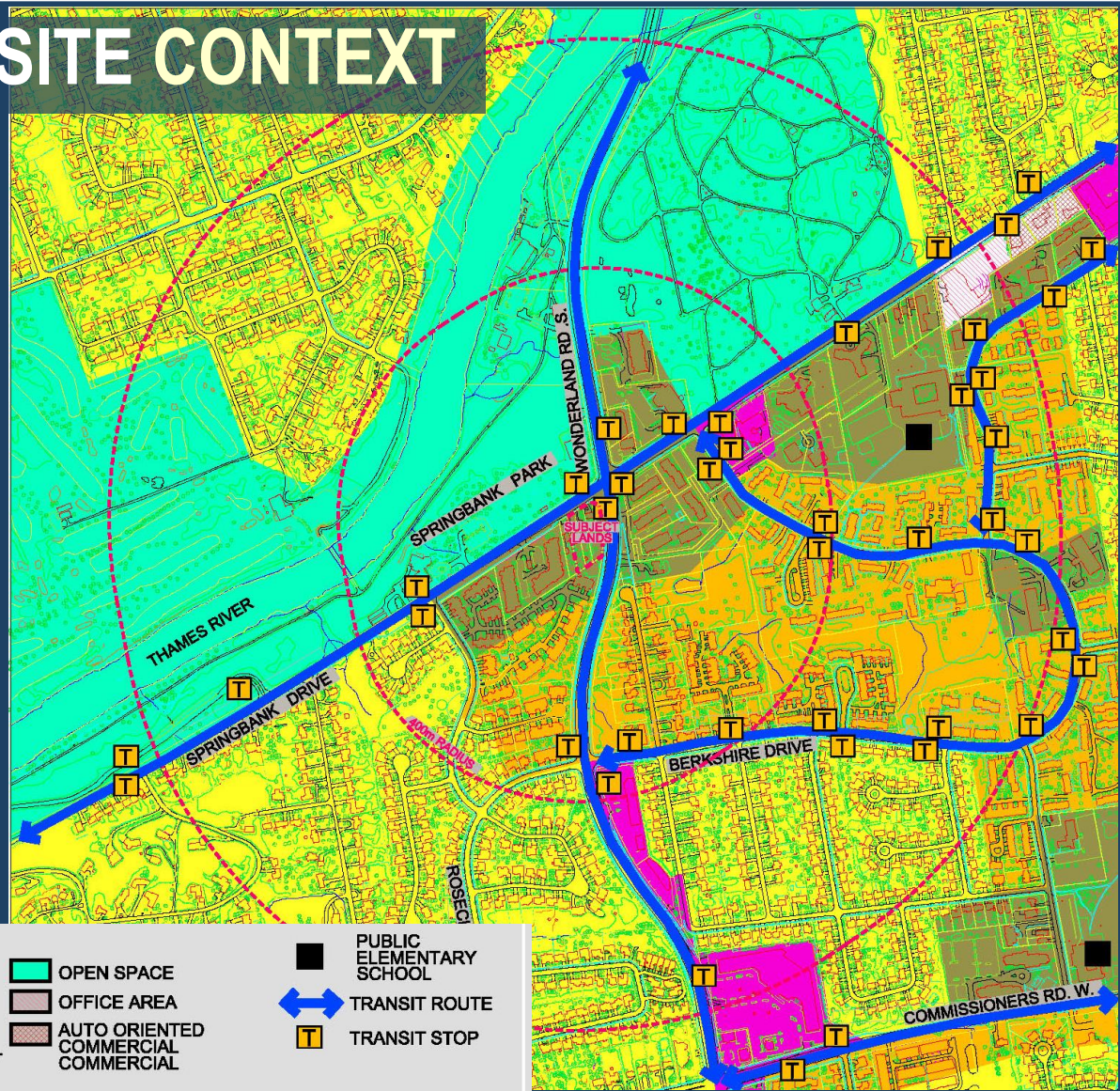


SITE LOCATION





GENERAL SITE CONTEXT



LEGEND			
	COMMUNITY COMMERCIAL CORE		PUBLIC ELEMENTARY SCHOOL
	MULTI FAMILY - HIGH DENSITY RESIDENTIAL		TRANSIT ROUTE
	MULTI FAMILY - MEDIUM DENSITY RESIDENTIAL		TRANSIT STOP
	LOW DENSITY RESIDENTIAL		OPEN SPACE
	OFFICE AREA		AUTO ORIENTED COMMERCIAL COMMERCIAL



ORIGINAL DESIGN CONCEPT





RESIDENT CONCERNS WITH ORIGINAL CONCEPT...

- Building height and density;
- Building character and aesthetics;
- Insufficient building setbacks from street frontages and existing residences; and
- Traffic concerns – including volume, safety and cut through traffic in nearby neighbourhoods.
- Remnant parcel at 614 Springbank Drive.



RELATED WORK

- ABA prepared conceptual site plans to illustrate potential redevelopment on the adjacent site;
- AGM Consulting conducted preliminary servicing assessments of the revised plan to indicate sufficient infrastructure exists or is planned;
- Paradigm Transportation Solutions concluded that the new proposal would result in a reduction of vehicle trips to and from the site;
- Middlesex Condo Corporations #242 and #294 reviewed and by way of a 'Letter of Understanding' expressed agreement to the proposed height and site layout (subject to certain conditions); and
- ABA updated the viewshed studies.



DESIGN CHANGES...

- Building height reduced from 18 storeys to 13 storeys.
- Dwelling units reduced from 143 to 101.
- Townhouse units removed.
- Number of at-grade parking spaces reduced. Outdoor amenity and green space increased. 57% of the site is devoted to common open space.
- Enhanced design and landscaping, including hardscaping along Springbank and Wonderland and a landscape buffer along the Southern lot line.
- A future access point to the adjacent site to the West.



PROPOSED DESIGN CONCEPT

Wonderland Road South Perspective





PLANNING MERITS

- Project site is suitable for intensification. It is in close proximity to transit, shopping and parks.
- The height of the building has been reduced by 5 storeys and is appropriate for the surrounding area.
- Addresses the prominent location and unique site characteristics.
- Supports a higher density housing choice in the Westmount neighbourhood.
- Consistent with Provincial Policy Statement (PPS) and the City's Official Plan.
- Implements policies for High Density Residential sites.



THANK YOU