## CONFIDENTIAL – NOT FOR PUBLIC RELEASE – PROPERTY MATTER

## REPURPOSING SPRINGBANK DAM

Part II 8 March 2016

SUBMITTED BY: COUNCILLOR BILL ARMSTRONG

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 <a href="http://www.naturebridges.com/gallery">http://www.naturebridges.com/gallery</a> <a href="new/golf">new/golf</a> <a href="cart.php#prettyPhoto">cart.php#prettyPhoto</a>

<sup>&</sup>lt;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

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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>

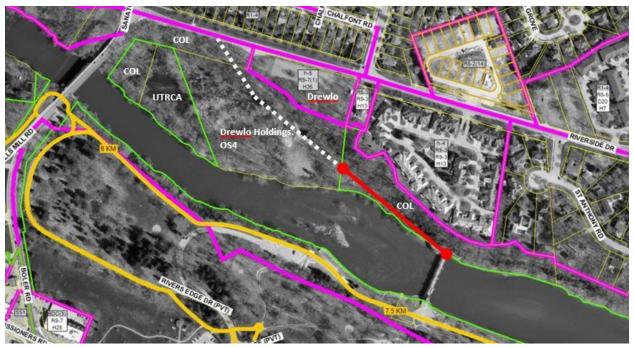


Figure 2 Sketch of possible pathway on north shore of the river. Source: Author's own design.

<sup>&</sup>lt;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)' <a href="https://www.youtube.com/watch?v=3n5ecoVc-vY">https://www.youtube.com/watch?v=3n5ecoVc-vY</a>