



Middlesex Condominium Corporation #435
122 Sherwood Forest Square
London, ON, N6G 5G8
email: mcc435@gmail.com

To: City of London, Planning & Environment Committee

Reference: File Number Z-8327, 164 Sherwood Forest Square

I am petitioning you today as the elected President of the Middlesex Condominium Corporation #435, representing all the unit owners of 122 Sherwood Forest Square. I have the support of all the owners, and have a petition with their signatures to present to the Planning and Environment Committee.

The board, who represent all the owners, are strongly opposed to the development of 164 Sherwood Forest Square. We believe that the proposed development does not fit within the current neighbourhood and will have a very negative impact on 122 Sherwood Forest Square. There are several reasons that we believe that this proposal should not be approved by this committee.

We have already heard from the traffic Department that they do not support the entrance to the proposed development being on Sherwood Forest Square. The recommended entrance should be from Fairfax Court. We agree with this completely. The increase of traffic on Sherwood Forest Square is very likely more than the road can accommodate. All of those who live at 122 Sherwood Forest Square, already have difficulty with traffic when entering and leaving our units. The additional traffic with this proposal, when combined with the current traffic using all the facilities on Sherwood Forest Square (Sir Frederick Banting SS, Medway Arena, Aquatic Centre, Canada Trust Plaza and the Mall) will make this a difficult and possibly dangerous situation. Our access is often difficult or dangerous in the morning and mid-afternoon, when the school buses are parked, parents are parked to drop off or pick up their children. This completely blocks our access and will certainly be an even larger problem with a development and access via 164 Sherwood Forest Square. The students from Sir Frederick Banting use Sherwood Forest Square as a pathway and do not regard this as a high traffic roadway. The access to the new development from the Fairfax Court side (north-west entrance) would have none of these issues. We do not support access from Sherwood Forest Square.

Another reason that we think this proposal should be denied is that the proposed density does not fit within our community. The land in question is essentially land locked and the access is from very restrictive roads. The request of the developer for 147 units on 1.96 Hectares does not fit within the existing density as the developer suggests. The requested density is twice the density of the surrounding community. There are no other developments in the immediate area exceeding 2 stories, even the Secondary school does not exceed 2 stories. The environmental impact of this higher density would be negative. There will be more traffic, more noise, more pollution, more snow removal and parking issues, no allowance for snow melt and storm run-off. We are asking that the density be reduced to 50 units/Hectare. This would allow for more green space and lower elevations, and less environmental impact.

The high density and proposed design will be creating a parking nightmare. The design has allowed 1 parking space per unit with only 29 extra spots for visitors and second vehicles. This will create a parking problem that could result in illegal parking on Sherwood Forest Square that will make a bad situation

worse. There might be those that would use our 4 visitor spots and walk to 164 Sherwood Forest Square. This increased amount of traffic, noise, pollution of vehicle exhaust, light pollution should not be allowed to occur in our back yards. . There will be about 40 parking spots directly behind the west side units of 122 Sherwood Forest Square. There should also be consideration given to emergency vehicle access along Sherwood Forest Square, or the proposed development. With the proposed density, the increase of traffic, the lack of sufficient parking, there will certainly be issues with emergency vehicle access that could result in loss of life.

In summary, we oppose the current proposal on the grounds that it does not meet community needs, has a density that will cause negative impact to the current community, does not adequately address traffic and parking concerns. The changes that we request and would therefore support, would be a lower density and entrance from Fairfax Court.

Thank you,
Brian Johnson
President, MCC #435