598, 600, 604 & 608 SPRINGBANK DRIVE
PUBLIC SITE PLAN MEETING
AUGUST 28, 2017

Pol Associates Inc.
Requested Action

1. That the 2017 site plan be refused because the development is not consistent with the site plan, renderings, elevation and section drawings and section drawings Appendix B to the October 5, 2015 Planning Staff report.

2. Add large caliper deciduous and coniferous trees in the boulevard along Springbank Drive abutting the property at maximum 12 m centres;

3. Add large caliper deciduous and coniferous trees along the entire southerly property setback 12 m;

4. Initiate a traffic calming study for Quenilla Drive\Rosecliffe Terrace;

5. Initiate a Cultural Heritage Landscape Plan for private and public lands along Springbank Drive from Wonderland Road to Commissioners Road.
2015 NORTH ELEVATION 2017 from Springbank Drive
<table>
<thead>
<tr>
<th>ANALYSIS</th>
<th>2015</th>
<th>2017</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>5404 m²</td>
<td>5404 m²</td>
<td></td>
</tr>
<tr>
<td>Building Coverage</td>
<td>966.3 m²</td>
<td>1092.1 m²</td>
<td>+ 13.0% (+126 m²)</td>
</tr>
<tr>
<td>Below Grade Coverage</td>
<td>4108 m² (76%)</td>
<td>4108 m² (76%)</td>
<td>0.0%</td>
</tr>
<tr>
<td>Paved Area</td>
<td>1114 m²</td>
<td>1202 m²</td>
<td>+ 7.9% (+88 m²)</td>
</tr>
<tr>
<td>Landscaped Area</td>
<td>3304 m²</td>
<td>3109 m²</td>
<td>- 5.9% (-195 m²)</td>
</tr>
</tbody>
</table>
Requested Action:

- That the 2017 site plan be refused because the development is not consistent with the site plan, renderings, elevation and section drawings and section drawings Appendix B to the October 5, 2015 Planning Staff report.
Building lighting:

- Reduce the night lighting from upper storeys by reducing the transparency of windows from public areas
Landscaping Photos prior to tree removal
Photos after tree removal
View looking west
West Property Limit
Landscape Plan – future trees
Requested action:

- Amend the landscape plan by adding large caliper deciduous and coniferous trees in the boulevard along Springbank Drive abutting the property at maximum 12 m centres;

- Amend the landscape plan by adding large caliper deciduous and coniferous trees along the entire southerly property setback 12 m;
Traffic Calming

Right in; Right out
Left in; Left out
Right in; Right out
Neighbourhood Streets
Requested Action

- The City of London initiate a traffic calming study for Quenilla Drive\Rosecliffe Terrace;
Cultural Heritage Landscape

- Thames Valley (e.v. Buchanan) Golf Course
- Civic Garden Centre Complex
- Springbank Park
- Reservoir Park

Map showing locations of parks and other points of interest.
904 Springbank Drive
13.5 Cultural Heritage Landscape

- A specific geographic area of heritage significance composed of a number of heritage elements.
- Associated with historic events, activities, or people.
- Such a landscape is valued by Londoners and is of significance to the understanding of the history of a people or place.
- Springbank Park; Reservoir Park
- Civic Garden Centre Complex
- Storybook Gardens; Springbank Drive tree canopy
Protecting the Landscape
Requested Action

- The City of London initiate a Cultural Heritage Landscape Plan for private and public lands along Springbank Drive from Wonderland Road to Commissioners Road.
Requested Action

That the 2017 site plan be refused because the development is not consistent with the site plan, renderings, elevation and section drawings and section drawings Appendix B to the October 5, 2015 Planning Staff report, in accordance with the Council resolution.
Requested Action

- Amend the landscape plan by adding large caliper deciduous and coniferous trees in the boulevard along Springbank Drive abutting the property at maximum 12 m centres;
- Amend the landscape plan by adding large caliper deciduous and coniferous trees along the entire southerly property setback 12 m;
- Reduce the night lighting from upper storeys by reducing the transparency of windows from public areas

- The City of London initiate a traffic calming study for Quenilla Drive\Rosecliffe Terrace; and
- The City of London initiate a Cultural Heritage Landscape Plan for private and public lands along Springbank Drive from Wonderland Road to Commissioners Road.
Site Plan 2015

PROPOSED 13 STOREY TOWER
101 UNITS
RESIDENTIAL DEVELOPMENT
TOTAL GROSS FLOOR: 86,446 sq.m. (934,441 sq.f.)