Proposed Residential Development
598-608 Springbank Drive, London
GENERAL SITE CONTEXT

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

- THAMES RIVER
- WONDERLAND RD. S.
- SPRINGBANK PARK
- SPRINGBANK DRIVE
- BERKSHIRE DRIVE
- COMMISSIONERS RD. W.
PLANNING FRAMEWORK

LEGEND
- COMMUNITY COMMERCIAL CORE
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- OPEN SPACE

ZONING LEGEND
- ZONE LIMIT
- HEIGHT ZONE PROVISIONS
- HOLDING ZONE PROVISIONS
- DENSITY ZONE PROVISIONS
- RESIDENTIAL R1 ZONE
- RESIDENTIAL R5 ZONE
- RESIDENTIAL R7 ZONE
- RESIDENTIAL R9 ZONE
- NEIGHBOURHOOD SHOPPING AREA
- NEIGHBOURHOOD FACILITY ZONE
- RESTRICTED OFFICE ZONE
- OPEN SPACE ZONE
PLANNING AND ENVIRONMENT COMMITTEE

October 5, 2015

ORIGINAL CONCEPTUAL SITE PLAN
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.