

To whom it may concern,

As a homeowner in close proximity to 250-270 Springbank Drive, I have concerns regarding the proposed two tower residential development. I am concerned about the environmental implications of having two large buildings directly beside an Environmentally Significant Area (ESA) without obtaining LEED certification. Additionally, the proposed buildings do not meet the objectives of a multi-family, high density residential property, as outlined in chapter 3, section 4.1.2 of the Official Plan Consolidation of the City of London.

The Planning Justification Report submitted by Knutson Development Consultants Inc. December 2020 states, "no high-rise project has been required to meet a LEED certification in London." I think that special considerations should be made for a high-rise that will be directly beside an ESA. If a high-rise is to be built next to an ESA, a LEED certification should be a minimum requirement.

Chapter 3, section 4.1.2 of the Official Plan Consolidation of the City of London states that a multi-family, high density residential property should, "promote, in the design of multi-family, high density residential developments, sensitivity to the scale and character of adjacent land uses and to desirable natural features on, or in close proximity to, the site." The proposed development does not meet this requirement. No other building in the immediate area is close to the size of the proposed 15-storey buildings. It also does not compliment the character of adjacent land uses, which is comprised of single-family homes and a trailer park. Additionally, it is not compatible with desirable natural features in close proximity to the site (the Coves).

Given the points outlined above, my recommendations are to scale the development down from a high rise to a mid rise, and uphold the requirement for the development to be LEED certified. This will ensure that the development has less of an impact on the ESA that is in close proximity, and it will be more compatible with the scale and character of adjacent land uses.

Thank you for your time and consideration,  
Sarah Cordell