

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

Pol Associates Inc.

# Requested Action

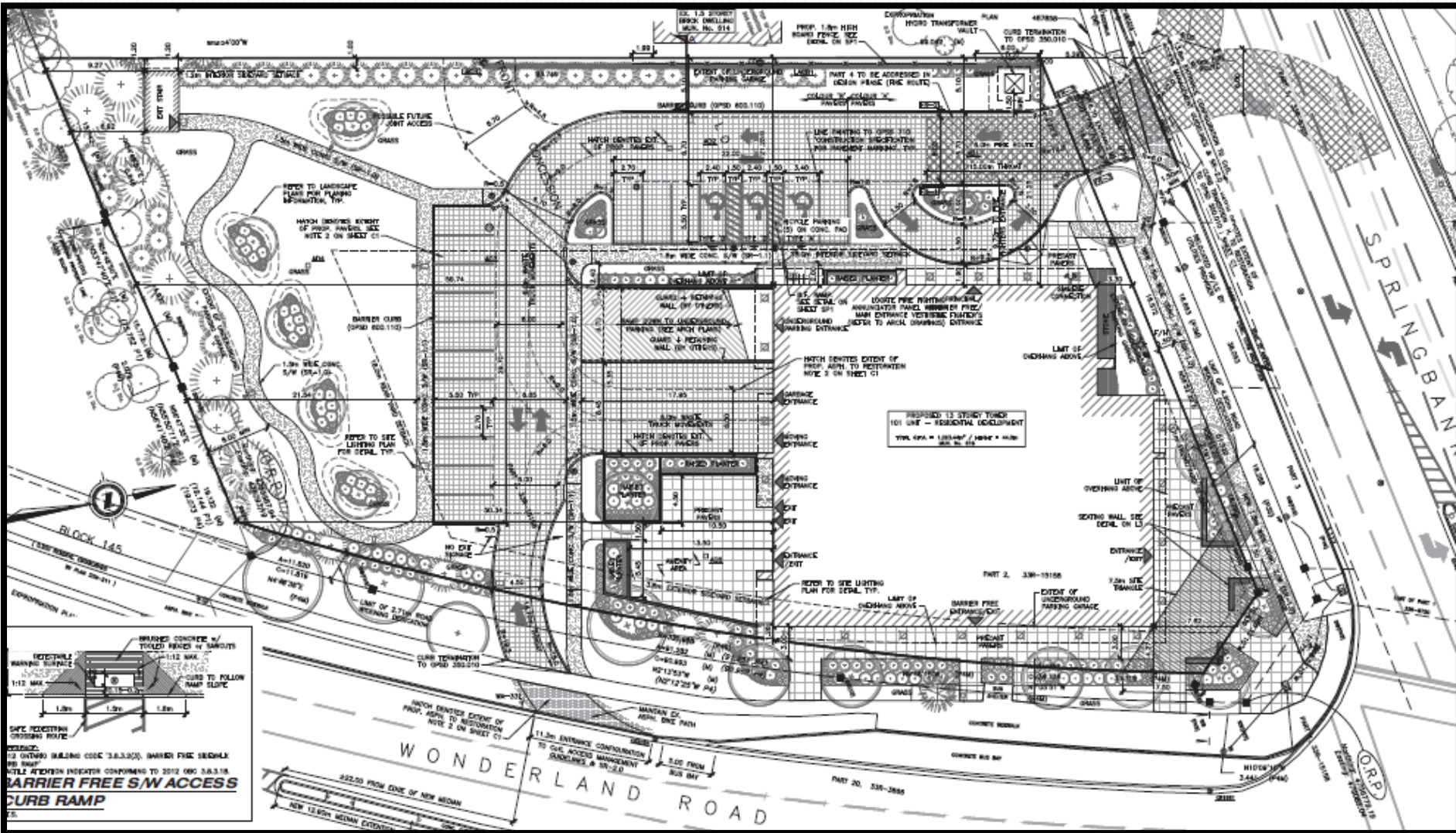
1. That the 2017 site plan be refused because the development is not consistent with the site plan, renderings, elevation and section drawings and section drawings Appendix B to the October 5, 2015 Planning Staff report.
2. Add large caliper deciduous and coniferous trees in the boulevard along Springbank 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.

# Site Plan 2015



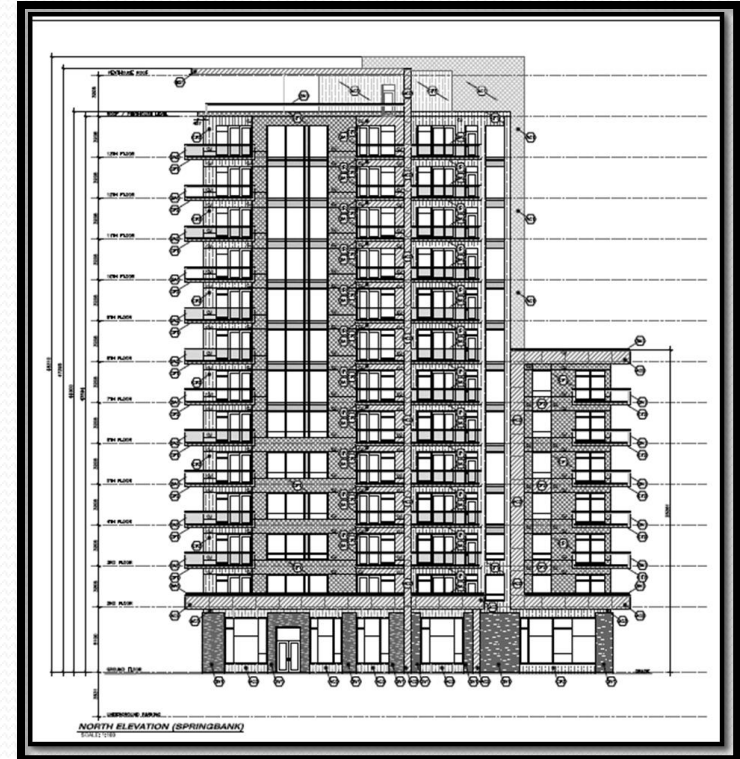
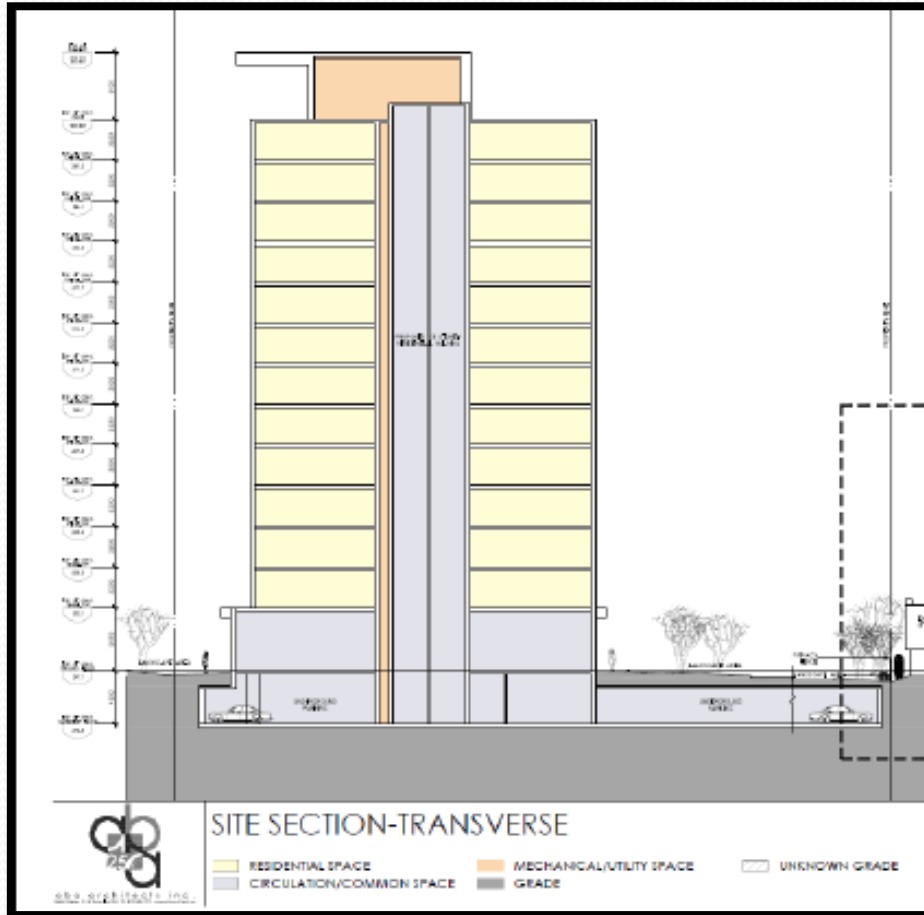


# Site Plan 2017



# 2015 NORTH ELEVATION 2017

## from Springbank Drive



<b>ANALYSIS</b>	<b>2015</b>	<b>2017</b>	<b>Change</b>
Lot Area	5404 m <sup>2</sup>	5404 m <sup>2</sup>	
Building Coverage	966.3 m <sup>2</sup>	1092.1 m <sup>2</sup>	+ 13.0% (+126 m <sup>2</sup> )
Below Grade Coverage	4108 m <sup>2</sup> (76%)	4108 m <sup>2</sup> (76%)	0.0%
Paved Area	1114 m <sup>2</sup>	1202 m <sup>2</sup>	+ 7.9% (+ 88 m <sup>2</sup> )
Landscaped Area	3304 m <sup>2</sup>	3109 m <sup>2</sup>	- 5.9% (- 195 m <sup>2</sup> )

# 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





# South Property Limit



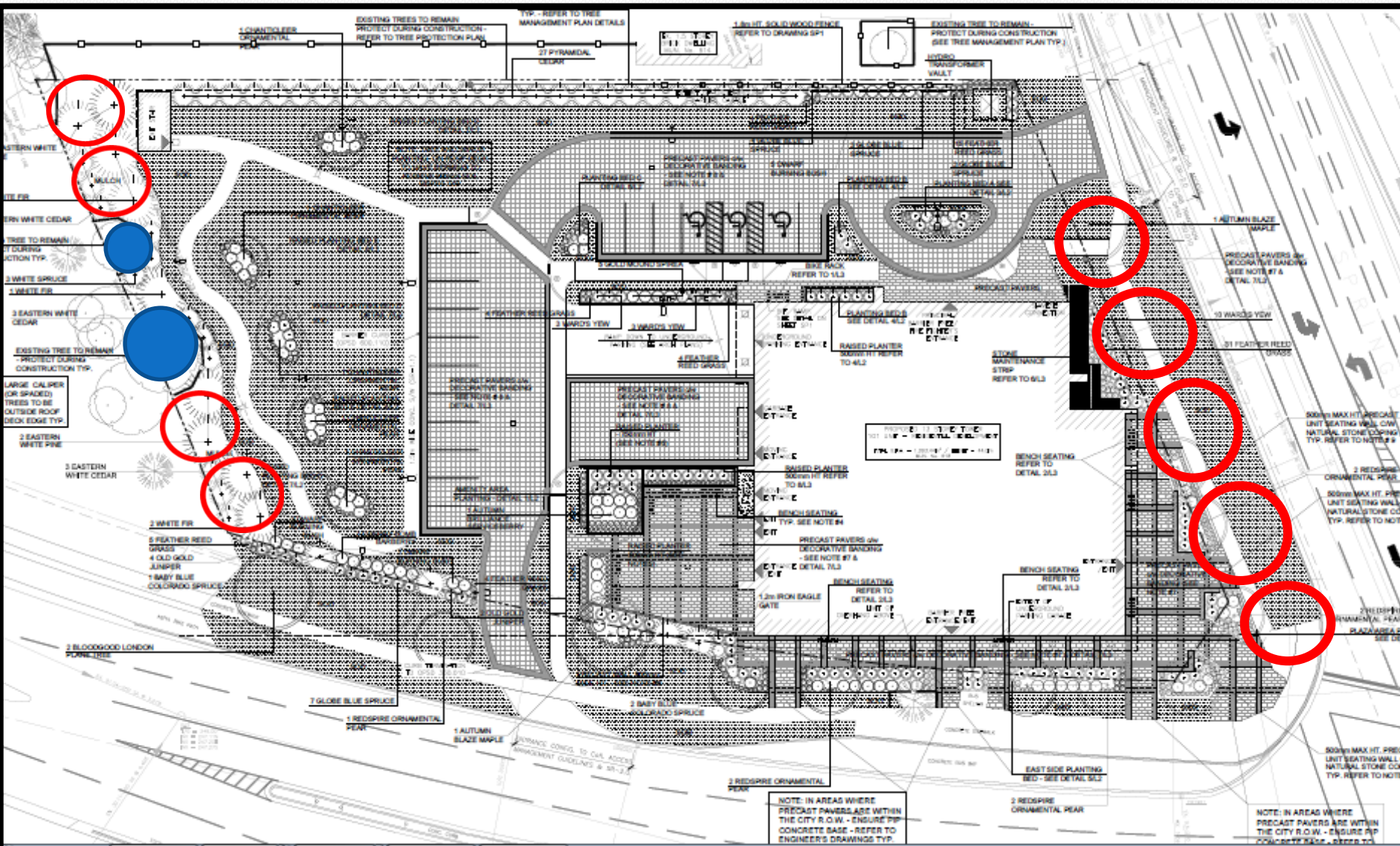


# West Property Limit





# Landscape Plan – future trees

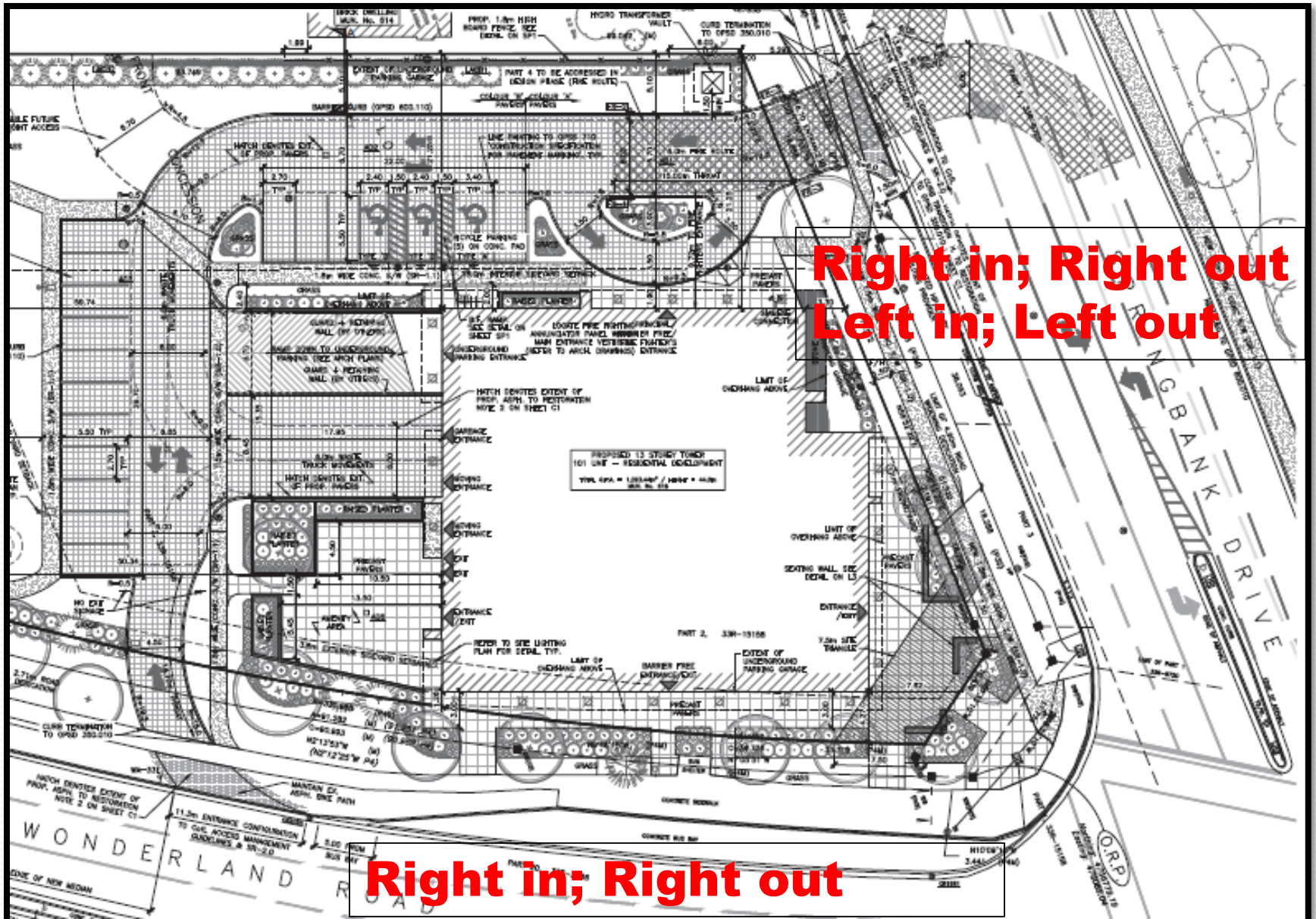




# Requested action:

- 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;

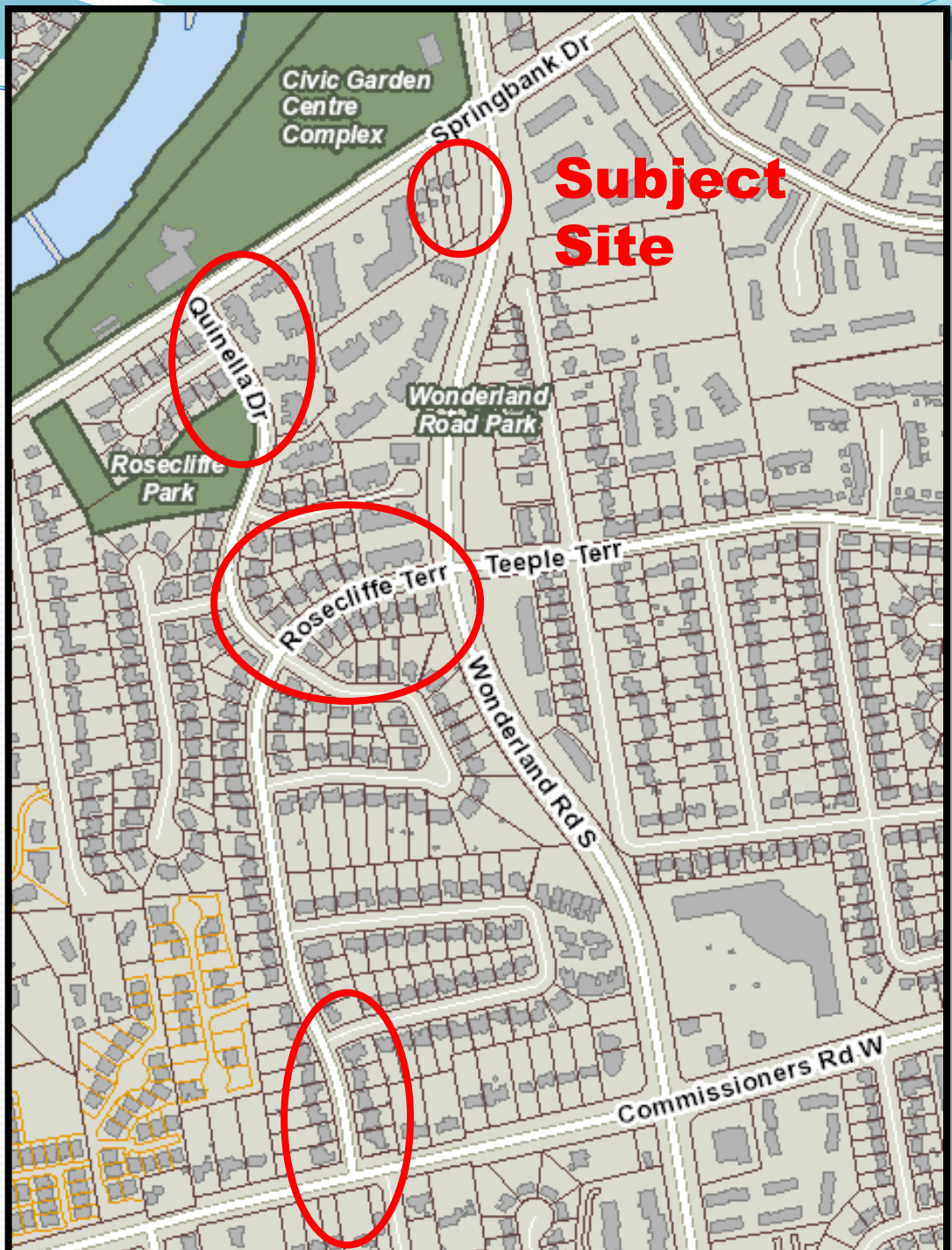
# Traffic Calming



**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



# 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

