

# REPURPOSING SPRINGBANK DAM

## Part II

8 March 2016

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The proposal envisions the development of a boardwalk on the north shore of the river that leads up to an access point on Riverside Drive, which could feed into a future on-road bike lane or boulevard path as proposed in the draft Cycling Master Plan.<sup>1</sup>



Figure 1 A pedestrian bridge that utilizes natural materials. Source: Nature Bridges  
[http://www.naturebridges.com/gallery\\_new/golf\\_cart.php#prettyPhoto](http://www.naturebridges.com/gallery_new/golf_cart.php#prettyPhoto)

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<sup>1</sup> London ON Bikes - PIC #2 Display Boards – September 2015. Page 7. Available at:  
<http://londonbikes.ca/sites/london.engagingplans.org/files/user/documents/London%20ON%20Bikes%20-%20PIC%20%232%20Display%20Boards%20-%20September%202015.pdf>

**CONFIDENTIAL – NOT FOR PUBLIC RELEASE – PROPERTY MATTER**

From the northern terminus of the bridge deck would begin an elevated pathway or “bridge” (**red**) spanning westward approximately 230 meters towards the property at 1266 Riverside Drive (Drewlo Holdings Inc). At some point, the elevated pathway would transition into a pathway on grade (**white**).<sup>2</sup>



Figure 2 Sketch of possible pathway on north shore of the river. Source: Author's own design.

<sup>2</sup> Any and all works along the north shore of the river must at a minimum not hinder slope stability, and at a maximum, improve slope stability.

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A large parcel of land on the north shore of the river is under the ownership of **Drewlo Holdings Inc.** at 1266 Riverside Drive. **“The Cedars” designated heritage building** is also on this private riverfront property, sitting empty and unused.

An opportunity may exist for the City to acquire a portion of the parcel of land at 1266 Riverside Drive in order to realize the continuous boardwalk on the north shore and possibly restore **“The Cedars”** heritage home into a space with public uses permitted under the **OS4 (Open Space 4) Zone** variation. Some uses could include the creation of a museum, an environmental learning centre, a local café, a performance space, etc., or a *combination* of these uses.

If not preserved and restored soon, **“The Cedars”** heritage structure will deteriorate and be lost over time.



Figure 3 The Cedars. Source: TikiTrex. 'Urban Exploration: Beautifully Eerie Abandoned Estate (The Cedars)' <https://www.youtube.com/watch?v=3n5ecoVc-yY>