

ORCHARD PARK SHERWOOD FOREST RATEPAYERS



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
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Cc: Councillor N. Branscombe