

--	--

File: Z-8334
Planner: B.Turcotte

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON 7 ANNADALE DRIVE PUBLIC PARTICIPATION MEETING ON OCTOBER 7, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London relating to the property located at 7 Annadale Drive:

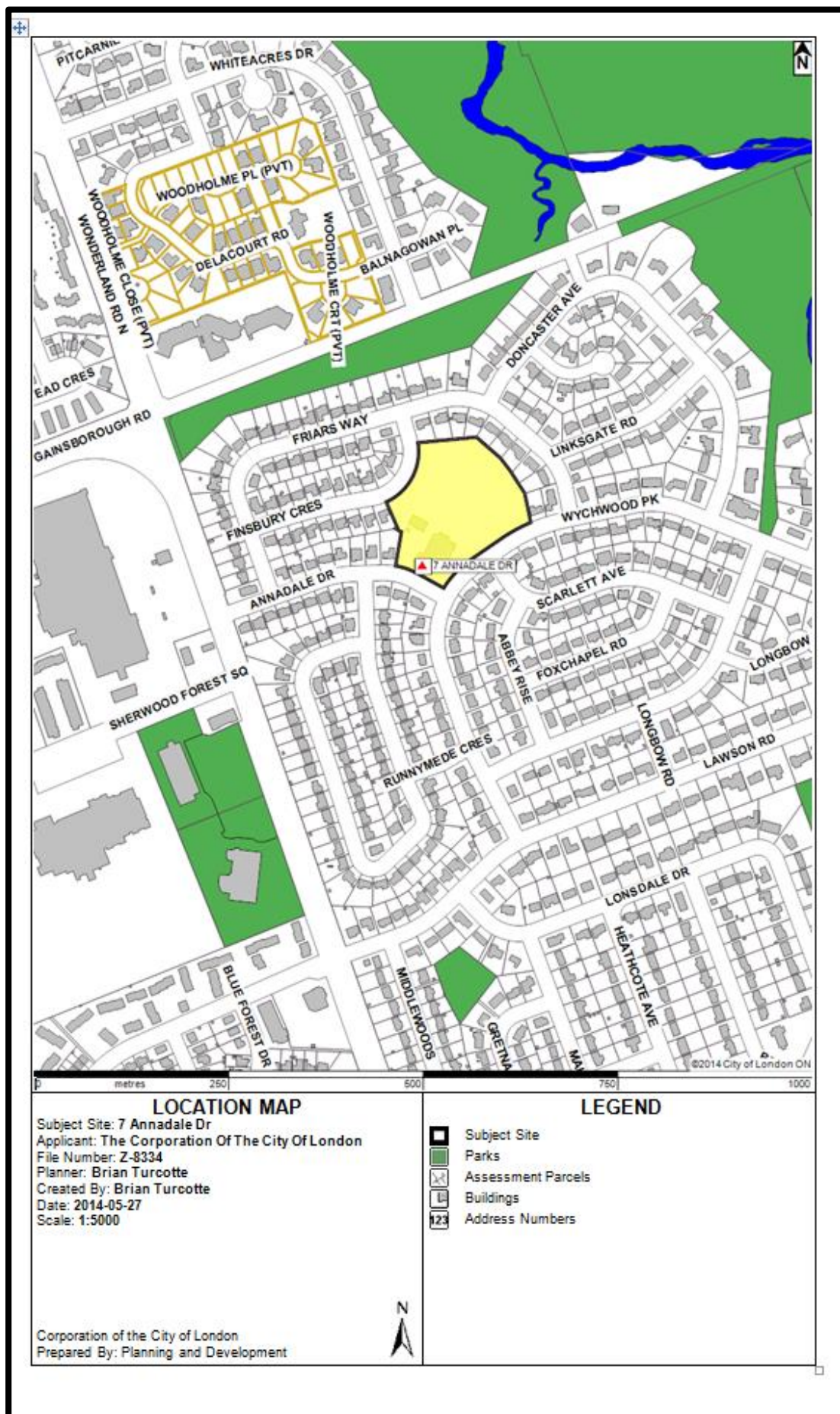
- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 14th, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of 7 Annadale Drive **FROM** a Neighbourhood Facility (NF) Zone **TO** a Holding Open Space (h-18*OS1) Zone, a Holding Residential R1 Special Provision (h-18*R1-5(_)) Zone, a Residential R1 Special Provision (R1-5(_)) Zone and a Holding Residential R6 Special Provision (h-5*h-18*R6-3(_)) Zone;
- (b) the Site Plan, Subdivision, and Consent Approval Authorities, **BE REQUESTED** to consider implementing the following design matters through the Site Plan Approval process:
 - i) Development of the site which, with variations at the discretion of the Managing Director, Planning and City Planner, is generally in keeping with the conceptual site plan and conceptual entrance plan attached hereto as Appendix "B" and "C";
 - ii) Cluster dwellings adjacent to the public open space shall be oriented toward the public open space and have their primary entrances front onto the park and a high level of detail on these facades and the secondary entrances oriented toward the interior of the site;
 - iii) Residential R1 dwellings adjacent to the public open space shall be oriented toward the public open space and have their primary entrances front onto the park and the secondary entrances front onto the public street. Both the park-facing and the street-facing facades of these dwellings shall have a high level of architectural detail;
 - iv) Single detached dwellings and townhouses adjacent to the public open space shall have a consistent setback from this property line in order to create a continuous building line along the park;
 - v) Any new fencing provided along the park boundary shall be minimized, made of decorative material and integrated with landscaping to present a positive interface to the park. Enhanced landscaping elements shall be incorporated into the development to provide for additional buffering between the new townhouses and rear yards of properties fronting Friars Way; and,
 - vi) The design and orientation of lighting standards shall be addressed through the public site plan process to ensure safety while minimizing impacts on adjacent existing properties.

IT BEING NOTED that future matters to be addressed through a future consent or subdivision

Two empty rectangular boxes for agenda item and page numbers.

File: Z-8334
Planner: B.Turcotte

application include the deregistration of the existing registered plan prior to the sale of the subject lands.



--	--

File: Z-8334
Planner: B.Turcotte

PREVIOUS REPORTS PERTINENT TO THIS MATTER

The following reports have served to inform and support staff's recommendation:

1. Corporate Services Committee Report, February 5th, 2013, Local Improvement Charges, Potential Uses, prepared by the Managing Director, Housing, Social Services and Dearness Home;
2. Corporate Services Committee Report, July 23rd, 2013, Local Improvement Charges, prepared by the Managing Director, Housing, Social Services and Dearness Home;
3. Corporate Services Committee Report, August 20, 2013, Sherwood Forest Public School, prepared by the Managing Director, Housing, Social Services and Dearness Home;
4. Corporate Services Committee Report, September 24th, 2013, Sherwood Forest Public School, prepared by the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer;
5. Corporate Services Committee Report, December 10, 2013, Options for Site Redevelopment, prepared by Managing Director, Housing, Social Services and Dearness Home;
6. Corporate Services Committee Report, December 10th, 2013, Stakeholder Consultation Process, prepared by Managing Director, Housing, Social Services and Dearness Home;
7. Corporate Services Committee Report, Special Meeting, December 16th, 2013, Sherwood Forest Public School, prepared by Managing Director, Corporate Services and City Treasurer, Chief Financial Officer; and,
8. Corporate Services Committee Report, March 4th, 2014, Sherwood Forest Public School, prepared by Managing Director, Corporate Services and City Treasurer, Chief Financial Officer.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended action is to provide for the redevelopment of the former school site and associated playfields for: single detached dwellings fronting Wychwood Park and Finsbury Crescent; cluster housing opportunities interior to the site; and a park at the intersection of Wychwood Park and Annadale Drive.

RATIONALE

1. The recommended amendment is consistent with Section 1.0 of the *Provincial Policy Statement, 2014* which requires that Planning Authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock and infrastructure;
2. The recommended amendment is consistent with the Near Campus Neighbourhood policies of the Official Plan which are used to evaluate applications for residential

--	--

**File: Z-8334
Planner: B.Turcotte**

intensification in Low Density Residential areas;

3. The recommended amendment will provide for a range of uses anticipated by way of the Low Density Residential policies of the Official Plan;
4. The preferred land use concept depicts coverage, setback and landscaped elements that meet or exceed the minimum requirements of the Residential R1 (R1-5) Zone and the Residential R6 (R6-3) Zone. The recommended Residential R1 Special Provision (R1-5(_)) Zone and the recommended Residential R6 Special Provision (R6-5(_)) Zone will serve to implement the policies of the Official Plan by providing for an intensification project that is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood.
5. The Recommended Open Space (OS1) Zone will serve to provide for the future development of a passive neighbourhood park;
6. The recommended Holding Provision requiring Public Site Plan Review serves to provide the community with an additional opportunity to provide input on matters of local concern as they pertain to the development of the cluster housing component of the preferred land use concept;
7. The recommended Holding Provision requiring an Archaeological Assessment of the northern half of the site serves to implement Official Plan policy;
8. The recommendations to the Site Plan Approval Authority will facilitate a form of development that is compatible with the character of the surrounding established residential area.

PURPOSE OF THIS REPORT

In June of 2013 the Thames Valley District School Board (TVDSB) closed the Sherwood Forest Public School. The TVDSB subsequently initiated a School Board Disposition Process (as required under the *Education Act, Ontario Regulation 444/98*).

As a result of this Disposition Process, Municipal Council, at its session on March 18th, 2014 resolved:

*“That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, the Agreement of Purchase and Sale.....for the property known as 7 Annadale Drive (former Sherwood Forest Public School)**BE ACCEPTED** subject to the following conditions:...iv) ding] the completion of the transaction is conditional upon the Purchaser successfully causing the property to be rezoned to an OS [Open Space zone] variation / R1 [Residential R1 zone] variation/R6 [Residential R6 zone] variationwithin 120 days of the Vendor’s acceptance of the Agreement of Purchase and Sale.*

The conditional offer was accepted by the TVDSB on May 6th, 2014. At the time, the “hard date” by which the property would have to be rezoned (or the condition would fail and the offer lapse) was September 3rd, 2014. The City of London subsequently negotiated an extension to the September 3rd 2014 deadline date to December 2nd, 2014. This extension was negotiated to continue to provide Planning staff with an opportunity to consult with the public and private sector stakeholders in the preparation of a preferred land use concept. The preferred land use concept would serve to inform and support a recommended Zoning By-law amendment for the property.

This report recommends a zoning amendment for the site. The recommended zone serves to:

--	--

File: Z-8334
Planner: B.Turcotte

satisfy Council's condition of Purchase and Sale requiring the property be rezoned; implement a preferred land use concept for the site; and, address specific matters of local concern raised by the community through the consultation process.

This report further serves to document a possible planning approach to the emerging issue of vested school sites. Admittedly, planning responses will ultimately vary from one site to another. This report serves to demonstrate however that consultation, cooperation and collaboration are key ingredients to a successful approach. In preparing a preferred land use concept staff consulted with various community and private sector stakeholders including: the Sherwood Forest/Orchard Park Ratepayers Association and School Site Committee; the London Development Institute; and, the London Home Builders Association. Internally, multiple Corporate Service Areas provided "inputs" and assistance.

BACKGROUND

Date Application Accepted: March 21 st , 2014	Agent: City of London
REQUESTED ACTION:	
<p>Change Zoning By-law Z.-1FROM a Neighbourhood Facility (NF) Zone TO a Residential R1 Special Provision (R1-5-(<u> </u>)) Zone to permit single detached dwellings with a minimum lot area of 500m²; a Residential R6 Special Provision (R6-3(<u> </u>)) Zone to permit cluster single and cluster townhouse dwellings with a minimum lot area of 10,000 m², a minimum lot frontage of 14 metres, a minimum interior side and rear yard depth from any Residential R1 (R1-8) Zone variation of 10 metres, a minimum interior side and rear yard depth from any Residential R1 (R1-5) Zone variation of 4.5 metres, a maximum interior yard setback of 1 metre from any Open Space (OS1) Zone variation, a minimum landscaped open space of 50%, a maximum lot coverage of 25%, a maximum height of 9 metres (or two storeys, whichever is less, with it being noted that no half storeys will be permitted for basements), a maximum density of 25 uph, and, no part of the required yard setback from a Residential R1 (R1-8) Zone variation or a Residential R1 (R1-5) Zone variation being used for any purpose other than landscaped open space; and, an Open Space (OS1) Zone permitting public parks.</p>	
SITE CHARACTERISTICS:	
<ul style="list-style-type: none"> • Current Land Use – vested elementary school and associated play fields • Frontage (Annadale Drive) – 65 metres (213 ft.); • Area – 2.23 hectares (5.51 acres); • Shape - Irregular 	

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North, south, east and west - single detached dwellings

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Low Density Residential
EXISTING ZONING: (refer to Z.-1 Zoning By-law Map)
<ul style="list-style-type: none"> • Neighbourhood Facility (NF) Zone

--	--

File: Z-8334
Planner: B.Turcotte

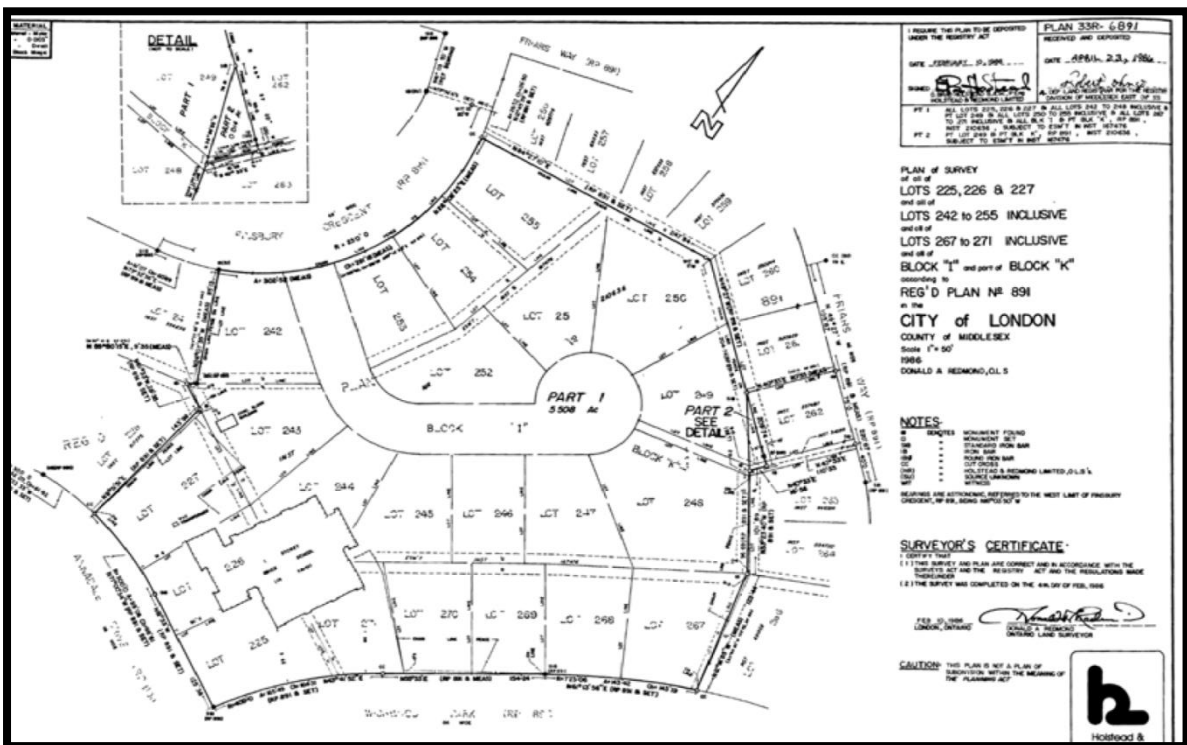
PLANNING HISTORY

The Site:

The Sherwood Forest Public School site was acquired by the Board of Education for the City of London (now known as the Thames Valley District School Board) on February 5th, 1965. The school was constructed in 1966 and a gymnasium was added in 1988. Having been declared surplus by the Board, the school was closed in June of 2013.

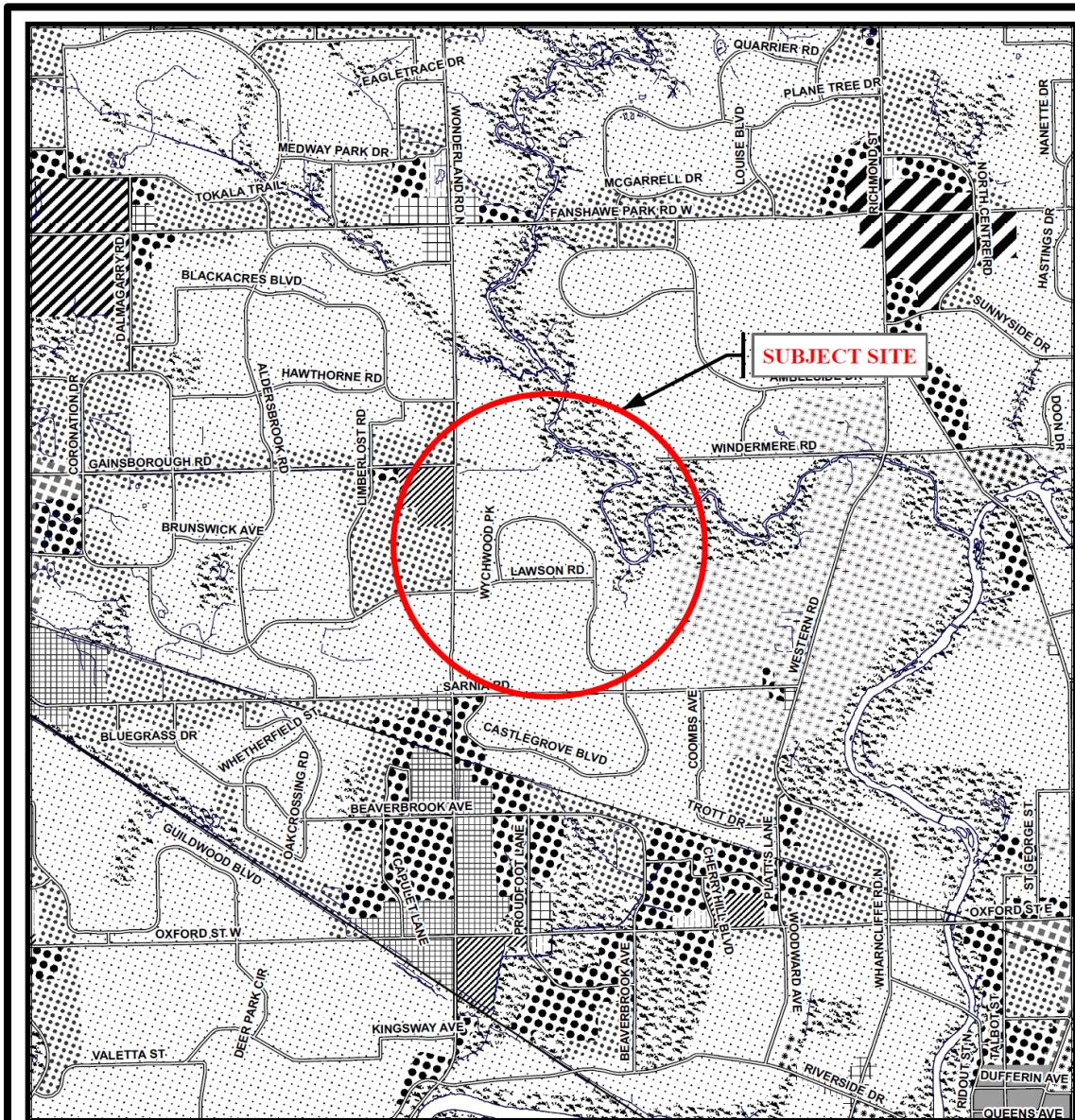
Lands known municipally as 7 Annadale Drive are comprised of Lots 225-227 inclusive, 242 – 255 inclusive; 267 – 291 inclusive; Block I and Part of Block K on Registered Plan 891 and are designated as Part 1 and 2 on 33R-6891. 33R-6891(see Figure 1) serves to define 22 single detached dwelling lots (with an average lot area of 830 square metres) and a new local street. There is no provision for parkland in the 33R Plan. The density of the 33R Plan equates to approximately 10 units per hectare..

Figure 1 – 33R-6891



--	--

File: Z-8334
 Planner: B.Turcotte

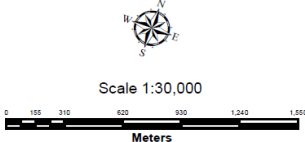


Legend

- | | |
|--|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement |
| Low Density Residential | Environmental Review |
| Office Area | Agriculture |
| Office/Residential | Urban Growth Boundary |

CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -

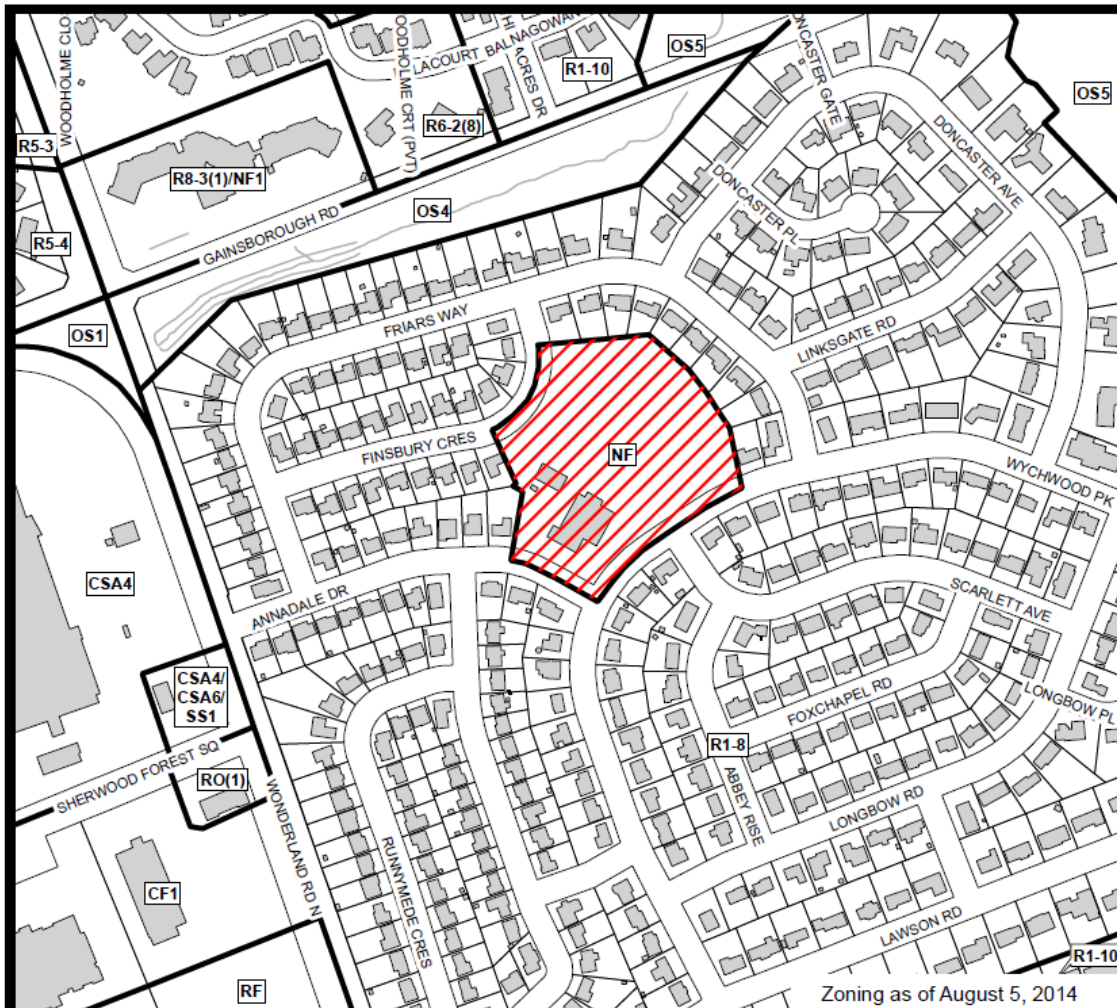
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8334
 PLANNER: BT
 TECHNICIAN: LS
 DATE: 2014/08/26

--	--

File: Z-8334
Planner: B.Turcotte



Zoning as of August 5, 2014




COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: NF

1) **LEGEND FOR ZONING BY-LAW Z-1**

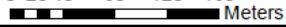
- | | |
|--|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "h" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
|--|---|

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1
SCHEDULE A



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO: Z-8334	BT
MAP PREPARED: 2014/08/26	LS
1:4,500 0 20 40 80 120 160  Meters	

--	--

File: Z-8334
Planner: B.Turcotte

Consultation with Community and Private Sector/Development Industry Partners:

At its session on October 2nd, 2013 Municipal Council resolved:

*That Civic Administration **BE DIRECTED** to explore the concept of redevelopment of the Sherwood Forest Pubic School property, through collaboration with other interested parties such as, but not limited to, neighbourhood and private sector partners...*

Consultation with Community Stakeholders:

On October 16th, 2013 the City Manager and the Managing Director, Housing, Social Services and Dearness Home met with members of the Sherwood Forest/Orchard Park Ratepayers Association and the Sherwood Forest School Site Committee, a subcommittee comprised of members of the community association. During the course of the site visit, members of the Association provided an overview of their interests in the site, the importance of the site relative to the local community, and options for alternative land uses.

A second meeting was held on November 1st, 2013 and involved members of the Association’s executive as well as representatives from the School Site Committee. During this meeting, and in subsequent correspondence to the City, the Association and School Site Committee requested that, prior to the possible implementation of any City action (a zoning and/or Official Plan amendment) with respect to the property, there be a pre-meeting in the neighbourhood with City representatives.

Further to the Association’s and School Site Committee’s request, staff from Planning Services and Community Services conducted three Public Information Meetings. Notice of the Public Information Meeting was carried in the Londoner and posted to the City’s web site. Letters were sent not only to property owners within 120 metres of the subject site but all property owners within the geographic area defined by Wonderland Road to the west, Sarnia Road to the south, Windermere Road to the north and the Medway Valley and Brescia to the east. Notice was provided to approximately 900 property owners.

Public Information Meeting #1 – April 10th, 2014 “Community Visioning”

Session participants were given a plan of the school site and various scaled elements. Participants were grouped around tables and invited to illustrate a desired development for the site that included a mixture of parkland, townhomes, semi-detached homes, single detached dwellings and apartment buildings. A total of 18 concept plans were prepared by the 88 session participants.

Subsequent to the meeting Planning staff synthesized the general principles and designs illustrated in the 18 concept plans into 6 land use options.

Public Information Meeting #2 – May 7th, 2014 “Dot Democracy”

On May 7th, 2014 City staff presented the six land use options to the public for comment. Session participants were invited to participate in a “dot democracy” exercise - the purpose of which was to identify a preferred development option. It should be noted that a number of session participants expressed concerns for the lack of a development option based solely on single detached dwellings and a park space or an option to develop the site in a manner similar to that shown on the Registered Plan. The failure to include such an option was purposefully given because:

- The direction of Municipal Council which required that the site be rezoned “...to an OS [Open Space zone] variation / R1 [Residential R1 zone] variation/R6 [Residential R6 zone] variation...”:
- Provincial and local land use policies and objectives which promote intensification;

--	--

File: Z-8334
Planner: B.Turcotte

- The demographics of the neighbourhood and a stated desire to promote housing opportunities for young families and existing residents wishing to down size;
- The requirement for the provision of a neighbourhood park; and,
- The purchase price of the park and the need to see a reasonable return on investment for the municipality.

Illustration boards were also presented to the community presenting various parkland elements such as sports fields, play equipment, benches and pathways and the community was asked to identify their preferred park features.

Option 1b) (see Figure 2) received the most “dots” of the six development concepts. Option 1b) provided for 10 single detached dwellings fronting onto Wychwood Crescent and Finsbury Crescent. Option 1b) further provided for the development of a 24 unit townhouse development central to the site (with access from Finsbury Crescent) and a 0.7 hectare park oriented to the intersection of Annadale Drive and Wychwood Park.

Figure 2 – Option 1b)

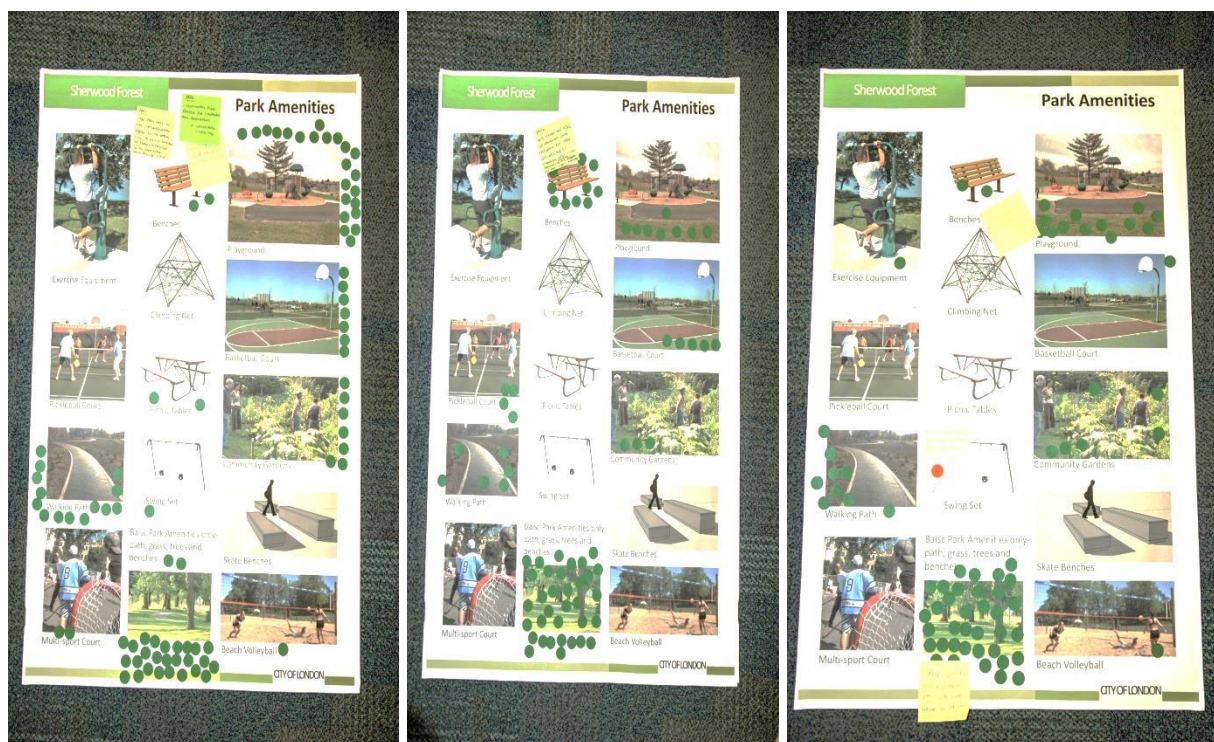


Session Participants further indicated a preference for a future “passive” park containing such amenities as: a playground structure; walking paths; benches; trees; and, a community garden (see Figure 3).

--	--

File: Z-8334
Planner: B.Turcotte

Figure 3 – Desired Park Amenities



Public Information Meeting #3 – September 3rd, 2014 “A Preferred Land Use Concept”

Subsequent to the May 7th meeting and the review of additional comments received from the community and internal Corporate Service Areas, Option 1b) was refined by staff to relocate the internal vehicular access point from Finsbury Crescent to Wychwood Park (opposite Scarlett Avenue). Option 1b) was further refined to increase building setbacks from the proposed townhouses located on the easterly perimeter of the concept plan and those existing dwellings located on Friars Way. Inquiries pertaining to stormwater runoff, the application of City light standards as they pertain to new development and assessment were also discussed.

On September 3rd, 2014 the public was invited to review and provide comment on a preferred land use concept based on Option 1b). Staff specifically sought the public’s input on matters pertaining to: minimum building heights and setbacks; access; lighting; and parkland design.

Session participants were generally supportive of the revisions to Option 1b) and the development of the open space area for passive parkland. Participants expressed support for maintaining (or increasing) of the townhouse setbacks (noted above) and a desire to limit the height of development throughout the site to two storeys. Session participants requested additional opportunities to provide comment on such site planning matters as fencing, lighting and pathway locations.

Private Sector Consultation:

Planning staff met with representatives of the London Home Builders Association. Those in attendance believed that the only way to increase the return on investment would be through greater density. One builder noted that *“those who would pay the most for the land are those who build at the highest densities”*.

One non-high density builder offered that the site could accommodate approximately 66

--	--

**File: Z-8334
Planner: B.Turcotte**

townhouse units or 44 single detached units. Under this scenario, no park would be provided and the builder’s density would be 19.7 units per hectare (8 units per acre) or 29.6 units per hectare (12 units per acre).

The City’s development concept provides for 10 single detached dwellings and 24 townhouse dwellings. The City’s development concept anticipates an overall density of 22.7 units per hectare (10.1 units per acre) on the developable portion of the site (excluding the proposed park land area) and a 0.7 hectare (1.73 acre) park.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

City of London

Storm Water Management:

- Existing flows from the school were tributary to the storm sewer along Finsbury Crescent and Friars Way. The proposed SWM strategy directs flows to a different outlet (sewer along Wychwood Park). Changes in catchment areas may need to be accepted by SWM. Downstream storm sewer capacity to accommodate the proposed development should be confirmed at site plan stage and any flow control strategy to eliminate surcharge condition is to be incorporated at final design stage if needed.
- Sanitary capacity downstream may need to be accepted by WADE.
- Any existing services on the school block are to be removed and capped.
- For the proposed storm and sanitary connection at the access to the multi-family dwellings a “TMP” may be required.

Wastewater and Drainage:

- Staff has reviewed the development proposal consisting of 10 single family homes and 24 medium density units with some parkland. Staff does not consider this to be intensification because the site was previously used for an elementary school. Based on our design standards, the sanitary flow from the residential and park use as proposed would be less than what would have been generated by the school.

Environmental and Parks Planning:

- The proposed parkland block should provide adequate street frontage to retain the north-south neighbourhood linkage currently provided by the school yard. As part of the community engagement process, the preference was for a “passive” park space. Opportunities exist to provide a neighbourhood meeting space with seating along the southern street frontage. Retention of as many of the existing trees around the school would enhance the park space. There is no budget identified for park development for the site. Any new park in this location would be added to the list of parks requiring upgrades.

Transportation Planning and Design:

- Transportation has no concerns with the rezoning. Internal access to the site for the proposed townhouses should be opposite Scarlett Avenue. According to the City’s Transportation Guidelines, the proposed development is not large enough to warrant the preparation of a Transportation Impact Assessment.

--	--

UTRCA:

- The UTRCA has no objection to this application.

PUBLIC LIAISON:	On My 30 th , 2014 Notice of Application was sent to 891 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on June 5 th , 2014. A “Possible Land Use Change” sign was also posted on the site.	155 written replies and e-mail responses were received
<p>Nature of Liaison: The purpose and effect of this zoning change is to permit the redevelopment of the former Sherwood Forest Public School site and associated playing fields for a mixture of housing forms and open space uses, including a park.</p> <p>Change Zoning By-law Z.-1FROM a Neighbourhood Facility (NF) Zone TO a Residential R1 Special Provision (R1-5-(<u> </u>)) Zone to permit single detached dwellings with a minimum lot area of 500m²; a Residential R6 Special Provision (R6-3(<u> </u>)) Zone to permit cluster single and cluster townhouse dwellings with a minimum lot area of 10,000 m², a minimum lot frontage of 14 metres, a minimum interior side and rear yard depth from any Residential R1 (R1-8) Zone variation of 10 metres, a minimum interior side and rear yard depth from any Residential R1 (R1-5) Zone variation of 4.5 metres, a maximum interior yard setback of 1 metre from any Open Space (OS1) Zone variation, a minimum landscaped open space of 50%, a maximum lot coverage of 25%, a maximum height of 9 metres (or two storeys, whichever is less, with it being noted that no half storeys will be permitted for basements), a maximum density of 25 uph, and, no part of the required yard setback from a Residential R1 (R1-8) Zone variation or a Residential R1 (R1-5) Zone variation being used for any purpose other than landscaped open space; and, an Open Space (OS1) Zone permitting public parks.</p>		
<p>Responses: Written responses and e-mails received (from the time of the April 10th, 2014 Public Information Meeting to present) have been appended to this report as Attachments 1 through 48. Issues raised as matters of local concern included:</p> <ul style="list-style-type: none"> ➤ Uses permitted in the R6 Zone (apartment buildings); ➤ Built height (limit to two storeys); ➤ The internal layout and site design of the proposed cluster housing block; ➤ Rear yard setbacks should have consideration for abutting properties; ➤ Lamp post lighting only; ➤ Tress should be retained; ➤ Internal vehicular access and egress to the site; ➤ Residents expressed a strong preference for “passive” park features; ➤ Declining assessment values (in light of the school closure); and, ➤ Concerns for additional student housing in the area. 		

--	--

ANALYSIS

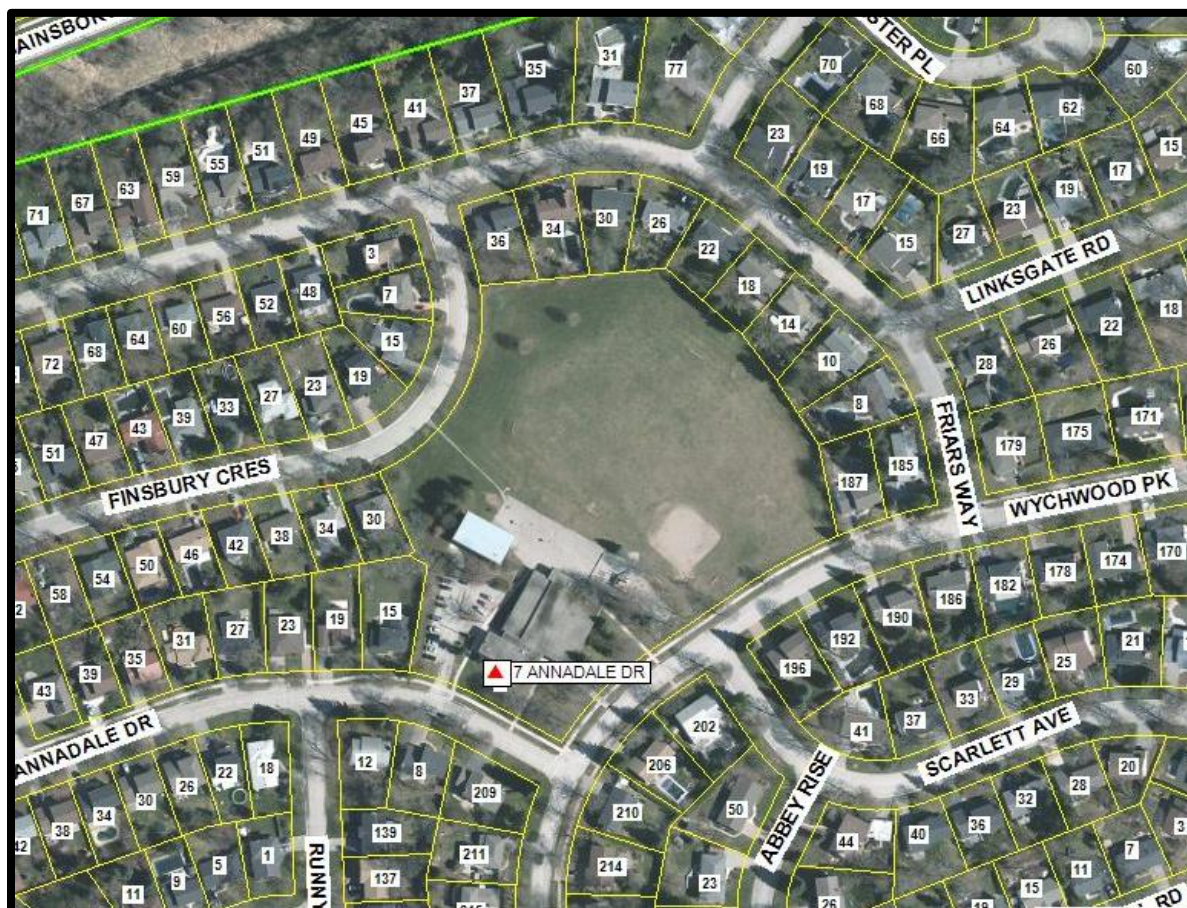
The Subject Lands:

The subject lands, known municipally as 7 Annadale Drive, are located on the north side of Annadale Drive, north of Wychwood Park. The site is: 2.23 hectares (5.51 acres) in size; irregular in shape; and, flanked by a Secondary Collector Road (Wychwood Park) and two local streets (Annadale Drive and Finsbury Crescent).

The site consists of an open play field (and baseball diamond) and an existing school and accessory structure. Mature trees are to be found scattered in proximity to the school building. The site is fully serviced with municipal works. The northern half of the site is identified in the London Archaeological Master Plan as having archaeological potential. Public transit opportunities are to be found within 300 metres of the site along Wonderland Road North and Lawson Road.

The site itself is embedded in an area of low rise, low density residential uses. Single detached residential dwellings about the site to the north, south, east and west. Public boulevards in the neighbourhood are grassed and treed and sidewalks are only provided along one side of the street, if at all. Boulevard light standards are not prevalent in the neighbourhood.

Figure 4 – The Subject Site and Environs:



--	--

File: Z-8334
Planner: B.Turcotte

Nature of the Application:

The subject lands are designated Low Density Residential on Schedule A – Land Use to the City of London Official Plan. Permitted uses in the Low Density Residential designation include single detached, semi-detached and duplex dwellings. Multiple attached dwellings, such as row houses or cluster houses, may also be permitted where determined appropriate by policy. Uses that are considered to be integral to, or compatible with, residential neighbourhoods, including schools, may also be permitted in the Low Density Residential designation. The site is currently zoned a Neighbourhood Facility (NF) Zone permitting churches and elementary schools.

The preferred development concept for the site (see Figure 5) envisions a combination of open space and low density residential uses. A 0.7 hectare (1.73 acre) open space area has been proposed for the southwest corner of the site to: maximize public access to a future park; maintain a pedestrian connection between Finsbury Avenue and Wychwood Park; and to protect the mature trees clustered in proximity to the existing school.

Residential uses are proposed for the balance of the site (1.5 hectares or 3.8 acres). Single detached dwellings are envisioned to face the existing single detached dwellings along the site’s Finsbury Crescent and Wychwood Park frontages. Cluster housing forms (accessed via a private drive extending from Wychwood Park) are envisioned for the interior of the site. The overall residential density of the site is 22.7 units per hectare (or 10.1 units per acre). The goal of this configuration is to buffer the existing single dwellings from the more intense cluster housing block.

Figure 5 – The Preferred Development Concept



--	--

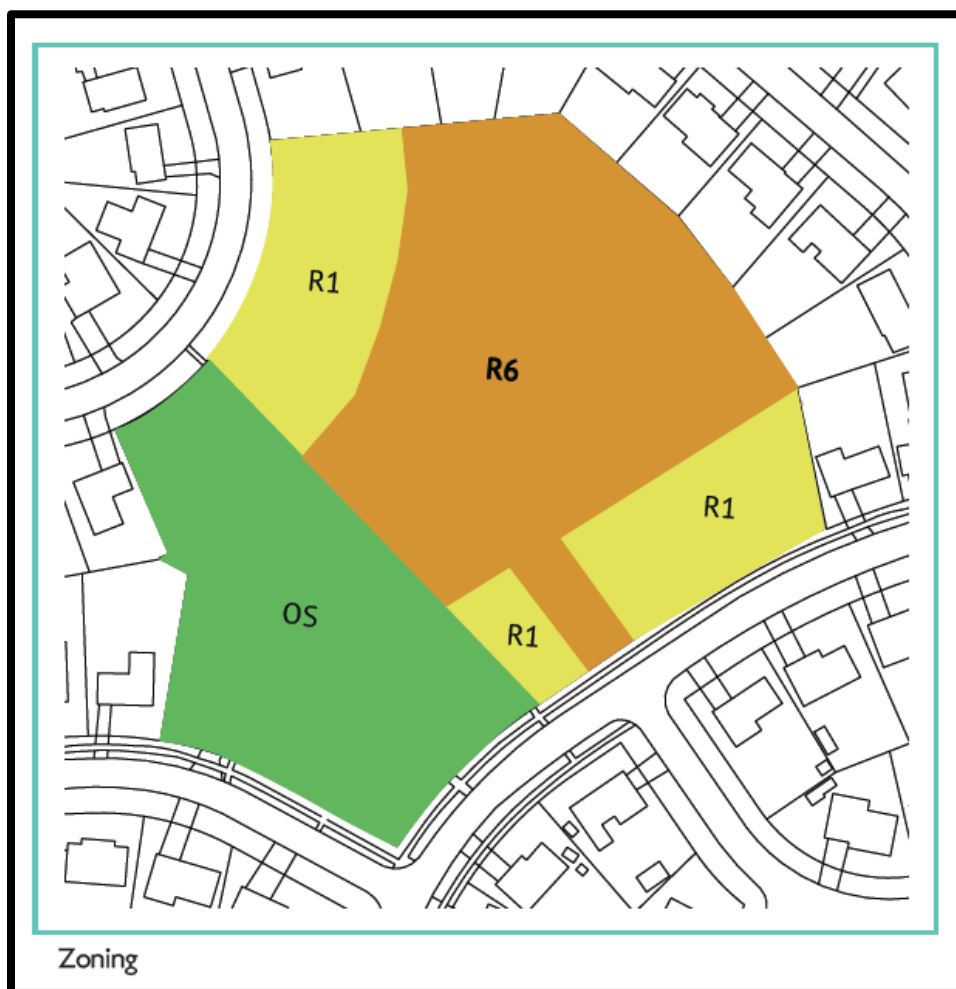
File: Z-8334
Planner: B.Turcotte

In order to implement the preferred development concept, an Open Space (OS1) Zone, a Residential R1 Special Provision (R1-5(_)) Zone and a Residential R6 Special Provision (R6-3(_)) Zone are recommended (see Figure 6 – Implementing Zones).

The Open Space (OS1) Zone is typically applied to City and private parks with no or few structures. Permitted uses in the Open Space (OS1) Zone include: public parks; private parks; recreational buildings associated with public parks; and, the cultivation of lands for agricultural/horticultural purposes.

A Residential R1 (R1-5) Zone is recommended to provide for single detached dwellings fronting Finsbury Crescent and Wychwood Park. This zone variation is being recommended because the standard zone regulations, such as lot frontage and lot coverage, are similar to that of the preferred land use concept. However, given that the standard minimum lot area would permit smaller lots than those proposed in the preferred land use concept, it is recommended that a Special Provision be applied to the zone to implement the development concept and provide for larger lot areas that are more in keeping with the existing property fabric of the neighbourhood.

Figure 6 – Implementing Zones



A Residential R6 (R6-3) Zone is recommended for the interior of the site. A Special Provision to the zone is further recommended to implement the development concept and to respond to specific design considerations raised by the community as matters of local concern. The Special Provision serves to:

- Limit the range of permitted uses to cluster single detached and cluster townhouses;
- Establish minimum lot area and frontage requirements;

--	--

- Provide for enhanced landscape open space,
- Define a maximum lot coverage;
- Provide for enhanced interior side and rear yard setbacks;
- Maintain the “buffering integrity” of the interior side yard and rear yard setbacks by prohibiting their use for any purpose other than landscaped open space;
- Limit built height; and,
- Provide for a built edge to frame the proposed park.

Provincial Policy Statement:

The *Provincial Policy Statement, 2014* (PPS) provides policy direction on matters of provincial interest relating to land use planning and development. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation.

As it relates to the current application, the PPS promotes and directs efficient land use and development patterns. More specifically, Section 1.1. “*Building Strong Healthy Communities*” notes that “*Planning Authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment*”.

Section 1.4 further notes that “*Planning Authorities shall provide for an appropriate range and mix of housing types and densities... [by] permitting and facilitating...residential intensification... and redevelopment...towards locations where appropriate levels of infrastructure and public service facilities are available...*”

The PPS encourages infill and redevelopment of vacant or underutilized sites to make better use of the land and infrastructure within a built-up area. The proposed development concept would be in keeping with the spirit and intent of the “Building Strong Communities” policies of the PPS as the project would provide for increased residential densities and a mix of housing types in an area where municipal infrastructure and public facilities (including parks, and public transit) are available.

Official Plan Policies:

Section 3.1.1 - General Objectives for all Residential Designations:

The Official Plan contains Council’s objectives and policies to guide the short and long-term physical development of the municipality. Relevant to the present discussion, the following General Objectives of the Official Plan for all Residential Designations (Section 3.1.1) state:

- *Encourage infill residential development in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities;*
- *Promote residential development that makes efficient use of land and services; and,*
- *Support the provision of a choice of dwelling types by designating lands for a range of densities and structural types throughout the City.*

--	--

File: Z-8334
Planner: B.Turcotte

The proposed use of the subject site for intensification purposes is consistent with the policies of the Official Plan noted above. The development concept supports the efficient use of land and municipal services and further provides for a use, intensity and form of development that is, as shall be demonstrated in this report, sensitive to and compatible with the surrounding residential neighbourhood.

Section 3.2 - Low Density Residential Policies:

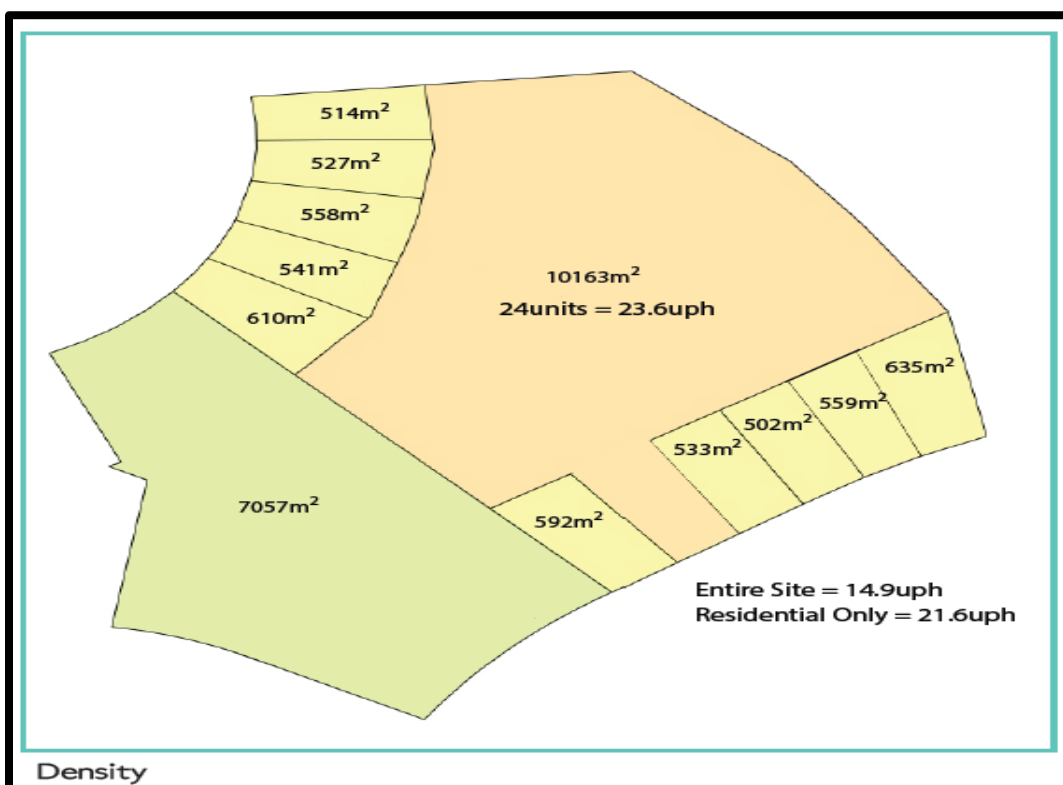
The subject site is currently designated for Low Density Residential purposes in the Official Plan. Primary permitted uses in the Low Density Residential designation would include: single detached; semi-detached; and duplex dwellings. Multiple attached dwellings, such as row houses or cluster houses, may also be permitted in the Low Density Residential designation provided they do not exceed the maximum permitted density for the Low Density Residential designation. Where determined appropriate by policy, cluster townhouse dwellings are recognized as a permitted use in the Low Density Residential designation.

3.2.2 – Scale of Development:

The Low Density Residential policies of the Official Plan indicate that development shall result in net residential densities that range to an approximate upper limit of 30 units per hectare (12 units per acre). The policies further state that densities in “established low density residential areas” may exceed 30 units per hectare where dwelling conversions, existing apartment buildings and infill development have occurred or may be permitted.

The development concept (see Figure 7) anticipates a gross residential density for the entire site of 14.9 units per hectare. When one excludes the parkland, gross residential densities for the balance of the site equate to approximately 22 units per hectare. The density of the preferred cluster townhouse block would equate to approximately 24 units per hectare. The densities anticipated by way of the development concept are well within the limits established by the Low Density Residential policies of the Official Plan.

Figure 7 – Density



--	--

3.2.3 – Residential Intensification Policies:

The Residential Intensification policies of the Official Plan permit residential intensification through an amendment to the Z.-1 Zoning By-law, subject to a series of policies and a Planning Impact Analysis. Residential intensification will be considered in a range up to 75 units per hectare and may be in the form of single detached, semi-detached and multiple attached dwellings (such as cluster housing and low-rise apartments).

The policies of the Official Plan further require the applicant to prepare a Neighbourhood Character Statement and Statement of Compatibility demonstrating that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural treatment.

Staff from the City of London Planning Services has responded to the policies of the Official Plan by preparing a Neighbourhood Character Statement and Statement of Compatibility.

In rezoning the property, it is the City’s intent (as articulated in the Neighbourhood Character Statement) that the preferred development concept provide for the following design objectives:

- *A level of “light” intensification that is sensitive to the surrounding neighbourhood;*
- *The retention of open space for both existing and new community residents;*
- *The retention of the mature trees on the southwest portion of the site;*
- *A built form that is attractive to both young families and existing residents looking to down-size but remain in the neighbourhood;*
- *Maintain the existing single family character of the streetscapes along Wychwood Park and Finsbury Crescent;*
- *The greatest amount of public access to the public park; and,*
- *The maintenance of the physical and visual connections through the site.*

The preferred development concept has been designed to increase the density slightly from the status quo while remaining compatible with the setbacks, built form, height and streetscape character in the neighbourhood. The ways in which the concept responds to the existing neighbourhood include the following:

- *Single detached dwellings fill in the streetscapes along Wychwood Park and Finsbury Crescent;*
- *Setbacks are consistent along the public streets to maintain the pastoral character of the boulevard (see Figure 8);*
- *Single detached dwellings and townhouses adjacent to public open space shall have a consistent setback from this property line in order to create a continuous building line along the park space;*
- *Any new fencing provided along the park boundary shall be minimized, made of decorative materials and partnered with landscaping elements;*
- *A passive park is maintained along with pedestrian connections through the site;*
- *Roof shapes, building articulation, colours and materials will serve to complement the existing neighbourhood;*

--	--

- Higher densities and more compact forms will be placed away from existing dwellings to provide a buffer and transition from existing homes;
- Buildings will maintain a one to two storey height;
- Windows and doors will be street-facing and front doors will be prominent on the facades; and,
- Garages will not protrude from houses.

Figure 8 – Building Setbacks



There are no significant environmental features on or adjacent to the site. The natural character of the site is a gentle downhill slope from Annadale Drive to Friars Way. Mature trees are to be found in front of houses and these houses are setback from the street emphasizing the pastoral character of the streetscape.

In order to maintain the natural character of the streetscape, the following measures have been incorporated into the development concept:

- New single family homes along Wychwood Park and Finsbury Avenue will have the same front yard setbacks as existing homes thereby maintaining the existing large grassy boulevards;
- Mature trees on the site will be maintained as much as possible;

--	--

- *New boulevard trees will be planted in similar front yard locations as the existing mature trees in the neighbourhood; and,*
- *Landscaping around the proposed single family homes should be of a similar style to the existing residential landscaping in the surrounding neighbourhood.*

Figure 9 shows the general location of buildings on the site. In the preferred development concept, some units front onto the street, some front onto the park, and two of the single family homes interface with both. There is one existing sidewalk that runs along the north side of Wychwood Park and a proposed sidewalk that would run along the easterly perimeter of the proposed park (providing access to the front doors of the proposed townhouse development as well as the two flanking single family homes). Walkways from the interior of the townhouse block would also connect these residents directly to the park. The site design further anticipates active frontages along the public streets and park for natural surveillance as well as the maintenance of sight lines through the open space.

Figure 9 – Addressing the Street



The built form of the new single family dwellings will largely replicate the built fabric of the existing homes in the neighbourhood. The principle difference will be the width of buildings with the new buildings being narrower, but deeper into the rear yards. In order to maintain the existing character of the neighbourhood: garages shall not project further than the main building; heights of buildings along the public street shall not exceed two storeys; and, building setbacks along the public street shall be 6 metres.

--	--

File: Z-8334
Planner: B.Turcotte

Primary building entrances for the entire development block are facing the public park and the public street. Within the cluster block, units that front onto the public park are to be oriented toward the public park. Dwellings that are not fronting onto the park are intended to be oriented toward an internal amenity space. It is important to note that the layout of the internal block shown in Figure 10 may be modified subject to a public review of a more detailed development plan.

The secondary entrances of the park-fronting cluster dwellings shall be oriented internally to the site. The secondary entrances of the single detached dwellings flanking the public park shall be oriented toward the public streets. The front doors of these single detached dwellings should be located on the park-facing façade and the driveways and garages will be located on the street-facing facades. Secondary entrances should have a similar level of architectural interest and detail as the primary facades.

Figure 10 – Primary and Secondary Interfaces



The proposed development concept (see Figure 11) includes the following important connections to the neighbourhood:

- *Walkways through the park to Finsbury Crescent, Wychwood Park and Annadale Drive;*
- *Connection to the existing sidewalks along Annadale Drive and Wychwood Park*

--	--

File: Z-8334
Planner: B.Turcotte

- Driveway connection to Wychwood Park (a Secondary Collector); and,
- A design that prevents cut through vehicular traffic.

The subject site is within a reasonable walking distance of public transit opportunities along Wonderland Road North (approximately 225 metres) and Lawson Road (approximately 300 metres).

There are no services shared with adjacent properties. No public parking is provided for the park as it is intended to serve the local community who are expected to arrive by foot, bicycle, assisted device or other non-automotive mode. A communal mailbox for the townhouse block and the new single family homes could be centrally located next to the park to promote interaction between neighbours.

The mass, scale and architectural treatments embodied in the development proposal are sensitive to, compatible with, and a good fit within, the surrounding neighbourhood. Staff would note however that minor modifications to the development concept may be required through the site plan approval process and further consultation with the public.

Figure 11 – Neighbourhood Connections



The policies of the Official Plan note that residential intensification will only be permitted where adequate infrastructure, including off-street parking and buffering, community facilities, transportation infrastructure including transit service, and municipal services exist to support the proposed development. Consistent with the requirements of the Official Plan, the subject site is fully serviced with municipal works and transportation infrastructure. Community facilities, such

--	--

as the proposed park, will be readily available to residents of the neighbourhood.

3.5 – Near Campus Neighbourhood Policies:

Municipal Council adopted the policies for the Near-Campus Neighbourhoods in June of 2012. These policies apply to the subject site.

The goals of the Near Campus Neighbourhoods include, among others:

- *Encouraging appropriate intensification that support the vision for near-campus neighbourhoods and discouraging inappropriate forms of intensification that may undermine the long-term stability and established vision for near-campus neighbourhoods;*
- *Encouraging a balanced mix of residential structure types at the appropriate location while preserving stable homogenous areas;*
- *Utilizing a variety of planning implementation tools to allow for residential intensification and residential intensity which is appropriate in form, size, scale, mass, density and/or intensity; and,*
- *Ensuring that residential intensification projects incorporate urban design qualities that enhance streetscapes, compliment adjacent properties, and contribute to the functional and aesthetic quality of the neighbourhood.*

The policies of the Official Plan also state that “*Residential intensification in the form of medium and large-scale apartment buildings situated at appropriate locations in the Multi-Family Medium Density Residential and Multi-Family High Density Residential designations are preferred in near-campus neighbourhoods...*”

The development concept is consistent with the intent and purpose of the Near-Campus Neighbourhood goals and policies noted above:

- The development concept limits the range of uses typically permitted in the standard Residential R6 Zone to cluster single and cluster townhouse forms. This proposed range of uses and the modest level of density seeks to achieve a balance between supporting intensification while maintaining the long-term stability of this near campus neighbourhood;
- The development concept provides for an appropriate mix of housing forms. Single detached dwellings are proposed along the frontages of Wychwood Park and Finsbury Crescent. More intensive cluster housing forms are envisioned to the interior of the site where they may be buffered from existing low density residential development;
- Understanding that the site is embedded in a low-rise, low density residential neighbourhood, and recognizing that the site itself is not directly on a significant transportation corridor or node (but enjoys proximity to one), the development concept provides for a modest intensification of an underused site in a manner that is sensitive to, and compatible with, the surrounding neighbourhood;
- The development concept is based upon a series of specific design elements that will enhance streetscapes, compliment adjacent properties, and contribute to the functional and aesthetic quality of the neighbourhood. As envisioned in the development concept:
 - ❖ *Townhouse units adjacent to the public park shall have their primary entrances front onto the park and have a high level of detail on these facades;*
 - ❖ *Single-detached dwellings adjacent to the public open space shall have the same level of architectural detail on both the park-facing and street-facing facades;*

--	--

File: Z-8334
Planner: B.Turcotte

- ❖ *Single detached and cluster housing forms adjacent to the public open space shall have a consistent setback from the property line in order to create a continuous building line along the park;*
- ❖ *Garages shall not project further than the main building mass, heights shall not exceed 2 storeys, and building setbacks along the public street shall be between 6 to 8 metres; and,*
- ❖ *Any new fencing provide along the park boundary shall be minimized, made of decorative materials, and partnered with landscaping elements.*

3.7 Planning Impact Analysis Policies:

The requested amendment is subject to the requirement of a Planning Impact Analysis. Proposals for changes in the use of land which require the application of a Planning Impact Analysis are to be evaluated on the basis of criteria relative to the proposed change. In the case of 7 Annadale Drive these criteria would include:

- The compatibility of the proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area.
 - ❖ As previously noted, the subject site is embedded within a Low Density Residential neighbourhood characterized by single detached housing forms. Permitted uses in the Low Density Residential designation include those housing forms envisioned in the development concept. The concept plan strategically directs the cluster single detached cluster townhouse forms to the interior of the site so as to minimize potential impacts on the surrounding neighbourhood.
- The size and shape of the parcel of land on which the proposal is to be located and the ability of the site to accommodate the intensity of the proposed use.
 - ❖ The neighbourhood in the vicinity of the subject site is uniform in nature being characterized by wide-lot single detached dwellings with significant building setbacks. Public boulevards are grassed and lined with mature trees.

One of the principle goals for the site was to create housing opportunities for young families and existing residents looking to down-size. With this in mind, the development concept envisions lot standards that may not, in all instances, reflect the existing property fabric. These standards should not be viewed as an indication of over intensification (relative to the surrounding neighbourhood) but rather the purposeful response to a specific design objective. That being the case, the subject site is of a sufficient size and configuration to accommodate the intensity of uses anticipated by way of the development concept.

- The supply of vacant land in the area which is already designated and zoned for the proposed use.
 - ❖ The site is located in the middle of an established built-out neighbourhood. There are no other vacant sites in the area that are zoned to provide for the proposed use.
- The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses.
 - ❖ The concept plan has been spatially organized to gently transition into the surrounding neighbourhood and to minimize potential land use impacts on it.

Single detached dwellings are proposed to complete the streetscapes along Wychwood

--	--

File: Z-8334
Planner: B.Turcotte

Park and Finsbury Crescent. Specific front yard setbacks are envisioned to create a continuous building line along the street and maintain the pastoral character of the boulevard. Building heights are not envisioned to exceed two storeys.

More intense cluster housing forms are directed to the interior of the site to maximize separation distances from existing single detached housing forms. Rear yard setbacks and height limitations will further serve to minimize impacts on adjacent land uses.

- The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contributes to the visual character of the surrounding area.
 - ❖ There are no significant environmental features associated with the site. Trees on the proposed park site will be retained to the greatest extent possible.
- The location of vehicular access points and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties.
 - ❖ No new public roads are anticipated by way of the development concept. The cluster housing block will be accessed via a driveway that would align with the existing “T” intersection at Wychwood Park and Scarlett Avenue.
- The potential impact of the development on surrounding natural features and heritage resources.
 - ❖ There are no significant natural features on the site. The northern half of the site is identified in the London Archaeological Master Plan as having archaeological potential. An Archaeological Assessment may be required unless it could be demonstrated that the area has been heavily disturbed.
- Impacts of the proposed change on the transportation system, including transit.
 - ❖ According to the City’s Transportation Guidelines, the proposed development is not large enough to require the preparation of a Transportation Impact Assessment and there are no negative impacts anticipated on the transportation system. As noted previously, the site is within 300 metres of transit opportunities located on Wonderland Road North and Lawson Road.

Consistent with Official Plan policy, the mass, scale and architectural elements noted above and embodied in the development concept are sensitive to, compatible with, and a good fit within the surrounding neighbourhood.

11.1 Urban Design Policies:

The Urban Design policies of the Official Plan apply to all development proposals. These policies and principles relate to the visual character, aesthetics, compatibility of land use, and the qualitative aspects of a development proposal.

Staff recommends that the following building and site elements be considered through the Site Plan Application process:

- Townhouse units adjacent to the public open space shall have their primary entrances front onto the park and a high level of detail on these facades;
- Single detached houses adjacent to the public open space shall have the same level of architectural detail on both the park facing and street-facing facades;

--	--

File: Z-8334
Planner: B.Turcotte

- Single detached houses and townhouses adjacent to the public open space shall have a consistent setback from this property line in order to create a continuous building line along the park;
- Any new fencing provided along the park boundary shall be minimized, made of decorative materials and partnered with landscaping; and,
- In order to maintain the existing character of the neighbourhood: garages shall not project further than the main building mass; heights of buildings along the public street shall not exceed two storeys; and, building setbacks along the public street shall be between 6 – 8 metres.

The building and site elements noted above are appropriate and support the City’s urban design principles and policies of the Official Plan. Recommendations supportive of these urban design principles and policies have been made to the Site Plan Approval Authority.

Implementing the Development Concept: The Recommended Zoning Amendment

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan. The Zoning By-law accomplishes this by regulating the use of land, the intensity of the permitted use, and the built form. This is achieved by applying various zones to all lands within the City of London which identify a list of permitted uses and regulations that frame the context within which development can occur. Collectively the permitted uses and regulations assess the ability of the site to accommodate a development proposal. It is important to note that all three criteria of use, intensity and form must be considered and deemed to be appropriate prior to the approval of any development proposal.

The property is currently zoned a Neighbourhood Facility (NF) Zone permitting churches and elementary schools. A zoning amendment is required to provide for the preferred development concept.

Use:

The subject lands are designated Low Density Residential in the Official Plan. Permitted uses in the Low Density Residential designation include single detached, semi-detached and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses, may also be permitted subject to the policies of the Plan provided they do not exceed a maximum density of 30 units per hectare (12 units per acre). Uses that are considered to be integral to, and compatible with, residential neighbourhoods (including neighbourhood parks) are also permitted in the Low Density Residential designation.

The Low Density Residential and open space uses advanced in the recommended zoning amendment are consistent with, and will serve to implement, the Low Density Residential policies of the Official Plan:

- The Open Space (OS1) Zone will provide for the future development of a 0.7 hectare (1.73 acre) passive neighbourhood park;
- The single detached dwellings contemplated in base Residential R1 Special Provision (R1-5(_)) Zone will serve to “complete” the Wychwood Park and Finsbury Crescent frontages with a use characteristic of the existing neighbourhood; and,
- The recommended Residential R6 Special Provision (R6-3(_)) Zone provides for cluster single detached and cluster townhouse uses at a built density of 24 units per hectare.

--	--

Intensity and Form:

The intensification policies of the Official Plan are intended to ensure that a site is large enough to accommodate the range of anticipated uses and to ensure that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood.

The Recommended Open Space (OS1) Zone:

The site is of a sufficient size and configuration to provide for a passive neighbourhood park component. The proposed neighbourhood park exceeds the minimum lot area and frontage requirements of the recommended Open Space (OS1) Zone and also enjoys frontage on three public streets.

The Recommended Residential R1 Special Provision (R1-5(_)) Zone:

The existing neighbourhood is characterized by large lot single detached development. As noted previously, one of the principle design goals for the site was to create housing opportunities for young families and existing residents looking to down-size. With this in mind, the development concept envisioned lot standards that may not, in all instances, reflect the existing property fabric of the neighbourhood.

The built form of the new single detached dwellings fronting Wychwood Park and Finsbury Crescent will largely replicate the existing homes in the neighbourhood. The principle difference will be the width of the buildings - with the new buildings being narrower and extending deeper into the rear yards. The new homes are envisioned to reflect the height, and respect the established building line, of existing development in the neighbourhood.

With these principles in mind, a Residential R1 (R1-5) Zone is recommended. With the exception of a prescribed lot frontage of 12 metres and a minimum lot area of 415 square metres, the regulations of the Residential R1 (R1-5) Zone are generally consistent with the Residential R1 (R1-8) Zone in which the subject site is embedded. A Special Provision prescribing a minimum lot area of 500 square metres is recommended to implement the development concept and provide for lots which are more in keeping with the existing property fabric. A further Special Provision prescribing a minimum front and exterior side yard depth of 6 metres (for both the main building and the garage fronting a local street or a secondary collector) is further recommended to maintain a consistent building setback with the existing single detached dwellings on Finsbury Crescent and Wychwood Park.

The subject site is of a sufficient size and configuration to provide for the single detached housing component of the preferred land use concept. The recommended Residential R1 Special Provision (R1-5(_)) Zone will provide for a use, intensity and form of development that is considered to be sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood.

The Recommended Residential R6 Special Provision (R6-3(_)) Zone:

Use, height and setback were the primary issues of local concern raised by the community in regards to the preferred land use concept and the implementing Residential R6 Zone variation. In response to these local concerns, a Residential R6 Special Provision (R6-3(_)) Zone is recommended. The Special Provision serves to:

- address the use, intensity and form concerns raised by the community;
- maintain the design goal of providing for a mix of housing forms in the neighbourhood allowing for various demographics to enter or stay in the neighbourhood (e.g. young families and seniors wishing to down-size within the neighbourhood); and,

--	--

File: Z-8334
Planner: B.Turcotte

- provide for an intensification project that is sensitive to, compatible with, and a good fit within the surrounding neighbourhood.

In regards to use, the recommended Special Provision:

- Limits the range of permitted uses in the Residential R6 (R6-3) Zone to cluster single detached and cluster townhouse dwellings. Anything other than these built forms, including apartment buildings, would not be permitted in the implementing zone;

In regards to height, the recommended Special Provision:

- Limits the height of new development to 2 storeys, or 9 metres, whichever is less. To address the issue of “raised” development forms, the Special Provision further stipulates that no half storeys will be permitted for basements. The Special Provision will serve to ensure that the maximum height of new development will not exceed that of existing development which, under the regulations of the Residential R1 (R1-8) Zone, is 10.5 metres;

In regards to setback from the existing Residential development on Friars Way, the Special Provision:

- Increases the minimum interior side and rear yard depth requirements stipulated in the base Residential R6 (R6-3) Zone variation from 3 metres (stipulated where the wall of a unit contains no windows) or 6 metres (where the wall of a unit contains windows to habitable rooms) to a “universal” base of 10 metres. These enhanced side and rear yard lot requirements, in conjunction with the height restrictions noted above, are advanced to address local concerns pertaining to the loss of privacy and backyard amenity space. It is also noted that the minimum rear yard setback for the abutting Residential R1 dwellings on Friars Way is 7.5 metres and that, in most instances, existing development would appear to greatly exceed the minimum requirement stipulated by regulation thereby increasing the setbacks between the building face of existing and proposed development.

The recommended Special Provision further serves to maintain the buffering integrity of the enhanced side and rear yard requirements by specifically prohibiting the use of these yards for anything but landscaped open space. Under the Special Provision, parking spaces and/or driveways would be excluded from locating in these areas.

In regards to setback from the proposed Residential R1 (R1-5(_)) Zone variation, the Special Provision:

- Provides for a minimum interior side and rear yard setback of 4.5 metres which, in combination with the Special Provision that prohibits the use of landscaped open space for anything other than landscaped open space (i.e. no driveways or parking spots), establishes a reasonable setback between the proposed townhouse development and the proposed new single detached dwellings fronting Wychwood Park and Finsbury Crescent.

In regards to setback from the proposed Open Space (OS1) Zone variation, the Special Provision:

- Establishes a maximum interior yard setback of 2 metres. The maximum setback serves to establish a building line that “frames” the proposed neighbourhood park and “front faces” new development onto the park for added surveillance and security.

To further minimize and/or mitigate the potential land use impacts on the abutting neighbourhood, the Special Provision provides for enhanced regulations that exceed those contemplated in the standard Residential R6 (R6-3) Zone variation:

--	--

**File: Z-8334
Planner: B.Turcotte**

- The Special Provision requires a minimum landscaped open space of 50% whereas the standard zone contemplates 40%;
- The Special Provision establishes a maximum lot coverage of 25%, whereas the standard zone contemplates 35%;
- The Special Provision establishes a minimum lot area of 10,000 square metres, whereas the standard zone variation contemplates 5,000 square metres; and,
- The Special Provision establishes a maximum density for the site of 25 units per hectare, whereas a maximum density of 30 units per hectare may be contemplated by way of Official Plan policy.

The recommended Open Space (OS1) Zone, the recommended Residential R1 Special Provision (R1-5(_)) Zone, and the recommended Residential R6 Special Provision (R6-3(_)) Zone would provide for a use, form and intensity of development that is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood.

Recommended Holding Provisions

The residents of Sherwood Forest and Orchard Park have invested a considerable amount of time and energy assisting in the preparation of the preferred land use concept and implementing Zoning By-law amendment. To a great extent the concerns of the community have been addressed through the Special Provisions recommended above. That being said, community issues (including lighting, fencing, pathway locations, garbage collection, and snow storage) remain – particularly in regards to the internal design and layout of the cluster housing component of the preferred land use concept. These issues are typically addressed through the Site Plan Approval process. Given the desire of the community to have a continued say in these issues, a Holding Provision requiring a Public Site Plan Approval process for the cluster housing block envisioned in the preferred land use component is recommended.

Community issues pertaining to the single detached dwellings fronting Wychwood Park and Finsbury Crescent have been addressed through the regulations of the recommended Residential R1 Special Provision (R1-5(_)) Zone. The recommended zone provides for a maximum building height of 10.5 metres, a minimum front yard setback (for both residence and garage) of 6 metres, and a minimum lot area of 500 square metres. These regulations will serve to provide for a lot fabric and built form that is generally in keeping with that of the existing neighbourhood. As such, a Public Site Plan Approval process is not recommended for the single detached dwellings fronting Wychwood Park or Finsbury Crescent.

To ensure that the two proposed single detached dwellings immediately adjacent to the neighbourhood park have both a local street and park presence, building orientation regulations have been included in the enacting by-law. These regulations serve to ensure that these single detached dwellings have their primary entrances oriented to the park (to further define the park edge and provide for additional park surveillance) and their secondary entrances towards the local street.

The City of London Archaeological Master Plan identifies the northern half of the subject site as having potential for archaeological resources. A Holding Provision requiring an Archaeological Assessment of the site is further recommended.

--	--

File: Z-8334
Planner: B.Turcotte

NEXT STEPS

The Neighbourhood Park:

Lands retained by the City outside of the development block are to be utilized as a park once the school has been removed. Through the public consultation process, residents were asked their preference for a future park and a passive park was selected by a large majority. The community's second preference was for a play structure. Restoration of the school site to topsoil and seed and retention of the existing trees would provide the basic elements of a "passive" park.

As a newly proposed park, no capital funding has been identified for adding amenities to this park at this time. The park would be eligible for development charges funding of approximately \$5000 tied to the new infill housing plans. An additional \$85,000 is required to create a passive park with suitable walking paths and a small play structure. A small neighbouring place at the corner could also be added for an additional \$25,000 to \$75,000 depending on the size and quality of materials. At this time, no operating funding has been set aside for maintenance of a park in 2015 and beyond. Identifying capital costs in a future budget is subject to existing priorities and known projects that have allocated funding sources until 2019. As has been the case elsewhere, opportunities exist for this community to partner with the City in funding park amenities so that they can be installed sooner.

Realty Services Actions:

Once the zoning application is approved and the sale of the property is completed, Facilities Services will coordinate the tender of the building demolition. Realty Services staff are working with Finance to develop a business case for additional funding required for the building decommissioning with estimated cost of \$400,000. To avoid further carrying costs for the building, it will be imperative to remove the buildings in a timely manner. Once the park area of the site has been determined, then the remaining vacant residential zoned land may be declared surplus. A staff report will be presented to Corporate Services Committee to recommend Municipal Council pass a By-Law to declare the lands surplus and outline the recommended method of sale pursuant to the Sale and Other Disposition of Land policy.

CONCLUSION

The PPS encourages infill and redevelopment of vacant or underutilized sites to make better use of the land and infrastructure within a built up area. The recommended zoning for the subject site is consistent with the spirit and intent of the "Building Strong Healthy Communities" policies of the PPS as it would provide for increased residential densities in an area where municipal infrastructure is not only available but has recently been replaced and upgraded.

Council's strategic direction calling for "economies" in the operation of infrastructure is consistent with the PPS's call for efficient land use and development patterns. To the extent that the proposal represents an opportunity to realize efficiencies in the operation of municipal infrastructure, the requested rezoning is viewed to be consistent with, and would serve to realize, the desired results of Council's Strategic Plan.

Consistent with the residential intensification policies of the Official Plan, a Neighbourhood Character Statement has been prepared in support of the rezoning. The Neighbourhood Character Statement serves to demonstrate that the mass, scale and architectural treatments embodied in the development concept are sensitive to, compatible with, and a good fit within, the surrounding neighbourhood.

--	--

File: Z-8334
Planner: B.Turcotte

Staff recommends that the site and building elements noted in the request to the Site Plan Approval Authority be addressed through the site plan approval process. The inclusion of a holding provision directing a Public Site Plan Approval process and an Archaeological Assessment is further recommended to address those matters of local concern raised through the community engagement process (pathway location, lighting standards, fencing, etc.).

ACKNOWLEDGMENTS

The Managing Director, Planning and City Planner would like to acknowledge the significant involvement and contribution of Sandra Daters-Bere, Managing Director Housing, Social Services and Dearness Home and Elizabeth Soares, Executive Assistant, Community Services/Social and Community Support Services in this planning process.

PREPARED BY:	SUBMITTED BY:
BRIAN TURCOTTE, SENIOR PLANNER CURRENT PLANNING PLANNING SERVICES	M. TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING PLANNING SERVICES
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

Y:\Shared\implemen\DEVELOPMENT APPS\2014 Applications 8309 to\8334Z - 7 Annadale Dr (BT)\Z-8334 draft report to PEC.docx

--	--

File: Z-8334
Planner: B.Turcotte

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
	Donna Trevithick 557 Leyton Cr London ON N6G 1S9
	Blair Masschelein 28 Foxchapel Road London ON N6G 1Z2
	Jim and Laurel Davies 60 Longbow Road London ON N6G 1Y7
	Brad and Pat Latner 41 Friars Way London ONN6G 2B1
	Edward Eastaugh Department of Anthropology Western University London ON N6A 5C2
	Dr Lisa Hodgetts Department of Anthropology Western University London ON N6A 5C2
	Lorne Hooper 14 Friars Way London ON N6G 2A8
	Julie Ashford 58 Doncaster Place London ON N6G 2A5
	Blake Palmer 39 Finsbury Crescent London ON
	Betty Ann Widdrington 1 Doncaster Avenue London ON N6G 2A1
	Julia Morrow 75 Friars Way London ON
	Ruth E. Walton 10 Friars Way London ON N6G 2A8

--	--

**File: Z-8334
Planner: B.Turcotte**

	Jo Nolte 123 Runnymede Crescent London ON
	Jenny and David O’Gorman 72 Friars Way London ON
	Pauline and Lorne Hoper 14 Friars Way London ON
	Patty Hayman 77 Doncaster Avenue London ON
	Danielle Sauve 79 Friars Way London ON
	Bill McGee 55 Finsbury Crescent London ON
	Julia Higgins 38 Finsbury Crescent London ON N6G 2B4
	Norm and Leslie Burdis 15 Finsbury Crescent London ON
	Heather Pilkington 26 Abbey Rise London ON N6A 1Y9
	Orchard Park/Sherwood Forest Ratepayers c/o Sandy Levin, President 59 Longbow Road London ON N6G 1Y5

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No.1

E-mail Response Received April 5, 2014

Dear Mr. Turcotte,

We will not be able to attend the meeting on April 10th regarding land use options for the former Sherwood Forest Public School site. We have lived on Longbow Road in the Sherwood Forest subdivision for 30 years and have a strong interest in what happen to the school site. Here are some comments that we hope the Planning Division will take into account:

1. Housing should be single-family detached dwellings for several reasons:
 - in order to fit in with the existing community
 - because the streets are not suitable for the high traffic that would come with high density housing
 - because a school has been subtracted from this community, so that *adding* the significant number of children who would live in high density housing could put significant strain on the schools outside Sherwood Forest that are now called on to accomodate kids from our area.

2. The more of the site that can be dedicated as a park the better, in our view. We would like to see the park include a playground and perhaps also a soccer pitch. We note that the existing baseball diamond appears to get little public use. Quite a bit of landscaping, including tree planting, would clearly be required. Finally, it would be good to have access from both Wychwood Park and Finsbury Crescent - - in part because being able to walk through the park from the one street to the other would be advantageous to the many residents who like to go for walks around the neighbourhood in the evening and on weekends.

We appreciate the measures that the Planning Division is taking to ensure full public consultation on this matter.

Sincerely,
Jim and Laurel Davies
60 Longbow Road

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 2

E-mail Response Received April 6, 2014

We received the notice re the community meeting regarding rezoning of the Sherwood Forest school site and have a few questions in case they're not covered at the meeting. Our property borders the school property.

Are we notified before the proposed zoning changes are presented to the Planning Committee? If we do not support the proposed changes, what options do we have to appeal both before and after the changes are presented to council?

Assuming the new zoning is for parkland and housing, when in the process would we be able to find out where the housing would be and where the parkland would be? Or, will the property be severed prior to the rezoning application?

Is it the city's intent to resell the whole site with a stipulation re parkland, or keep ownership of the parkland and sell the balance of the land, or maintain ownership of the whole site?

Will minutes of the meeting on April 10th be available after the meeting?

Appreciate your assistance in helping us understand how this whole process works.

Regards,

Joan Bidner

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 3

E-mail Response Received April 7, 2014

To:
Brian Turcotte Senior Planner
City of London Planning Department

From:
Blair Masschelein
28 FoxChapel Road,
London, ON.

Redevelopment of Sherwood Forest Public School – 1 Annadale Drive

Last week I received notice in the mail of an upcoming meeting regarding development options for the former Sherwood Forest Public school which has been bought by the City. I understand that there is a policy to intensify development within the Urban Growth Boundary 40% in the coming future and am a little concerned when I hear the term “Mixed Use” used as this typically alludes to an increase in density for any given development. However I will reserve judgement on any of these concerns until after the public meeting on April 10th in order to see for myself what the City envisions the future Parcel to look like and until the Community at large sees the initial concept plans. I would like to see the following implemented in any future development to have the minimum impact to the surrounding Low Density Residential Neighbourhood in which I live:

- Redeveloped School parcel to have LDR (Low Density Residential) lots fronting on Annadale Drive, Wychwood Park, Finsbury Crescent, to have a minimum lot frontage of 15m which conforms to the existing LDR surrounding the site R1-8 (minimum).
- A neighbourhood Park for the balance of the lands (approximately a hectare) would be ideal to create a sense of connectivity in the neighbourhood. Pedestrian access from Finsbury to Wychwood should be an item to strive for.
- If a park is not feasible to be designated by the City; A small medium density parcel, or Cul-de-sac could be created in the middle of the property it would be ideal to incorporate a public road allowance (walkway) to enable a pedestrian connection between Finsbury and Wychwood Park, and have an amenity space also dedicated to the City for use by the surrounding residents. If any medium Density is proposed it should be limited to single or two storey with a density lower than 30 Units per Hectare which would be more in keeping with the low density residential character of the neighbourhood.

I look forward to going to the public meeting on Thursday April 10th and look forward to seeing the concept plans of what the City and Planning Consultant have created.

Sincerely

Blair Masschelein

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 4

E-mail Response Received April 15, 2014

Hello Brian,

In 1986 I purchased a small triangle of schoolyard land from the Board of Education. One of the conditions of sale was that I have a survey done and Holstead & Redman Ltd. produced as part of the survey a map showing the school site divided into lots - carrying the caution that it is not an official plan of subdivision, but a registered plan # 891 in the City of London. It shows 12 lots bordering on the existing streets and 10 interior lots reached by a new street from Finsbury Cresc.. I assume the Planning Department already has access to this information, but on the outside chance that this is not the case, I thought I would bring it forward.

Lorne Hooper
14 Friars Way

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 5

E-mail Response Received April 17, 2014

Dear Mr. Turcotte,

Many thanks to your office for inviting community feedback on the plans to develop the Sherwood Forest school site. I have lived in Sherwood Forest for the past year, and have no plans to move again until I'm too old to live independently. We were drawn to Sherwood Forest by its unique character - the mature trees, the rolling hills, the lack of street lights, the large lots and the proximity to the Medway Valley Heritage Forest. Since we moved in last February, we have discovered many other wonderful things about the neighbourhood. There are few sidewalks, but because of the limited traffic, many people walk and jog on the streets. Also because of the limited traffic the local kids (ours included, they are aged 4 and 8) play in their front yards and are given free reign to bike around the neighbourhood. They bike, skateboard, and rollerblade around and around the loop formed by Lawson Road and Wychwood Park. And because so many people walk the streets and are "out and about" in the neighbourhood, people know their neighbours and have a very strong sense of community.

I am writing to encourage the City of London to ensure that any development that takes place on the Sherwood Forest school site is in keeping with the character of the neighbourhood. This would mean low density, single family dwellings on large lots. We want trees to dominate the landscape of Sherwood Forest, not large buildings. If that means having to sacrifice any park space that as part of the development plans for the site, so be it. We all have easy access to the Medway Forest, the tennis courts at the corner of Lawson Road and Wychwood Park, and the park behind Orchard Park School. Single family homes on large lots would mean the least increase in traffic through the neighbourhood. Higher density housing means more cars and higher traffic volume, which is of greatest concern to me and many of our neighbours. More cars would mean that it's no longer safe for our kids to play ball in the front yard (because balls inevitably end up on the road now and then) or to bike around the neighbourhood unsupervised, or to walk on the streets where there are no sidewalks (or where there's only sidewalk on one side of the road.) There are times in the spring when the sidewalks are completely iced up, and the road is the only safe place to walk. With higher traffic volume we'd be left with no safe option at these times of year for all of the children (and there are many!) who walk along Wychwood Park to get to Orchard Park school. It's wonderful to live in a neighbourhood where most of the children walk and bike to school, and very few are driven or bussed, where so many people walk and bike to work at the university and the hospital, and everyone stops to say hello as they are out on the streets. All of that will change if there's an increase in the traffic.

We are very grateful that you have undertaken a community consultation process, and hope very much that you will take our suggestions and concerns to heart when making your recommendations.

Sincerely,

Lisa Hodgetts

--

Dr. Lisa Hodgetts
Associate Professor
Department of Anthropology
Western University
London ON CANADA N6A 5C2

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 6

E-mail Response Received April 17, 2014

Dear Mr Turcotte,

I am writing to express my concerns over the proposed rezoning and development of the now vacant Sherwood forest school. As a resident who lives close to the school, the proposed rezoning will have a potential impact on myself and family. Sherwood Forest, as I am sure you are aware, is a unique neighborhood for London, one in which we chose to live specifically because of the sensitive way in which it had been developed in the first place. Namely, the area wasn't flattened, leaving an interesting rolling topography, with winding streets with most of the mature trees left in place. There is also, very importantly, the low density housing with deep green frontages. Areas in which our children can play safely without the threat of fast moving or frequent traffic. I am aware that we are privileged to be living in such a neighborhood but it is one in which my family has worked hard for and it is now under significant threat.

The decision of the school board to close the school was unfortunate (and to my mind shortsighted) as the area is under transition with many of the original retired and now empty nesters leaving the neighborhood to make way for more young families (myself included). However, unfortunately this issue is now moot as the decision has been made. The loss of the park (by which I mean large green space, not a small designated playground with play structures) is a huge blow to our neighborhood as it essentially rips out its heart. The decision of the city not to keep it as green space is also unfortunate. I was at the meeting at Banting last Thursday (thank you for that by the way!), where it was made clear that under the present fiscal climate, there was no money available to keep it at such. Let us be clear here. There is always money, there is just no political will to keep it as a park and it is not high up enough in the cities priorities or agenda to keep it as such. However, my main concern is the proposed rezoning. We have clearly lost the park. We are now concerned with damage limitation.

Both the city and the developers have a mutual interest. That being to redevelop an area such as Sherwood Forest as densely as possible. This raises the profit margin for the developer and the tax base for the city. Both of which are at direct odds with the wishes of the local residence. At the Banting meeting it was suggested that part of the park might be kept in exchange for various levels of housing density, depending on how much park was to be left. Frankly I found this process disingenuous and one which is clearly designed to placate the "locals". Firstly a small pad with play structures is not the same as a park, which is an open space where children and adults can run around and engage in activities that are not available elsewhere (soccer, baseball etc). We can construct play structures in our yards. Secondly, when I asked (numerous) city employees at the meeting what the basic calculation (even a ball park figure) was to establish how many units would be needed to recoup the cities investment in the land purchase, I was met with complete feigned ignorance. Apparently no one in the planning office has the vaguest idea to the value of land in the city. REALLY? And it was this lack of information that has made me extremely worried and suspicious of the entire process. Maybe I am being disingenuous myself but it is difficult not to see this as a deliberate tactic aimed at keeping residence as ignorant to the process as possible. While I will admit that the optics of the meeting with the residence is extremely encouraging, I am worried that it is merely that. A pretense at "community consultation" so when the city and the developers collude to build what they wish at the expense of the neighborhood they can point to all this "good work" with residence. I sincerely hope this is not the case and I will be the first to apologize if it turns out that the process really does take on the concerns of the neighborhood. To my mind this would require a density of development which is as close to the character of the existing neighborhood as possible. Large lots, deep frontages and low density. Similar to the 1986 (or thereabouts) plan that was passed around at the meeting. If this means that no park is left then I believe this is a better alternative than higher density housing.

I therefore ask that as you consider your options, you look to maintain this character as closely as possible. After all the developers will be taking advantage of it to sell whatever they construct at a high market price. The park has been lost already, but high density housing and the associated

--	--

File: Z-8334
Planner: B.Turcotte

increase in traffic will have far greater impact on the daily lives of a much broader area of the neighborhood. This has the potential to drive the children from their yards and pack their bicycles up because the roads are no longer safe. We will no longer see families exercising together. Parents will be more concerned about children popping over to friends down the street. Noise and pollution will increase. The area will cease to be a neighborhood. It will just be another place to live.

I thank you for your time and the opportunity to comment on this development.

Sincerely,

Edward Eastaugh

--

Edward Eastaugh
Department of Anthropology
The University of Western Ontario
London ON
N6A 5C2 CANADA

--	--

Attachment No. 7

E-mail Response Received April 17, 2014

April 17, 2014

Sherwood Forest School Property Use Input

Brad and Pat Latner
41 Friars Way
London, ON N6G 2B1

School property. Our overall wish is for a strong and healthy balance of both green space and low rise types of homes.

The new homes would be owner-occupied, complement the character and profile of the existing 50+ year community surrounding the property, and provide a positive contribution to neighbourhood stability, style and quality of life.

We have outlined below our three goals for the Sherwood Forest School property, and explained what success means to us, inclusive of some important criteria and existing examples from surrounding areas.

We understand that the input being sought is for land use only, not final ownership.

1) Complete integration with the look, feel and style of the existing neighbourhood.

Success means that 2–5 years after completion of the property development, visitors to the neighborhood and residents will see and believe it has always been there. The Sherwood Forest community is a wonderful family-oriented area and it is important that any additional development reflect and enhance that positive environment.

Further criteria

- _ The new homes would be 1-2 story single detached homes, modest in square footage and modest in lot size, with a reasonable amount of green space for each dwelling.
- _ The new homes would be two bedrooms. Homes this size could provide new opportunities to long term existing residents in the area and would appeal to empty nesters wishing to downsize yet remain in the neighbourhood. This would be a win-win situation for the area.
- _ Overall development could be regular housing, low rise condominiums, and/or a retirement community. The modest homes in the Woodholme Park and some of the Gainsborough development are examples.
- _ Final development would include a large number of trees of varying sizes and varieties. Trees are a long term and strong feature of the Sherwood Forest area and are a great reflection of “London – The Forest City”.

Important consideration

It is critical that attention be paid to traffic/parking in order to preserve the open, friendly and quiet nature of the surrounding neighbourhood. There are no sidewalks on some streets adjacent to the property. As such, there is much local traffic on foot, bikes, strollers, skateboards, rollerblades, etc. by residents and visitors to the area. We need to protect the safety of residents and as well, mitigate noise and pollution concerns created by additional vehicle traffic and parking.

2) Optimizing green space *

Success mean that the overall usage of the space contributes positively to the city’s financial goals for the property, satisfies the housing and recreational needs of the community and provides an appropriate level of balance for all stakeholders in terms of the overall density ratio of the site.

* it would be helpful to know if there is a formula for green space allotment for neighbourhoods that factors in the size, age and number of residents in a community

Further criteria

- _ The green space would be an uninterrupted area of space rather than divided and dispersed over the property. This is a key success factor.
- _ The green space can remain unstructured—for now. The current space i.e. a school yard, allows for imaginative and flexible play and offers a recreational space for the entire

--	--

**File: Z-8334
Planner: B.Turcotte**

community. It is important to note that the existing green space is enjoyed all day, every day, by a large number of area residents in the surrounding neighbourhood. It is clearly valued.

_ In the future, if the community wishes specific amenities for the green space such as playground equipment or tennis courts, they can initiate fundraising in the neighbourhood to secure funding.

3) Financial sustainability

Success means that the overall needs and expectations of both the city and the existing and new residents are not only met, but are exceeded. The city and the area residents are committed to making the property development a sustainable, neighbourhood-friendly addition to the area in terms of quality of life, environmental responsibility, and fiscal contribution in terms of property tax revenues.

Thank you again for allowing us to provide input. In summary, we support a design and usage of the Sherwood Forest school property that includes the addition of a low density, green space balanced family housing that will preserve, complement, enhance and broaden the character and value of an already wonderful 50+ year old existing neighbourhood. Our strong desire is to make a good thing even better.

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 8

E-mail Response Received April 30, 2014

Attn : Brian Turcotte

I'm a resident in the area of the old Sherwood Public school. It was a sad time, when the school had to be closed.

But my vision for this place is to see a park being developed, where families young and old can gather and enjoy. this is my dream for this area. Hope you can see it my way.

Thank you !

Renate Thiel

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 9

E-mail Response Received May 1, 2014

Hi:

I'm a resident of Sherwood Forest and attended the last meeting regarding the school property at Banting a few weeks ago.

I was wondering if you could clarify a few things for me as I either misunderstood a few things or there was conflicting information coming from the various city entities/employees at the meetings.

To me, the most pertinent information that the City can provide residents at this time is what kind of development the City will (or will not) support in terms of obtaining any green space or in terms of simple development of the property without green space. One impression that I was given at the Banting meeting was that the City will require a certain number of units/dwellings on the school property to obtain designated parkland and/or green space in the plan.

So the question I have, if this is the case, is how many units/dwellings will be required to obtain for example, 1/8, 1/4, or 1/3 green space? Until residents have this kind of information, any opinions from them will be uninformed and really not be relative to the process.

As the property is apparently not economically viable as a single family development, the question really becomes how many and what type of units are necessary to obtain any green space at all, or if the residents would rather forgo the green space to have lower density housing on the property and what kind of lower density housing is going to be 1) economically viable and 2) supported by the City.

Your thoughts please?

Blake Palmer
39 Finsbury Cr.
London, Ontario

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 10

E-mail Response Received May 3, 2014

The City of London is to be commended for its vision, in regarding the possibility of providing a park on the playing field attached to the former Sherwood Forest Public School.

This is prime property which has served the community well, providing a healthy and safe, open play area. Safety is paramount these days, and here it is increased because of the unobstructed visibility of the green space. No less a consideration is the health of youngsters, which in this location is increased by the opportunity to engage either in relaxed casual open-air play, or in team games such as baseball and soccer.

The City of London deserves to acquire this property.

Julie Ashford
58 Doncaster Place
London, ON N6G 2A5

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 11

E-mail Response Received April 24, 2014

As I was asked for an opinion in a leaflet I thought I would provide one. I see the area being best transformed into residential housing in keeping with the area, i.e. family dwellings. I appreciate that the lots might be smaller due to financial constraints but see the need. If possible a small park would be extremely welcome.

I will endeavor to make the meeting on May 7th also.

Thanks for your attention

Will Handler

Dr William Bradfield Handler Ph.D
Dept. of Physics and Astronomy, 271
Western University , London, Ontario

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 12

E-mail Response Received April 28, 2014

A maximum of 10-15 % of open space would be sufficient.

It is essential however that all residences provide parking space for two vehicles.

David Urquhart
40 Scarlett Avenue
London.

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 13

E-mail Response Received May 7, 2014

Dear Brian,

I live at 54 Doncaster Place, not far from the former Sherwood Forest Public School.

I like having the green space in the area, and my kids like to play there.

In terms of re-development I would not want to see any high-density housing on those lands, and would prefer to see development of suburban style, single family dwellings with larger lots, consistent with the rest of the neighbourhood. I certainly do not want to have student housing type "single family" dwellings to be built in the neighbourhood.

I understand that the community's request to maintain the green space means that the remainder of the lands would have to be used more intensively to make any re-development an economic proposition, and that there is therefore a tension between requests for public green space and requests for low density housing. I do not labour under the illusion that the lands will not be developed. For my part, I think the neighbourhood would be better off with low density housing, even if that meant less public green space.

Looking at the lands, it appears that the property would be perfect for a low density, single family, condominium development with homes on the periphery, and maybe even a green space/playground for the condo owners' children/or a dog run/or a pool in the centre. A condo corporation could also install a communal geothermal energy source at the centre. Presumably such a condo corporation can be designed to meet market demands and be a profitable proposition for a developer. Given the amount of development of single family dwellings in the area, I can only assume that they are an economic proposition, and that the condo corporation concept could add some flexibility to allow the lands to be developed economically without destroying the character of the neighbourhood.

My guess is that if new families moved into such a development, the neighbourhood kids would make friends with the new kids and for all intents and purposes, the neighbourhood kids would still have a greenspace to play in. On the other hand, high density accommodation or student accommodation risks changing the character of the neighbourhood and might prevent us from letting our kids explore the neighbourhood in the free-spirited way in which they currently do.

I don't know if there is already a developer working on the development of these lands, and what their thoughts are. This is something I would like to know so that I can make comments that are actually responsive to the issues under consideration.

Regards,

Sheila Handler

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 14

E-mail Response Received May 8, 2014

Dear Brian,

I live at 54 Doncaster Place, not far from the former Sherwood Forest Public School.

I like having the green space in the area, and my kids like to play there.

In terms of re-development I would not want to see any high-density housing on those lands, and would prefer to see development of suburban style, single family dwellings with larger lots, consistent with the rest of the neighbourhood. I certainly do not want to have student housing type “single family” dwellings to be built in the neighbourhood.

I understand that the community’s request to maintain the green space means that the remainder of the lands would have to be used more intensively to make any re-development an economic proposition, and that there is therefore a tension between requests for public green space and requests for low density housing. I do not labour under the illusion that the lands will not be developed. For my part, I think the neighbourhood would be better off with low density housing, even if that meant less public green space.

Looking at the lands, it appears that the property would be perfect for a low density, single family, condominium development with homes on the periphery, and maybe even a green space/playground for the condo owners’ children/or a dog run/or a pool in the centre. A condo corporation could also install a communal geothermal energy source at the centre. Presumably such a condo corporation can be designed to meet market demands and be a profitable proposition for a developer. Given the amount of development of single family dwellings in the area, I can only assume that they are an economic proposition, and that the condo corporation concept could add some flexibility to allow the lands to be developed economically without destroying the character of the neighbourhood.

My guess is that if new families moved into such a development, the neighbourhood kids would make friends with the new kids and for all intents and purposes, the neighbourhood kids would still have a greenspace to play in. On the other hand, high density accommodation or student accommodation risks changing the character of the neighbourhood and might prevent us from letting our kids explore the neighbourhood in the free-spirited way in which they currently do.

I don’t know if there is already a developer working on the development of these lands, and what their thoughts are. This is something I would like to know so that I can make comments that are actually responsive to the issues under consideration.

Regards,

Sheila Handler

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 15

E-mail Response Received May 9, 2014

Dear Mr. Turcotte,

As per our conversation Wednesday night at the public information meeting concerning the Sherwood Forest School site redevelopment, I have listed some of my thoughts below.

An important option not offered or really discussed was serious use of this space to provide appropriate, specific housing for seniors. Single level is preferred, but no more than a two story building would be acceptable. The advantage of being adjacent to a park would provide access for these residents to enjoy as well as the general neighbourhood. This is a safe location to support senior residents access to the mall on Wonderland Road. Potential for an increased dynamic at the mall (if you look at the Cherry Hill Mall as an example) and the mixing of seniors with high school students who frequent it from Sir Frederick Banting Secondary School provide the opportunity of many benefits to this community. Also, a senior's complex would offer an option for existing families to move their parents closer or eventually for some homeowners themselves to move into without having to leave their important social and or healthcare support systems.

I wanted to echo comments made by several folks while assessing the offered plans.

1. The ones that included the parkland surrounded by condominium/town housing were felt lost to the general neighbourhood as it would turn into the complexes' own park.
2. In another, the small green space that is against the backyards of homes on Friars Way opposite the vehicular access to the complexes could become a large weed lot or potential garbage dump.
3. New single family dwellings opposite the existing single family dwellings are appropriate but the lot sizes are unclear.

Many of the people that were at the meeting felt that they needed to "vote" for one of the plans displayed despite not being happy with them. This is unfortunate but I have faith that your department will take into consideration the comments and suggestions made these next couple of weeks and make some adjustments.

The community supports as much parkland on this site as possible. I needed more information with regards to the **minimum density** required to offset the cost for this space and it's size. There are potential options for corporate sponsorship of play equipment, adopt a park etc. that also were not mentioned. As was heard, some would forfeit the parkland for lower density which I would not support. Within two decades this area will be transformed back into a neighbourhood with younger residents. With the playground now lost by the school closing, this new park space will once more become essential for the continuation of a safe and healthy neighbourhood.

I want to thank you and your office for the will to work collaboratively with the community. Hopefully, City Council seriously considers the recommendations put forth on behalf of the community as well as the precedent of a collaborative approach with the near communities. Well done.

Sincerely,
Cathy Spina.

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 16

E-mail Response Received May 11, 2014

Hi Brian,

I have had a chance to review the presentation and plans from the May 7th Community Meeting on the Sherwood Forest School Site.

Of all the development options I believe **1b** would be the best fit into our neighbourhood based on the following points:

- ability to provide a significant area for development
- ability to keep a portion of the land as green space open to the neighbourhood
- the park land being central and opening onto 2 main roads in the neighbourhood
- character of the development in keeping with the neighbourhood
- TH developments nestled into the neighbourhood

Thank you for taking the time to consider our views.

Tricia Brown
34 Annadale Dr.
London, ON

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 17

E-mail Response Received May 11, 2014

Hello,

Just a comment regarding the Sherwood Forest school site. Could we please have modern architecture on the site? A lot of modern architecture is disappearing in our area and being replaced with a Victorian type that has quaint peaked roofs over porches, small windows and clap-board type siding. This style is fine in the City's core but here we have 50's, 60's post-war modernism (Frank Lloyd Wright/Scandinavian) and it would be great to see that continued.

Thanks very much.

Barbara Landstreet

18 Rollingwood Circle,
London

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 18

E-mail Response Received May 12, 2014

Dear Mr. Turcotte;

I am writing to provide my input concerning future development of the former Banting School site.

I would prefer that only single family dwellings are a part of this redevelopment. I would rather forgo the option of a park as costs are involved in order to provide a similar development to that which exists.

Thank you.

Regards,
Andrea

Andrea L. Ruth

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 19

E-mail Response Received May 12, 2014

Hi Brian,

I have had a chance to review the presentation and plans from the May 7th Community Meeting on the Sherwood Forest School Site.

Of all the development options I believe **1b** would be the best fit into our neighbourhood based on the following points:

- ability to provide a significant area for development
- ability to keep a portion of the land as green space open to the neighbourhood
- the park land being central and opening onto 2 main roads in the neighbourhood
- character of the development in keeping with the neighbourhood
- TH developments nestled into the neighbourhood

Thank you for taking the time to consider our views.

Tricia Brown
34 Annadale Dr.
London, ON

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 20

E-mail Response Received May 12, 2014

Martin Hettwer
48 Friars Way
London, ON. N6G 2B2
2014-05-12
Brian Turcotte
City of London Planning Division
PO Box 5035, London, ON. N6A 4L9 (sent via e-mail)
cc. Nancy Branscombe
cc. Sandy Levin - Orchard Park Sherwood Forest Ratepayers
Re: Sherwood Forest School Property – Neighbourhood Stakeholder/Ratepayer feedback for the OMB

On May 7th, 2014 the London’s Planning Division conducted its second public meeting with area stakeholders and the Orchard Park Sherwood Forest Ratepayers to obtain public feedback on rezoning and to review the five options for infill development, as mandated by city council and proposed by the Planning Division.

The undocumented dot democracy process to gather public input from area stakeholders is flawed, surreptitious and manipulative. The Planning Division publicly stated that they must provide council with infill and zoning options that meet council’s mandate, regardless of the wishes, expectations and input from the public and near area stakeholders.

This letter of complaint addresses (9) issues and forms the basis for an Ontario Planning Act Appeal on zoning changes and complaints to Ontario’s Ombudsman and the OMB. With copies to be sent to both. Issues:

1. Council’s subjective infill development mandate to the Planning Division and area stakeholders.
2. Planning Division’s surreptitious instructions and misdirection to the public (10/4/14 Workshop).
3. Planning Division’s submission of its five design proposals for public voting (dot democracy).
4. Planning Division’s failure to provide the public with area property valuation data.
5. Planning Division’s failure to provide objective evidence and valuation data for neighbourhood comparable R1-3 properties, infill compatibility and the character of homes in the area.
6. Planning Division’s failure to survey area stakeholders for their expectations on property uses.
7. MPAC valuation of Sherwood Forest ratepayer properties – post school closing.
8. MPAC valuation – impact of zoning changes.
9. Self-serving assumptions by councillors and the Planning Division regarding zoning class for infill development and the potential viability of any future property sale.

During the public meeting on May 7th the Planning Division representatives and Councillor Branscombe stated several times that the city of London is not in the Real Estate Business and that their interest in this new “Trend Setter” process of public consultation was to ensure the area residents had an opportunity to better control outcomes and to give input to the redevelopment of the Sherwood Forest Public School lands.

What the public attendees discovered during the Question and Answer period was that the Planning Division was acting on council’s subjective mandate for mixed residential infill development. Planning Division staff had intentionally misdirected the public attendees on April 10, 2014 to consider only infill redevelopment layouts that included mixed, multi-story and multi-family residential units. As there is no documented standard (regulations) or a formal city policy for infill development, several members of the public asked why infill development other than R1-3 Single Family Detached homes was the required for the land. The Planning Division stated to ensure some Green Space, that multi-family, multi-floor, mixed residential was the only option consider; as no developer would purchase the lands unless it was re-zoned for mixed residential options. This is of course highly subjective and an assumption that cannot be validated until a formal market test determines the best alternatives for infill development construction.

On May 7th, the Planning Division also stated that a Character Study and an analysis of area compatible homes was planned but not yet started. Without any studies or an analysis of what infill options and

--	--

File: Z-8334
Planner: B.Turcotte

rezoning alternatives are best for area residents (ratepayers/stakeholders) what right does council or the Planning Division have to impose their personal mandate and assumptions on the land in question? If the city is not in the Real Estate business what right to they have to ignore the best interests of stakeholders and public expectations on a property that it does not yet own. Especially if this new and untried “trend setting and transparent Public Input process” was created to ensure the interests of area residents would be paramount in the zoning decision process.

Since the City of London is not in the Real Estate business, it’s council should concern itself by doing right by the Orchard Park Sherwood Forest area residents, rather than positioning these lands and its zoning for a quick real estate flip.

The issues and concerns:

1. Council’s subjective infill development mandate to the Planning Division and area stakeholders.
 - a. There are no regulations, policy (no standard) to decide what type infill (residential mix) should be included in the proposals going back to council for zoning considerations.
 - b. Any infill development mandate from council was arbitrary, subjective and presumptive
2. Planning Division’s surreptitious instructions and misdirection to the public (10/4/14 Workshop).
 - a. At the public meeting on April 10 misleading information and misdirection was given to the participants. The public was instructed that only townhouse and mixed use properties would be considered for infill.
 - b. There was no option presented from the Planning Division for a layout plan with all R1-3 Single Family Detached homes because of the mandate from council, and the misleading instructions given to participants at the April planning meeting; as stated at May meeting.
 - c. Council mandate: R1-(XX) mix; covert manipulation, misleading information, subterfuge from council. Any site plans must include only multi-family, multi-story, semi-detached townhouse property options for infill.
3. Planning Division’s submission of its five site design proposals for public voting (dot democracy).
 - a. On May 7th the public was instructed to vote on the five options from the Planning Division with no other alternatives presented for public viewing and voting.
 - b. A plan laid out solely with R1-3 Single Family Detached was not provided for viewing, vote
 - c. A plan with Green Space and R1-3 Single Family Detached homes not provided for vote
 - d. A plan with no homes and only Green Space was not provided for viewing or voting
 - e. Voting results manipulated by City Planners. No options given for a ‘NO Vote’, the only option was to select the least offensive option; as drawn by city planners.
 - f. Recommend that city planners must now provide the public with (3) new options (see b,c,d)
4. Planning Division’s failure to provide the public with area property valuation data.
 - a. City Planners provided a range of detailed demographic data but did not include Max, Mean, Median or Min. values for area property valuation. The basis for comparable homes.
 - b. Stakeholders are concerned with infill development that does not match with area homes; Planners did not consider property valuation in their rezoning and 5 plan proposals.
 - c. City Planners stated that zoning does not impact valuations. Presumptive and incorrect. MPAC uses zoning, area data and details to set property valuation for tax purposes.
5. Planning Division’s failure to provide objective evidence and valuation data for neighbourhood comparable R1-3 properties, infill compatibility and the character of homes in the area.
 - a. The entire Sherwood Forest neighbourhood is zoned R1-3 and yet no comparable valuation data was provided in the five R1(XX) mixed use residential plans submitted by City Planners
 - b. City has yet to conduct a Character Study and an analysis of area compatible homes
 - c. How can City Planners demand that the public vote on their five plan proposals without first considering the current zoning, area property valuations, area character and compatibility of infill construction type?
 - d. City Planner Demographic data indicated only one single rental property in the area. Mixed use rental properties may not be comparable to all the other R1-3 properties.
6. Planning Division’s failure to survey area stakeholders for their expectations on property uses.
 - a. The London Free Press indicated that some of the area residents wanted the school property (lands) converted exclusively to Green Space/Park Land.
 - b. Where is the public survey data (gather by City Staff) that indicates what expectation area residents had for these lands after the school closed? No data or a report presented.

--	--

**File: Z-8334
Planner: B.Turcotte**

c. S. Levin, President of the Orchard Park Sherwood Forest Ratepayers has agreed to email a survey link to ratepayers to obtain statistically significant data on the expected land use alternatives, resident concerns and fresh ideas for this land.

d. Planning Division is only now asking for public feedback on their May 7 ppt. presentation.

7. MPAC valuation of Sherwood Forest ratepayer properties – post school closing.

a. With the ARC closing of the school, the city and the School Board were negligent and amiss in not demanding that MPAC adjust their Multiple Regression Property Valuation Model to indicate a no school condition.

b. A no area school factor will reduce the valuation of every house in the neighbourhood. As a result, area Ratepayers have been over-paying on their 2013, 2014 property taxes.

c. City tax department did not mandate MPAC to make a valuation model parameter change

8. MPAC valuation – impact of zoning changes.

a. Should the city wish to proceed with a zoning change for new infill development, it is expected the area ratepayers receive a property valuation change notice from MPAC.

b. In advance of any zoning changes, MPAC should provide both the ratepayers and council with a written report indicating the exact loss in tax base resulting from any rezoning for infill development.

9. Self-serving assumptions by councillors and the Planning Division regarding zoning class for infill development and the potential viability of any future property sale.

a. The assumption (without data) that no developer would build SF Detached homes as infill is subjective and unproven.

b. Council and Planning Division have an obligation to protect the high value of area homes owned by ratepayers.

c. Consider only what is best for ratepayers, residents, stakeholders to ensure that zoning changes do not have a negative impact on property values.

d. Obligation to do what residents want and not what council wants.

e. Council has no right to dictate their own opinions onto a process created solely for area resident feedback, and the betterment of the infill property. This will be the basis for the formal OMB appeal.

f. Planning Division was given a mandate by council and as a result, may not be acting in the best interest of homeowners/ratepayers.

Recommendations:

1. Tax department shall notify MPAC that adjustments must be made to all Sherwood Forest properties and remove the school valuation factor from their valuation model.

2. Tax department shall notify MPAC that an area adjustment report be created to reflect a reduction in tax base as a result of adding mixed use residential to an area that is now solely R1-3.

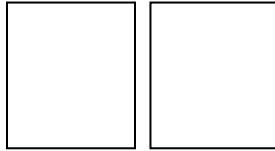
3. Planning Division to present at least three additional options to the public with at least one option that included all R1-3 Single Family Detached Homes. A second option that includes all R1-3 and some green space/park land. A third option that has no infill and only Green Space.

4. The City Planners must conduct an unbiased (conducted by a third party, as selected by ratepayers) Character Study and property compatibility analysis.

5. Orchard Park Sherwood Forest ratepayers should be e-surveyed for their opinions and feedback, survey results to be documented by City Planners.

Summary:

City Planners acting on their mandate from council to change the area residential mix are subversive. They are manipulating the process of public input to meet their goal for a quick property flip. The city's actions are shameful and wrong. It is suggested that this new trend setting process for obtaining public support for a plan be proven "fully transparent" and that the long term interests of area residents is far more important than flipping land not yet owned by the city. Area ratepayers are being taken and still paying taxes for a school that no longer exists. Project stakeholders require a clear picture of all the comparisons and alternatives that are available, before any dot democracy voting can truly begin



File: Z-8334
Planner: B.Turcotte

Attachment No. 21

E-mail Response Received May 14, 2014

Thanks Brian. The ratepayers association suggested we forward our input re the rezoning process to you, so here goes...

We do not support any of the five options presented at the last meeting. Although green space would be nice, we do not want it at the expense of having homes on the site that will negatively impact the property values of neighbourhood homes. Single family homes would be ideal.

The medium density housing in the form of 2-storey townhouses shown in the concept drawings are not consistent with the neighbourhood. It will bring down the property values of other homes in the area. Yes, they could be \$400k homes, but they could also be \$150k homes.....lower price points could also lead to rentals and students. We would support some R6 zoning if the zoning variations are such that the restrictions would lead to executive condos, such as R6-1 or R6-2. We understand that you cannot dictate the price point of homes, but the zoning restrictions can make the property conducive to specific types of homes. We feel that the single family homes should be zoned r1-8 to be consistent with the rest of the neighbourhood.

There is the chance that the developer/builder that purchases the property could apply for rezoning of the property to increase the density so let's start with lower density now rather than have higher density that is then increased again.

Since this process is a pilot project I'd like to provide some input for consideration for future neighbourhood workshops. I realize in many ways you are stuck in the middle (and may need a bullet proof vest from time to time) so maybe you could forward the input to the appropriate area. Some of the observations are based on perception and not necessarily intent.

City offer to purchase - I know you have no control over this but if the rationale for trying to purchase this property was provided initially, it may have been easier to provide informed input. I realize the rationale was to provide some parkland, but surely the city did some upfront analysis to know how the property would have to be zoned to make it a financially viable proposition. I think this should have been shared rather than using the fear factor of having to deal with developers directly which could still happen.

April meeting - People affected by the rezoning have different views based on how they will be impacted. It is not possible to have consensus at each table of what the site plans should be, so you weren't getting input from individuals or even groups that agreed. There were not sufficient parameters to work from. I would suggest opening up the floor for questions and showing some options that could be used as discussion points.

May meeting - The most popular option was the one with the lowest density which I think delivers the message that people want the lowest density possible. This meeting again was so controlled that questions/comments from the floor were restricted to four questions. The perception of many that I spoke with was that the city really didn't want input and was just going through the motions. It was also perceived as divide and conquer so that the concepts would not be challenged. In my opinion, it was an ideal time for questions because both the councillor and planning dept were there. The city rep at our table was very knowledgeable and answered many questions that I think could have been shared with the whole group. There was likely information shared at other tables that could have been shared as well. I think a more open forum would have been good.... could have been a little wild, but you would hear what concerns/questions/ideas people have and what they are thinking. The ratepayers association does a lot of good work in the community however they do not necessarily represent the majority view on all issues so it's important to hear from others as well.

Regards....Joan

Joan Bidner

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 22

E-mail Response Received May 20, 2014

Dear Brian Turcott,

I have looked at the proposed plans for a housing estate to be built on the Sherwood Forest School site.

I am writing to express my dissatisfaction with the development options that have been laid out by the city planners and developers.

From the diagrams, it would seem that the types of dwellings, and the number of units that are being proposed, are totally out of character with the homes in the surrounding area.

One hopes that the city planners and the developers will try to avoid degrading this unique neighbourhood.

Lorna Brooke

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 23

E-mail Response Received May 21, 2014

Dear Mr. Turcott:

A single family development along with ample green space and trees would keep the character of the area. To introduce into this community increased density by building apartments, townhouses and row houses causes major concerns for the people living here. For example, with increased density comes more pollution, more vehicles, less safety, more noise and lowered property values.

Rental units with their absentee ownership can introduce issues of upkeep. People who own their own property have a vested interest in keeping it in good repair, whereas absentee owners are interested in making a profit and may make more by not keeping the property in good repair. It all depends on the particular owner and property can change hands over the decades.

What a shame to take out the beautiful trees that clean the air, provide a healing atmosphere, contribute beauty and provide a habitat for birds, etc. so that some developer can make a profit.

I don't know how much power you have Mr. Turcott, but I do appreciate your interest in getting feedback from the residents of this area. Please do all you can to favour the neighbourhood over the developers.

Sincerely,
Anita Hewitt, 44 Longbow Road

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 24

E-mail Response Received May 22, 2014

Thank you for the opportunity to express my views on the development of plans for this site.

In brief, I am strongly opposed to the building of apartments and as well, of townhouse row houses.

We certainly have more than enough row townhouses on Sarnia, Gainsborough and now Fanshawe roads.

Do we really want to emulate this in our neighborhood?

This is a coveted neighborhood, and is envied and praised for the uniqueness of its dwellings.

I have had guests from Great Britain and Europe, South Africa and Australia. They were all of the opinion that we lived in a very special area, with no two houses the same, and with the hopes that nothing would change that for the home owners.

I realize that the City will want to "get the biggest bang for its buck", (putting it crudely), but let's not spoil this very special area.

I would much prefer to see a continuation of the present type of single dwelling houses, maybe with a mix of bungalow and split levels. A small park with shrubs and low trees, seating and water fountain would be enjoyable, especially for those who cannot manage the creek pathways.

**Thank you again,
Sincerely,**

**Margaret Box
70 Doncaster Place
London ON N6G 2A5**

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 25

E-mail Response Received June 5, 2014

Thank you for your recent and previous hard copy mailings on the above. Our firm has been the project manager on the Official Plan designation of thousands of acres of land in the City of London including Sunningdale, Hyde Park, Innovation Park and Old Victoria. The following summarizes my input comments based on more than 30 years land-use planning experience in the City of London including official plans, zoning, and site plan approval.

The map attached to the recent mailing provides the clear and convincing evidence to support these comments. The map shows that the entire development area south of Gainsborough, east Wonderland and north of Sarnia contains only single-family homes on relatively large lots with significant areas of parkland and open space included. Accordingly, we are unclear and very concerned regarding the City's use of the terms "mixture of housing forms" and "Residential 6" which permits cluster housing. Even the residential land north of Gainsborough Road is almost entirely single-family homes with above average market values and lot sizes. The only exception is the seniors complex however, that development is on the corner of arterial roads and was constructed before the recent development of additional single-family homes to the north and east (Woodholme), otherwise they would have objected to that proposal as well which itself was subject to significant opposition from Whiteacres and which had a significant impact on Sifton's design which is now much better as proposed herein i.e. R1 only.

Indeed, when we purchased our resale home about 30 years ago which was already about 30 years old, our primary confidence in establishing our home and raising a family in this area was the limited and hopefully zero potential for redevelopment or higher density zones anywhere in Sherwood Forest or Orchard Park. We are aware of the provincial policies regarding infill intensification, however, they do not necessarily belong in London and they certainly do not belong in this neighborhood. London is outside the boundary of the Places to Grow legislation which designates the minimum municipal requirements for infill and intensification. London is in a position to determine its own land-use policies separate from Queens Park which should absolutely be exercised to the greatest extent possible. This is not Toronto, nor do we want London to be anything like it. To contemplate or suggest anything but only large lot single-family redevelopment of the school site would be a disastrous intrusion of new development into this long-established neighborhood with the corresponding likelihood of significant declining property values. Indeed, our neighborhood is already experiencing the pressure of reduced property values resulting from increased density due to growing student rental accommodation in the neighborhood with the growth of University of Western Ontario. Infill and intensification should only be permitted in transitional areas such as between single-family and multifamily developments or other land uses, but absolutely not in the middle of an existing large, attractive, and successful R1 residential area. In short, any redevelopment of the subject school site should only mirror the existing surrounding development, including lot size, building architecture, and hopefully another parkette. This view is widely shared and held with my neighbors in the area who have discussed this matter.

We look forward to your reply regarding the rationale for any consideration of cluster housing...

Prepared and respectfully submitted by:



Paul Flood, B.A.Sc., M.Eng., P.Eng.
President, Designated Consulting Engineer
14 Bromleigh Ave.
London, ON Canada N6G 1T9

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 26

E-mail Response Received June 9, 2014

Dear Brian,

Further to our phone conversation today, I would like to propose a few ideas regarding the change in zoning of the 7 Annadale Drive area. First, it would be a crime to destroy the existing trees on the property. Therefore, I definitely believe that some green space should be planned.

I know my desire to have a large dog park would probably not be welcomed unanimously. Perhaps community gardens, by which the majority of the yields would be directed to the London Food Bank, would meet with approval. My minister, the Reverend Dr. Jeff Crittenden relayed the story of the time he was walking along Dundas Street. Suddenly three teenage girls rushed up and hugged him. Jeff was surprised and said, "Well, thank you! Do I know you?" One of the girls looked up at him and said, "No, you don't know us, but we know you! You're the one who feeds us." The girls were part of the members of the Hospitality Meal, that Metropolitan United offers every Friday.

After reading Michael Pollan's "In Defense of Food," I realise how important it is to eat food that has not been poisoned by pesticides. Fruit and vegetables grown and harvested in Z-8334, could be delivered to the London Food Bank in minutes. These girls and many more families could enjoy fresh, non-toxic real food, in the warm knowledge that London really does care about people down on their luck, and children who have never had any!

Food Bank Gardens would also provide employment and wonderful learning experiences for students of all ages, not to mention volunteer work as well. It's a win-win situation - easily policed by a 24/7 rotation shift, and perhaps a few strong dogs from the Humane Society!

Thank you for taking my idea into consideration.

Stephanie L. Pesando

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 27

E-mail Response Received June 9, 2014

I am in favour of the zoning by law change from Z-1 to Open Space ,(OS). Looking at my tax bill, the closing of Sherwood Forest School has reduced the assessed value of my property by 3-4%. The reduction of park space probably will have an additional negative impact on neighbouring valuations. If the R6 alternative is chosen, I will be applying for an additional reduction of 10% in my assessed value!

John Humphrey

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 28

E-mail Response Received June 10, 2014

Dear Mr. Brian Turcotte,

I am writing to comment on the proposed redevelopment of the former Sherwood Forest Public School site.

I think that the City of London should purchase the property and that it be re-zoned to Open Space, R1 and R6. I would be opposed to having an apartment building on the site but a mix of single detached, semi-detached, duplex, triplex and townhouse units would fit well within the neighbourhood. Indeed, some of the current, senior residents may welcome the opportunity to stay in the area and move into smaller homes. I hope that many of the large trees on the property can be kept and that the new green space remains accessible to everyone in the area.

Sincerely,

Sheila Macfie
30 Maldon Rd.

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 29

E-mail Response Received June 17, 2014

Dear Mr. Turcotte,

For your reference, I support the City's proposal to acquire and develop the above-referenced proposal in line with what was discussed at the Ratepayers' meeting of June 16, 2014 at Orchard Park Public School.

Regards,

Sheila Handler
54 Doncaster Place

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 30

E-mail Response Received June 20, 2014

Dear Brian,

I have read the “Notice of Application to Amend the Zoning...” for the Sherwood Forest School site and wanted to send you my thoughts. I believe there was a meeting in the neighbourhood the other night but I was unable to attend as I was working in Calgary.

I was pleased to see the purpose of the change includes “open space uses, including a park”. The park portion of the school property is very well used and continues to be even after the school has closed. Retaining a sizable section of the property for park use should be a priority.

In terms of the “mixture of housing forms”, I believe it’s important that the dwelling types be consistent with what is found in the neighbourhood currently. We only have single detached dwellings. There is no cluster housing and adding such residences would change the area greatly in aesthetic, and design aspects but also cause higher population density and therefore more traffic, etc.

As much as the closure of the school was difficult (I know that personally as my children were switched over to Orchard Park) the re-purposing of the site will have more impact on those of us in the area. I urge the city to maximize the green space and maintain the dwelling styles and lot sizes consistent with those found in the neighbourhood today.

Sincerely,

*Chris Palmer
127 Wychwood Place
London, ON*

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 31

E-mail Response Received June 22, 2014

Dear Mr Turcotte,

I am a resident of the Sherwood Forest area, at 163 Wychwood Park, just down the street from the Sherwood Forest PS site. I am writing to provide my support for the option of the City of London purchasing the site and enforcing the maintenance of some parkland in addition to allowing some home development.

My main concerns are:

- 1) Maintenance of the character of the neighbourhood. We have a great community here, and part of that community is the relative density of the area. If many multiple dwellings (as opposed to single family homes) are built on the site, I am afraid the nature of our community will change. Increase traffic and more people are not what the community needs or wants. There are plenty of other sites in London to build higher density developments.
- 2) Property values. I am afraid that, unless the development is done properly, that we will end up with a devaluation of our property values. On the other hand, if a careful compromise between the needs of the community and that of the City/developer is reached, perhaps this will not occur.

Clearly the City will be facing more of the same over the coming years, with more PS sites becoming available. Establishing a framework which allows for some developer opportunity whilst respecting the existing taxpayers' wishes in a reasonable compromise, should be something the City is interested in achieving, and I hope that is what will occur.

Kind regards,

Phil

Philip M Jones, MD MSc (Clinical Trials) FRCPC

Chair, Drug and Therapeutics Committee
Medical Leader of Pharmacy

Associate Professor
Department of Anesthesia & Perioperative Medicine
Program in Critical Care, Department of Medicine
Department of Epidemiology & Biostatistics
University of Western Ontario / London Health Sciences Centre

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 32

E-mail Response Received June 22, 2014

Dear Mr. Turcotte,
we live at 11 Doncaster Ave, London ON, N6G 2A1 and are very concerned about the developments on the former Sherwood Forest Site.
We are keenly interested in the City Purchasing the Land and using a portion for park and single family homes.
It seems very important for the well-being of the neighborhood that the city get involved and take action.
Please do keep us informed with any developments.
Best,

Anabel Quan-Haase
Associate Professor
Faculty of Information and Media Studies/Department of Sociology
Western University
Digital Humanities Western

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 33

E-mail Response Received June 22, 2014

Hello Brian,

I am a resident in the Sherwood Forest neighbourhood. I was unable to attend the June 16th meeting, but have reviewed the slide presentation.

I am writing to provide my input into the options available for the Sherwood Forest property.

Please make note of my selection for the use of space at 7 Annadale Dr., which is Option 1 - Support the City's current purchase and rezoning process (park space, single family homes & townhouses).

Thank you the opportunity to have input.

Regards,
Julia Morrow
75 Friars Way

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 34

E-mail Response Received June 22, 2014

Ruth E. Walton
10 Friars Way, London, ON N6G 2A8

Re: Notice of Application to Amend the Zoning By-Law Z-8334

Dear Mr. Turcotte,

I wish to express my comments and concerns regarding the change in zoning proposed for the Sherwood Forest School site.

Having lived on Friars Way for 27 years, we have enjoyed the green community ‘common’ that the school property afforded us and the wider community. Organized sports teams, school groups, and private citizens use this space. While disappointed that we have come to such a situation. I am hopeful that the city will help in finding a fair and just solution.

* I am concerned that a well-constructed, useful building may be torn down.

* I am concerned that the value of green, open, unstructured space is not being recognized.

* I am concerned that the only solution under consideration is the building of more intensified housing and question whether London truly needs more of this type of housing in light of the amount of construction of this type currently.

Should residential housing be built on the site, I wish to suggest that it be mandated that both front and rear setbacks be in keeping with what we currently have under our R1-8 zoning designation. It is my understanding that under R-6 zoning, rear yard setbacks may be as small as 3.0 m. This would not be consistent with the rest of our neighbourhood. Equally important issues include: adequate building quality, landscaping to preserve privacy, and unobtrusive lighting.

The sloped field currently soaks up rain and melt-water. I am concerned that drainage problems may develop if this absorptive capacity is reduced by foundations, driveways and roads.

Thank you for the opportunity to express my comments and concerns,

Sincerely,

Ruth E. Walton

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 35

E-mail Response Received June 23, 2014

Hello Brian,

I am a resident in the Sherwood Forest neighbourhood. I was unable to attend the June 16th meeting, but have reviewed the slide presentation.
I am writing to provide my input into the options available for the Sherwood Forest property.

Please make note of my selection for the use of space at [7 Annadale Dr.](#), which is
Option 1 - Support the City's current purchase and rezoning process (park space, single family homes & townhouses).

Jo Nolte
123 Runnymede Crescent

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 36

E-mail Response Received September 28, 2014

September 28, 2014

Chair and Members

Planning and Environment Committee

City of London

Re: 7 Annadale – Sherwood Forest School Site

After engaging in the City staff-led and our own consultation with the Orchard Park / Sherwood Forest community, the Executive of the Orchard Park / Sherwood Forest Ratepayers Association would like to express our support for the re-zoning application of the Sherwood Forest Public School site. While the final report was not available to us prior to the deadline for this letter, we have reviewed the Notice of Public Meeting which includes the zoning changes and various provisions.

This was a unique process. In addition to the three City-led public meetings, we held a community meeting on June 16, 2014 where we reviewed the efforts to date and polled those attending through a balloted vote (in which 85 people participated). There was overwhelming support for the City's application to re-zone the property in order to retain a portion of the site for parkland and responsibly re-develop the remainder.

The Community wishes fall into these categories.

- The community is very concerned that any development should be in keeping with the existing character and quality of the homes in Sherwood Forest. While the preference of the neighborhood is for R1 single-family development it was recognized that the economics of the site would likely require some higher-density housing types in the R6 zone. Therefore there was qualified support for some high-quality R6 development. We believe the provisions set out in the notice reflect what staff heard from residents.
- In support of the residents located abutting the site we asked that their concerns regarding lighting, vegetative buffers, urban design, and setbacks be taken into account, in the form of zoning by law regulations and binding conditions shown on and written into the site plan and site plan agreement.
- We believe the minimum landscaped open space of 50%, the maximum lot coverage of 25%, the setback and the setback permitting only landscaped open space as part of the zoning are the right conditions in the zoning by law.
- There was continued interest expressed in the development of housing that would be attractive to seniors wishing to downsize and stay in the neighborhood, and continued concerns expressed about not wanting to see rental housing stock that would be attractive to absentee landlords. We are aware the City cannot regulate by type of ownership.
- There should be a public site plan meeting before Committee.
- We request that some type of community involvement be included in the evaluation of urban design in the City's RFP for the sale of the developable parcels.

We would like to thank City Council, and in particular the city staff, for looking to accommodate the needs of the community. Together we have created a solution that will keep a portion of this land, which has been at the heart of Sherwood Forest for 40 years, in public hands, while developing the remainder in a responsible way. We hope this also shows that City-led consultation in the case of infill development can lead to good projects and that this can be the model for other projects.

We look forward to reviewing the report and speaking to it at the Public Participation meeting.

Sincerely,

Sandy Levin
President
Orchard Park/Sherwood Forest Ratepayers
59 Longbow Road
London, ON
N6G 1Y5

Cc: Councillor N. Branscombe

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 37

E-mail Response Received June 23, 2014

Hello Brian,

We are residents of Sherwood Forest and as we were unable to attend the June 16th meeting, we would like to make our selection known for the Sherwood Forest Public School area, 7 Anandale Dr.

Option 1 - Support the City's current purchase and rezoning process (park space, single family homes & townhouses)

Thank you for allowing us the opportunity to have this input.

Kind Regards
Jenny and David O'Gorman
72 Friars Way.

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 38

E-mail Response Received June 23, 2014

Dear Mr. Turcott,

I prefer the 1b option of 10 single-detached and 24 townhouses with 0.7 hectares of green space.

The one thing I would suggest would be is to have another street access onto Wychwood (perhaps connecting to Scarlett Ave) so there would not be such a huge influx of traffic along Finsbury Cres. With the new housing build, assuming each home has 1 car (and many will have 2) there will be an additional 34+ cars driving daily where we now have less than 20. Annadale and Wychwood are already higher traffic streets so the addition of 34 cars will have less of an impact.

The other suggestion I have is for the green space. I would like to see a basketball court build there so the space is functional for teens and adults to stay active.

Thanks for allowing us to have some input.

Kathi James

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 39

E-mail Response Received June 23, 2014

1. The attention being given by the Planning Department to developing a innovative pattern for dealing with surplus school sites is really appreciated. Thanks for the extra effort and initiative. And, as per your invitation comments are submitted for consideration.
2. 14 Friars way has an open view of the school property which we have nurtured for 48 years. Hence we would urge that the properties along the Friars Way line be developed with single, stand alone units in keeping with the style of housing in the area. This is and will be a critical issue as we respond to development proposals.
3. It is assumed that at this stage of planning , consideration of matters related to fencing, maintaining the present drainage pattern and utility lines are premature.

Pauline & Lorne Hooper, 14 Friars Way

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 40

E-mail Response Received June 23, 2014

Just sending an email to confirm I like the option of the city purchasing lands and zoning as per option 1b; no apartments.

Patty Hayman
77 doncaster ave

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 41

E-mail Response Received June 23, 2014

Hi Brian,

I was unable to attend the June 16 meeting for the Sherwood Forest site (7 Annadale). I've looked at the options and I'd like to state my preference for Option # 1 - some park space, single family homes - no apartments.

Thanks for considering,
Danielle Sauve
79 Friars Way

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 42

E-mail Response Received June 25, 2014

Hello Brian,

As per our discussion, I feel it is important to raise an issue that has not been addressed. In the Spring of 2000 at least five homes were flooded by sewage backup on Finsbury Cr. and Friars Way. This occurred twice that year approx. 6 weeks apart. There is a history of this prior to that as noted by long time residents and the fact that I found a back flow valve in the floor drain of my home at that time (which of course failed).

I am obviously concerned about the impact of building many more homes on this system which cannot handle the load now.

The homes I know had sewage backups were 51, 55 & 59 Finsbury, 76 & 80 Friars Way.

Thank You,
Bill McGee
55 Finsbury Cr

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 43

E-mail Response Received July 3, 2014

Dear Mr Turcott, please accept my support for City of London re-zoning application of the Sherwood Forest Public School Site.
Julia Higgins

38 Finsbury Crescent
London, Ont N6G 2B4

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 44

E-mail Response Received July 6, 2014

July 6, 2014

Brian Turcotte
Planner - City of London

Re: 7 Annadale – Sherwood Forest School Site

As you can see by our address, we live in the close vicinity of the future Sherwood Forest School site development. We have been attending the meetings regarding possible outcomes and highly commend the city’s efforts to preserve the integrity of our neighbourhood and to create a balance between housing and parkland.

One of the proposals for development, however, which seemed to be quite popular, greatly concerns us. It was suggested that the one and only entrance/exit to the new development should lead from Finsbury Crescent. We urge those involved to consider this option carefully for the following reasons:

1. All traffic entering or exiting the new development would have to travel along Annadale Drive or Wychwood Park anyway. For that reason, we believe that the most practical entrances would be a) off Annadale Drive and b) off Wychwood Park at the east side of the existing school lot.
2. There is no sidewalk on Finsbury Crescent. With a development as large as the one likely to be built, one would need to be created, resulting in considerable extra expense either to the developer or the city.
3. We strongly believe that at least two entrances and exits are needed. With a development of approximately forty residences, where many families will, no doubt, have more than one car, the volume of traffic entering and exiting the complex will be considerable. With only one entrance/exit leading from Finsbury Crescent, the lifestyle of those already living in the vicinity would be heavily impacted. Rather than being a quiet, low traffic street, Finsbury Crescent would have a constant flow of cars throughout the day and evening. This would be especially difficult for those living directly across from the new entrance, particularly at night, when headlights would shine directly into their houses.

Again, we applaud your efforts to maintain the integrity of our neighbourhood by collaborating with us and by seeking our input. We fully understand that this development is inevitable and ask that you consider these thoughts as you move forward.

Sincerely,
Norm and Lesley Burdis (15 Finsbury Crescent)

--	--

**File: Z-8334
Planner: B.Turcotte**

Attachment No. 45

E-mail Response Received July 17, 2014

Hello Brian,

My name is Heather Pilkington and I am a home owner in Sherwood Forest at 26 Abbey Rise, which is quite near the Sherwood Forest school site at 7 Annadale Drive. I wanted to let you know that I do not support a Residential R6 Zone variation that permits cluster housing for the following reasons:

I have invested over \$100K in my home over the last 10 years and carefully balanced this level of investment based on the value of the surrounding homes. Typically cluster housing is of lower value than single family homes, and by allowing this type of development, the city is putting my investment and those of my neighbours at risk. Given the proximity of the neighbourhood to the university, allowing cluster housing could attract student rentals, even further depressing the value of my investment. I would also add that newer neighbourhoods which have some R6 development (such as Sunningdale, Maisonville, Windermere, Kilally etc.) typically put this type of development on the perimeter of the neighbourhood, closer to the busy thoroughfares where values are lower, not right in the center as is proposed here. If the intent is to ensure that the value of the housing being proposed is equal to the average price of the surrounding homes and maintains the character of the area, then I would be relieved to hear this.

Please do not move forward with the Residential R6 Zone variation for the Sherwood Forest School site at 7 Annadale. The city would not be acting in the interest of the homeowners in the area, who have a substantial portion of their life savings invested in their homes based on the current zoning.

Kind regards,

Heather Pilkington
26 Abbey Rise
London, ON N6A 1Y9

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 46

E-mail Response Received July 17, 2014 (letter received, dated August 28, 2014)

August 28, 2014.

Mr. Brian Turcotte
Planner
City of London

Re: Sherwood Forest School Site and *the specific concerns of Friars Way residents who own property that backs directly onto the school site.*

Dear Mr. Turcotte,

As per your request, I have informally polled this specific group of homeowners and summarize briefly their key issues and concerns below. We ask that the city aim to preserve, as much as possible, the unique character of Sherwood Forest as it was initially planned and developed. It is a well-treed, quiet, and very desirable neighbourhood. Zoning is currently R1.

We hope for an infill project that will ‘keep faith with the present character of our neighbourhood’.

1. We ask that binding conditions be written into any increased density zoning and site plan requirements to ensure that set-backs to our properties are adequate and in keeping with the tenor of our immediate neighbourhood.
2. We ask for height restrictions to minimize a sense of ‘over-powering’ of existing properties.
3. Our preference is for detached houses rather than row-housing forms.
4. We currently enjoy the lack of intrusive night time light; we have lawn-post lighting only, and ask that consideration be given to maintaining that as much as possible.
5. There is concern that if road access to a new housing site is limited to one entrance only, that this will unfairly intensify traffic for some streets and houses.
6. There is some concern regarding the potential for flooding /drainage problems for homes nearby.

It has also been pointed out that the underground power lines are buried along this back fence line of the school; this fact may be influential w.r.t. site planning, required easements, etc.

Thank you for your consideration of our concerns.

Ruth Walton
10 Friars Way,
London, N6G 2A8

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 47

E-mail Response Received July 27, 2014

To: B. Turcotte:

Re: Sherwood Forest Public School property rezoning

Regarding the potential rezoning of the former Sherwood Forest Public School property – I am opposed to this rezoning. I feel that it will result in overcrowding which will disturb the quiet, lovely neighbourhood that we enjoy living in.

I would not be opposed to the idea of a park or green space which would enhance the area.

This is a lovely, quiet neighbourhood and we don't need the added density and problems that come with rezoning this property for a mixture of housing forms. I think traffic would be a real problem as well.

This property would be best as open space – a small park would be lovely.

I trust that the Planning Division will take the wishes and concerns of the current property owners into consideration before allowing this rezoning. I personally, am strongly opposed to any housing being built on this property.

Betty Ann Widdrington
1 Doncaster Avenue

--	--

File: Z-8334
Planner: B.Turcotte

Attachment No. 48

E-mail Response Received July 27, 2014

Hello -

I attended this week's meeting about the Sherwood Forest site, and have a couple of comments.

- I am opposed to allowing 3-story buildings on the site. As one approaches the site from Abbey Rise, it is an uphill walk and an uphill view. A 3-story building will have a much greater presence from that angle. It will likely be visible above the current houses, and be out of scale with the character of the neighborhood. I think there are other, better ways to delineate the boundary between park and development.

- I appreciated the presenter's explanation on Wednesday night of what is meant by "enhanced" landscaping. I think that is an important item to build into the plan.

I also want to thank the City staff for their willingness to try this new approach towards determining the future of the school site, and in particular, for engaging in this process with the neighborhood.

Mady Hymowitz

--	--

File: Z-8334
Planner: B.Turcotte

Bibliography of Information and Materials
Z-8334

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Current Planning, City of London Planning Services, March 21st, 2014

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

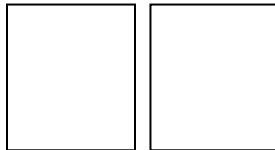
City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Sherwood Forest Public School Neighbourhood Character Statement, July 30th, 2014 prepared by the City of London Planning Services.

Those reports noted in the Previous Reports Pertinent to this Matter Section to this report.

Correspondence: (all located in City of London File No. Z-8334)

All correspondence sent and received from March 21st, 2013 to present.



File: Z-8334
Planner: B.Turcotte

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
 2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 7 Annadale Drive.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located at 7 Annadale Road, as shown on the attached map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

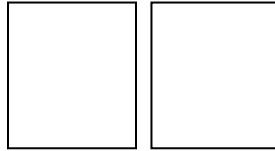
1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 7 Annadale Drive, as shown on the attached map comprising part of Key Map No. A102, from a Neighbourhood Facility (NF) Zone to a Holding Open Space (h-18*OS1) Zone, a Holding Residential R1 Special Provision (h-18*R1-5(_)) Zone, a Residential R1 Special Provision (R1-5(_)) Zone and a Holding Residential R6 Special Provision (h-5*h-18*R6-3(_)) Zone.

2) Section Number 5.4 of the Residential R1 (R1-5) Zone is amended by adding the following Special Provision:

-) R1-5(_) 7 Annadale Drive
 - a) Regulation[s]
 - i) Lot Area (Minimum) 500m² (5,382 sq.ft)
 - ii) Front and exterior side yard depth for main building or garage on local street or secondary collector (Minimum) 6 metres (19.6 feet)
 - iii) The front face and primary entrance of dwellings abutting an Open Space (OS1) zone shall be oriented towards the Open Space (OS1) Zone

3) Section Number 10.4 of the Residential R6 (R6-3) Zone is amended by adding the following Special Provision:

-) R6-3(_) 7 Annadale Drive
 - a) Permitted Uses:
 - i) cluster single detached dwellings
 - ii) cluster townhouse dwellings
 - b) Regulations:
 - ii) Lot Area (Minimum) 1 ha. (2.47 ac)



- | | | |
|-------|--|---|
| ii) | Lot Frontage
(Minimum) | 14 metres (45.9 feet) |
| iv) | Interior side and
rear yard depth (abutting a
Residential R1-8 Zone)
Variation
(Minimum) | 10 metres (32.8 feet) |
| v) | Interior side and
rear yard depth (abutting a
Residential R1-5 Zone)
Variation
(minimum) | 4.5 metres (14.8 feet) |
| vi) | Interior side and
rear yard depth (abutting a
Open Space (OS1) Zone)
Variation
(Maximum) | 2.0 metres (6.6 feet) |
| vii) | Landscaped Open Space (%)
(Minimum) | 50% |
| viii) | Lot Coverage (%)
(Maximum) | 25% |
| ix) | Height (m)
(Maximum) | 2 storeys, or 9 metres,
whichever is less with no
half storeys being
permitted for basements |
| x) | Density
(Maximum) | 25 units per hectare |
| xi) | The front face and primary entrance of dwellings abutting
an Open Space (OS1) zone shall be oriented towards the
Open Space (OS1) Zone | |
| xii) | No part of any required interior side yard or rear yard shall
be used for any purpose other than landscaped open
space | |

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on October 14, 2014

Agenda Item # Page #

--	--

File: Z-8334
Planner: B.Turcotte

J. Baechler
Mayor

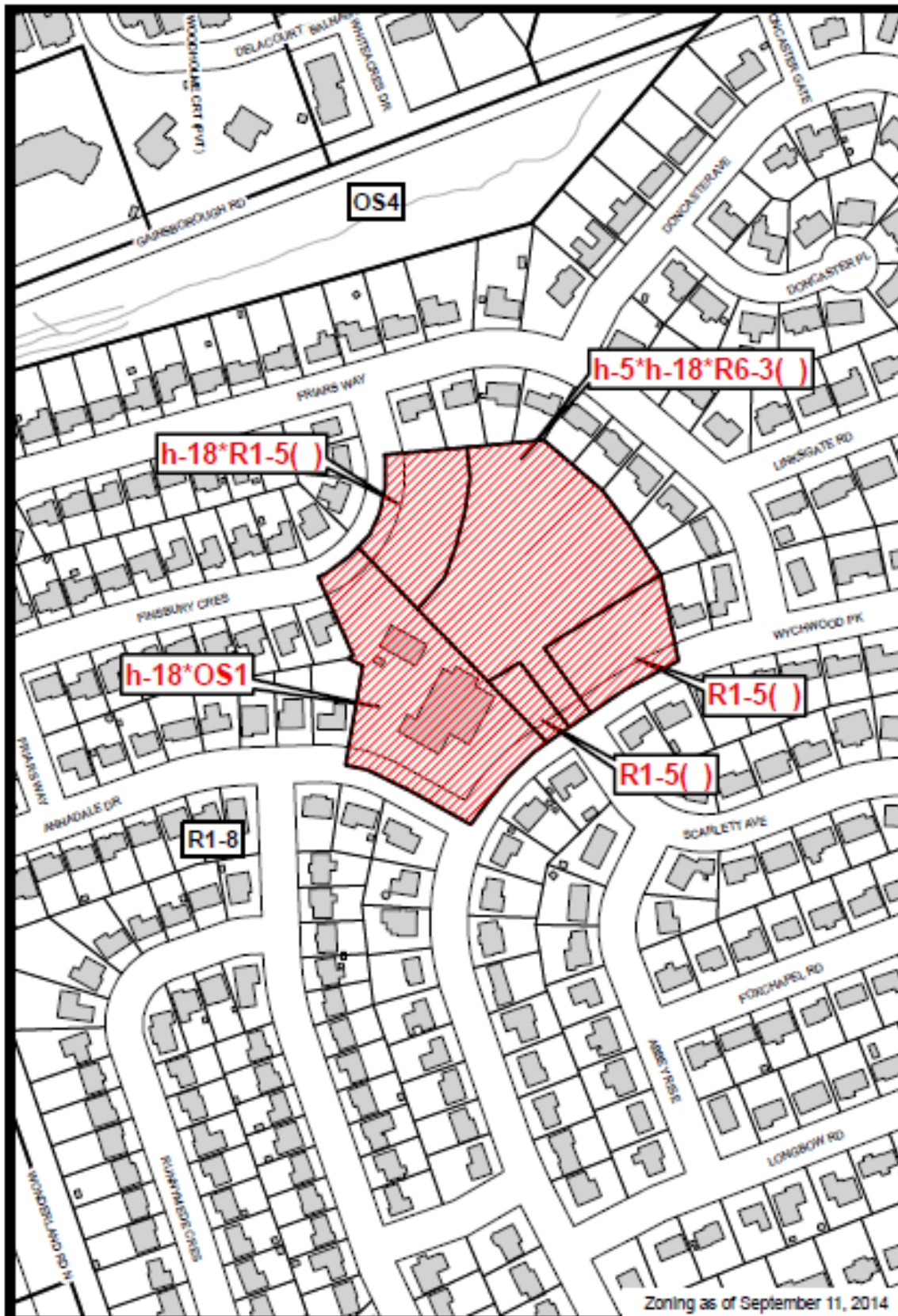
Catharine Saunders
City Clerk

First Reading - October 14, 2014
Second Reading – October 14, 2014
Third Reading - October 14, 2014


Two empty rectangular boxes for agenda item and page numbers.

File: Z-8334
Planner: B.Turcotte

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)




File Number: Z-8334
 Planner: BT
 Date Prepared: 2014/09/24
 Technician: MB
 By-Law No: Z-1-

SUBJECT SITE 

1:2,500

0 12.5 25 50 75 100 Meters



--	--

File: Z-8334
Planner: B.Turcotte

Appendix B
CONCEPTUAL SITE PLAN



--	--

Appendix C

PRIMARY AND SECONDARY ENTRANCE CONCEPT PLAN

