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E. Conway
File No: SP15-004713

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: FUTURESTREETS INC. 164 SHERWOOD FOREST SQUARE PUBLIC SITE PLAN MEETING MAY 19, 2015

RECOMMENDATION

That on the recommendation of the Manager, Development Services & Planning Liaison, the following actions **BE TAKEN** with respect to the site plan approval application relating to the property located at 164 Sherwood Forest Square:

- a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit the construction of six, four storey apartment buildings with a total of 147 residential units and offsite site improvements to Sherwood Forest Square; and
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application, and whether they support the Site Plan application.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain site plan approval for six (6) apartment buildings, each four (4) storeys in height with a total of 147 residential units at 164 Sherwood Forest Square. The application is to be heard at public meeting of the Planning and Environment Committee. The site contains a holding provision (h-5) to require a public site plan review.

The proposed site plan conforms to the regulations of the Residential R8-4(26) Zone. The development is generally compatible with existing development in the surrounding area and implements the building form anticipated within the R8 zone. The currently proposed site plan is generally consistent with the Site Plan Drawings appended as Schedule "I" to the staff report dated August 26, 2014 regarding the rezoning of these lands.

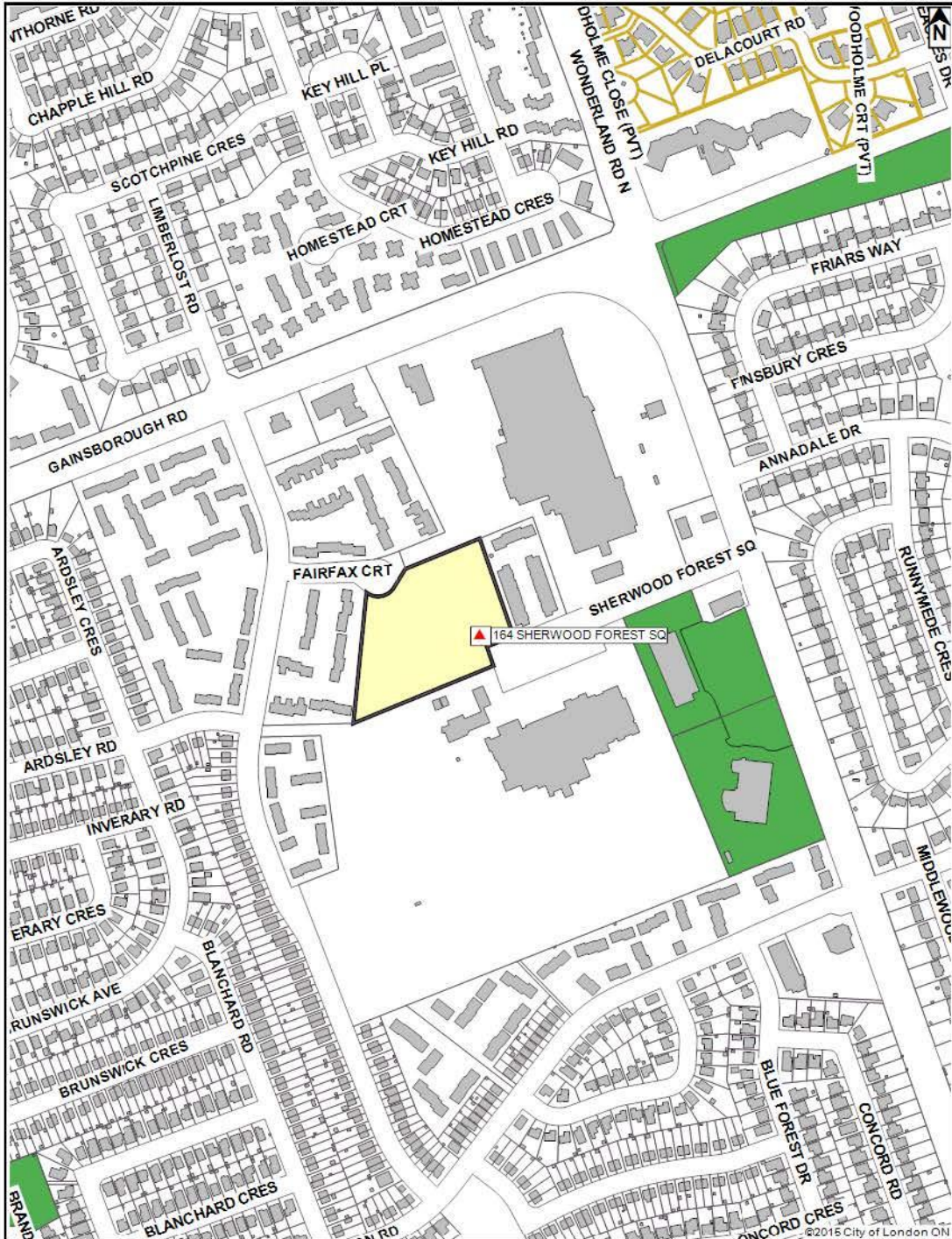
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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File 0Z-8327; Report to the Planning and Environment Committee to amend the Official Plan and the Zoning By-Law on October 7, 2014.

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E. Conway
File No: SP15-004713

Location Map




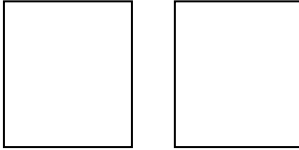
LOCATION MAP
 File Number: 15004713
 Created By: Barb Mellen
 Date: 2015-03-17
 Scale: 1:5000

LEGEND

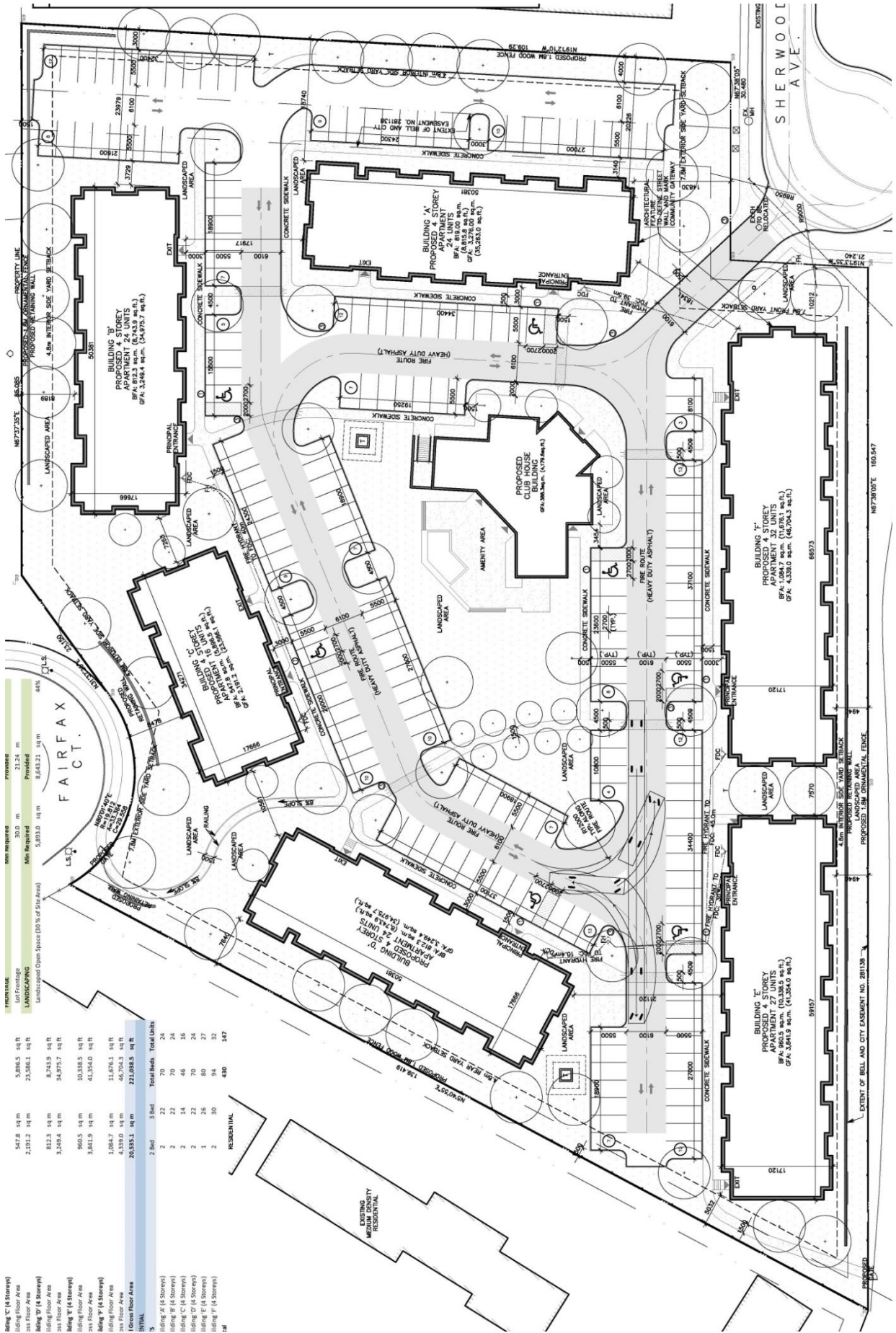
- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development



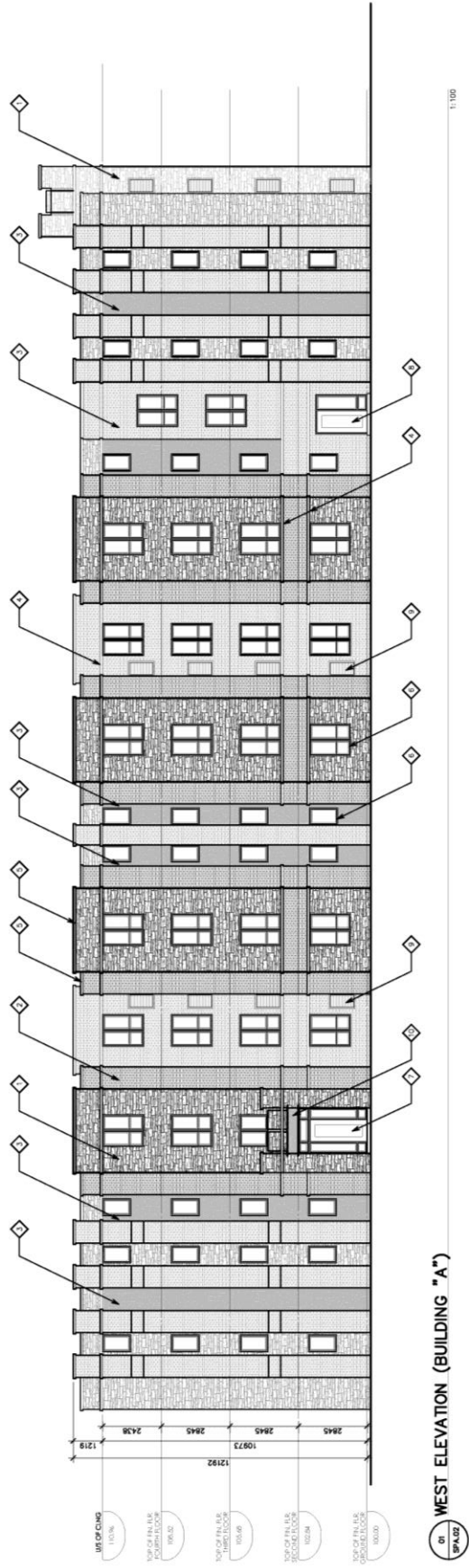


Site Plan

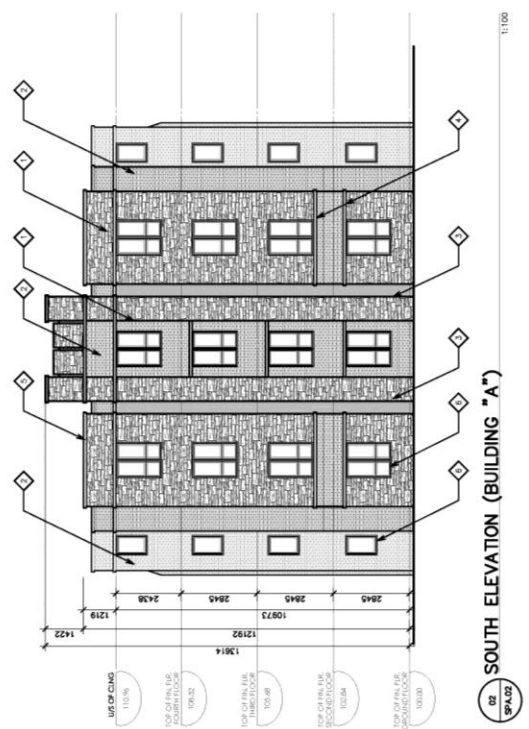


E. Conway
File No: SP15-004713

West and South Building Elevations

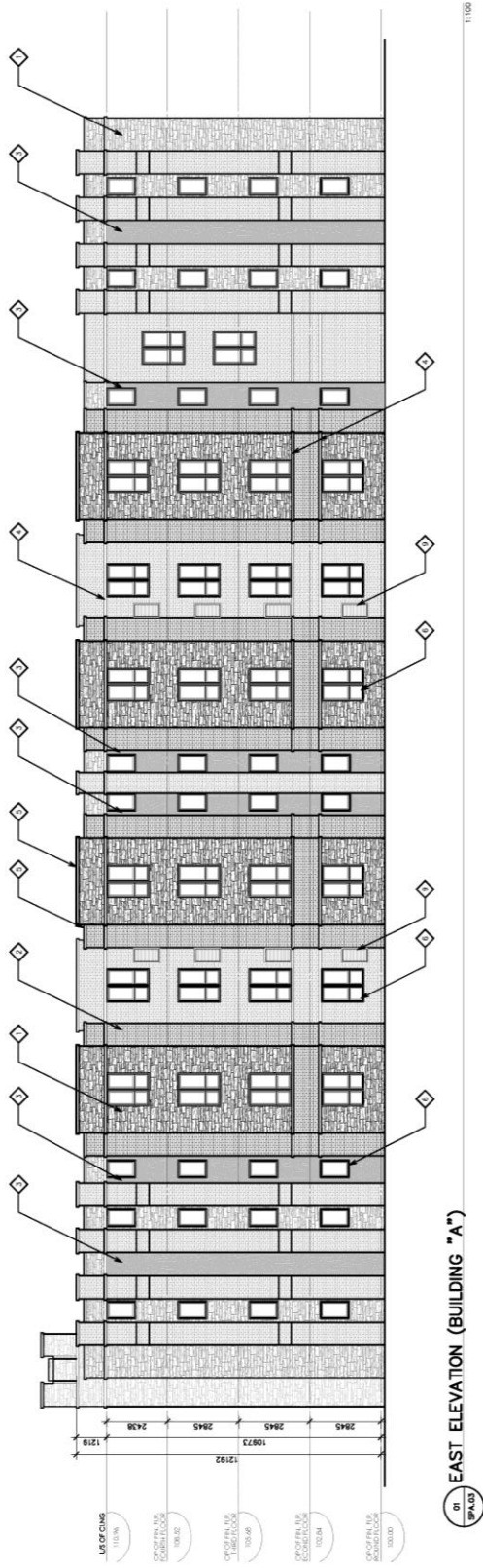


MATERIALS LEGEND	
①	PERMACON LAYTT STONE COLOUR: RANGE MARGOLUX BIDE
②	BRICKWORK MIDDLE BRICK COLOUR: RANGE ORLEANS GREY
③	PANELS - CONCRETE PANELS COLOUR: CHARCOAL
④	BANDING PRECAST CONCRETE BANDING COLOUR: BIDE
⑤	CAP FLASHING PREFINISHED METAL CAP FLASHING COLOUR: TO MATCH BANDING
⑥	ALUMINIUM WINDOW FRAMING COLOUR: CHARCOAL
⑦	ALUMINIUM ENTRANCE DOOR FRAMING COLOUR: CHARCOAL
⑧	ALUMINIUM EXT DOOR FRAMING COLOUR: CHARCOAL
⑨	PREFINISHED MECHANICAL COUPE MANUFACTURER TBD COLOUR: TO MATCH ADJACENT MATERIAL
⑩	EXTERIOR PAINT EXTERIOR PAINT COLOUR: CHARCOAL

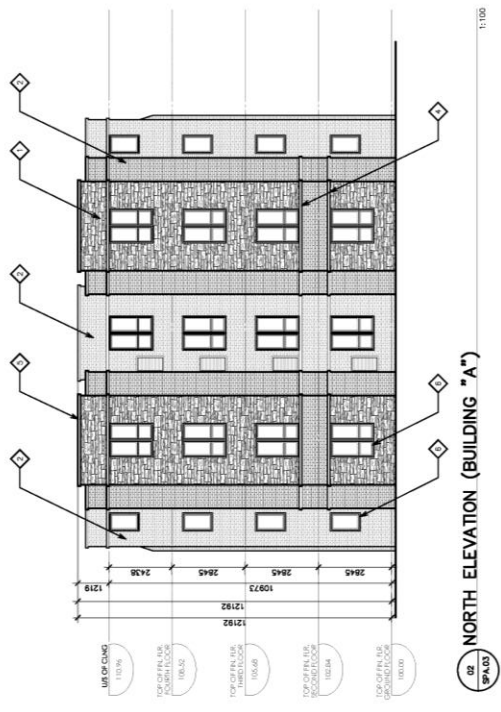


E. Conway
File No: SP15-004713

North and East Building Elevations



MATERIALS LEGEND	
1	IRON VIBER LATTICE STONE COLOUR: RANGE MARGAUX BOIGE
2	BRICK VIBER COLOUR: RANGE OREGANS GREY
3	PANELS - CONCRETE PANELS COLOUR: CHARCOAL
4	BRANDS PRECAST CONCRETE BRANDING COLOUR: CHARCOAL
5	CLP BRANDING PREFINISHED METAL CAP FLASHING COLOUR: TO MATCH BRANDING
6	MANUFACTURED WINDOW FRAMING COLOUR: CHARCOAL
7	MANUFACTURED DOOR FRAMING COLOUR: CHARCOAL
8	ALUMINUM USE DOOR FRAMING COLOUR: CHARCOAL
9	PREFINISHED MECHANICAL EXTERIOR COLOUR: TO MATCH ADJACENT MATERIAL
10	STEEL CHANNEL CANOPY COLOUR: PAINT FINISH COLOUR: BRANDING



E. Conway
File No: SP15-004713

Sherwood Forest Square Improvements

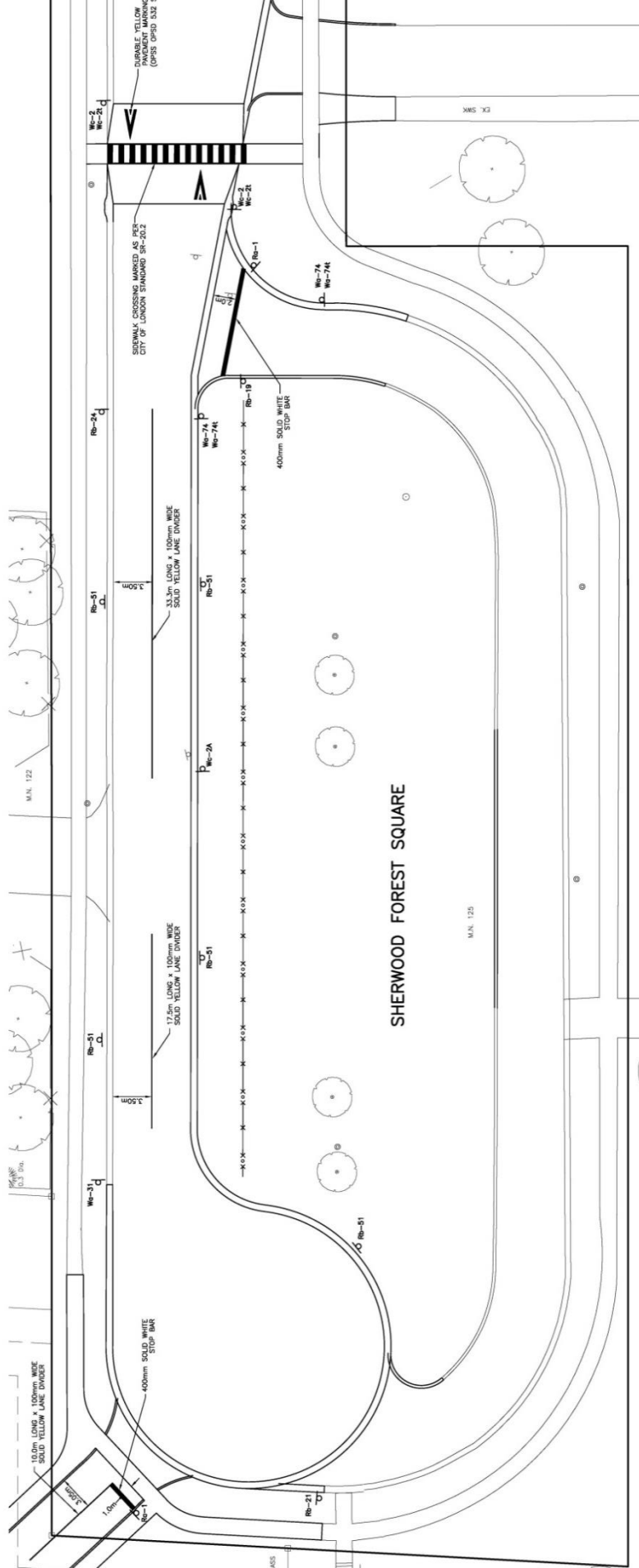
NOTES:

- CONTRACTOR TO COMPLY WITH MINISTRY OF LABOUR DIRECTIVES AND ONTARIO TRAFFIC MANUAL AS A MINIMUM FOR SITE SPECIFIC TRAFFIC CONTROL.
- ALL WORKS WILL BE CONDUCTED WITHIN THE MINISTRY OF LABOUR, OPSS AND MINISTRY OF TRANSPORTATION STANDARDS.
- CONTRACTOR TO MAINTAIN PRIVATE DRIVEWAY ACCESS AT ALL TIMES.
- SPOTTER/FLAGMAN SHALL BE USED FOR HEAVY EQUIPMENT ACTIVITY SUCH AS MATERIAL AND MACHINERY DELIVERY, LOADING AND UNLOADING, ETC., OR ANY OTHER ACTIVITY WITHIN ANY CITY STREET R.O.W. THAT WILL INTERRUPT OR IMPEDE NORMAL TRAFFIC FLOW.

- Rb-1 DENOTES 'STOP' SIGN
- Rb-19 DENOTES 'DO NOT ENTER' SIGN
- Rb-2 DENOTES 'ONE WAY' SIGN
- Rb-24 DENOTES 'TWO-WAY TRAFFIC' SIGN
- Rb-51 DENOTES 'NO PARKING' SIGN
- Wb-2 DENOTES 'SPEED HUMP' SIGN
- Wb-74 DENOTES 'SCHOOL CROSSING AHEAD' SIGN
- Wb-31 DENOTES 'NO EXIT' SIGN
- Wb-4 DENOTES 'TWO-WAY TRAFFIC AHEAD' SIGN
- Wb-2 DENOTES 'SCHOOL CROSSING' SIGN
- Wb-24 DENOTES 'SCHOOL CROSSING AHEAD' SIGN
- Wb-21 DENOTES 'SCHOOL CROSSING' SIGN

⊘ DENOTES SIGN (FACING SIDE OF SIGN)

SEE DETAIL PROJECT DEL14-007 FOR SITE DETAILS.



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E. Conway
File No: SP15-004713

APPLICATION DETAILS

Date Application Accepted: February 12, 2015	Agent: Zelinka Priamo Ltd. (c/o M. Doornbosch)
REQUESTED ACTION: An application for Site Plan Approval for six four storey apartment buildings with a total of 147 residential units.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – vacant • Frontage on Sherwood Forest Square – approximately 21 m • Frontage on Fairfax Court – approximately 30 m • Depth (from Fairfax to Sherwood) – approximately 120 m • Area – 1.96 ha (4.84 acres) • Shape – rectangular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – 2 - 2.5 storey townhouses and walkway to Sherwood Forest Mall • South – Sir Frederick Banting Secondary School • East – one and two storey townhouses and Sherwood Forest Mall • West – 2.5 storey townhouses

OFFICIAL PLAN DESIGNATION: Multi Family, Medium Density Residential
EXISTING ZONING: h-5*h-11*h-179*R8-4(26)

BACKGROUND

The subject site was originally owned by the London District Catholic School Board but was deemed surplus and was subsequently sold. Municipal Council supported a Zoning By-law amendment on September 2, 2014 to rezone the site to permit residential apartment buildings with a maximum density of 75 units per hectare and a maximum height of 16 metres to accommodate architectural towers while prohibiting habitable space above 13 metres . The rezoning was approved with three holding provisions requiring:

- public site plan review;
- a development agreement to address, among other things, appropriate access arrangements; and,
- that the Owner make a financial contribution to the City of London for the funding of source control measures in the municipal sanitary sewer system to offset the impact of additional sanitary flows.

Site Plan Application

On September 2, 2014, Municipal Council resolved that:

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E. Conway
File No: SP15-004713

- a) *the City Clerk BE DIRECTED to place a revised by-law on the Agenda of the September 16, 2014 meeting of the Municipal Council, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Community Facility (CF1) Zone TO a Holding Residential R8 Special Provision (h5*h11*h. *R8.4(26) Zone;*
- b) *the Site Plan Approval Authority BE REQUESTED to implement, through the site plan approval process, the development of the subject site in a manner that is consistent with the Site Plan Drawings appended as Schedule "I" to the staff report dated August 26, 2014, as well as the design features recommended below:*
 - i) *treat any building facades adjacent to Sherwood Forest Square or Fairfax Court architecturally as a view terminus to create an appropriate interface with the public;*
 - ii) *further accentuate the principal building entrances by articulating the building to highlight the location of the entrance beyond the portico;*
 - iii) *consider including two columns of windows on façade articulations in order to achieve a balance of materials on the façade;*
 - iv) *ensure that the base of the building is in scale with the height of the building and ensure that the materials used on the base are applied on the base on all elevations in order to visually break down the massing of the building;*
 - v) *use of iron rod fencing along the north portions of the site to maintain visibility of the pedestrian pathway spanning Fairfax Court and the property at 1225 and 1229 Wonderland Road North (Sherwood Forest Mall); and,*
 - vi) *ensure that the lighting on the north east side of the building is not directed into the neighbouring condos; and,*
- c) *the Civic Administration BE REQUESTED to give the public, within the circulation area relating to this matter, notification of the removal of the holding provision for transportation access;*
- d) *pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN with respect to the proposed by-law as a public meeting was held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-law and the amendments reflect the requests of those individuals who spoke at the Public Participation Meeting held regarding this matter;*

The application for Site Plan approval was accepted on February 12, 2015 for the construction of six (6) apartment buildings, each four(4) storeys in height with a total of 147 residential units. The items noted above provide further direction for Site Plan staff in the review of this application.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

EESD-Transportation

City staff worked with the developer in order to redesign Sherwood Forest Square to accommodate potential traffic generated by the new development. The new road design not

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E. Conway
File No: SP15-004713

only will improve traffic circulation but will also improve pedestrian safety in the area. The following are the proposed road works on Sherwood Forest Square:

- Sherwood Forest Square will be widened to 7.0 m to accommodate a two-way traffic operation.
- Existing access road to the school in the middle of Sherwood Forest Square will be removed.
- Exit from the laneway where buses drop off and pick up students will be modified to force vehicles to a complete stop. Currently, exiting vehicles have the right of way and do not stop when entering Sherwood Forest Square.
- A concrete raised pedestrian crosswalk will be installed on Sherwood Forest Square to improve the pedestrian experience for the students when crossing Sherwood Forest Square and slow down the traffic.
- A review will be undertaken to the operation of the traffic signal at the intersection of Wonderland Road and Sherwood Forest Square to improve timing.

Development Services (Engineering)

Water

Based on the proposed water servicing arrangement, a backflow prevention device will be required on private property as close as possible to the property line. This can be avoided if looping is not required and the use of only one water service.

With certain water servicing or phasing arrangements, a non-municipal regulated drinking water system may be created. The MOECC makes the final determination whether a system is a regulated drinking water system so consultation with the MOECC is advised. The City may require the applicant to submit MOECC confirmation in this regard. Please be advised that any proposed creation of a non-municipal regulated drinking water system will significantly increase approval time and financial costs to any development and should be avoided.

A multi-purpose easement is required to be dedicated to the City for the watermain connection to the north, as this is on lands not owned by the applicant or the City. Please note that there is an existing easement over this corridor, but it is for sewer purposes only. Please provide a copy of the draft legal plan.

The owner is to ensure that timing of the watermain works on Sherwood Forest Square and Fairfax Court is co-ordinated to mitigate any possible disruption to all area residents and properties.

The owner is to provide a construction schedule to ensure that all internal and external works are coordinated, including watermain shutdown as required.

If the development is being phased, please include water turnover calculations for full watermain build-out with only partial development of the building(s).

Storm Water Management

The allowable off site discharge that is being proposed is higher than what Development Services has calculated for all storm events. This is based on the rationale method and a time of concentration of 15 minutes. Based on the proposed pre-development flows as calculated in the SWM report, an intensity of closer to 7.5 minutes is used. In doing so, the SWM report calculates allowable site discharge that is too high. As such, the storage requirements and orifice size should be revised.

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E. Conway
File No: SP15-004713

According to CityMap, there is a section of the 1350mm storm sewer downstream of the Sherwood Forest Mall that is already exceeding its capacity flows as per the storm drainage area dated in April of 1968. Further surcharging the system is not supported. Please use another storm sewer outlet or update the drainage area plan and design sheet to confirm that there is adequate capacity in the downstream system for the site plan development.

The dual orifice approach for stormwater flows is not supported. Please revise to utilize only one orifice for the stormwater retention tank.

Please specify on the drawings the method of connection to the existing storm sewers, including products used as required.

Certification from the consulting engineer is required to confirm that the post development major overland flows that drain onto adjacent lands are only in cases in excess of the 100 year event, and do not exceed pre-development flows.

The property to the north (1225 and 1229 Wonderland Road North) will be disturbed during construction of the storm sewer outlet, and any works on those lands will require consent from the aforementioned owner.

Other Comments

Removal of the boulevard trees within Fairfax Court will require approval from Urban Forestry.

Approvals will be required from the School Board for the works on their property.

Please update the signage for the raised pedestrian crosswalk.

An additional Rb-19 sign is required on the east side of the one way exit.

3.0 m flat section required on the top of the raised pedestrian crosswalk.

Catchbasins cannot be connected by a lead to another catchbasin (catchbasin adjacent to the raised pedestrian crosswalk).

Additional tree plantings are required in the center island.

Planning Services

Explore alternatives to the fence along the Fairfax Court Right-of-Way. If a fence/barrier is desired use the buildings as a barrier and include fencing, with gates, between the buildings.

Parkland dedication has not been collected for the subject lands. It is to be noted that the applicant, at the time of building permit or as a condition of site plan approval, will be required to provide parkland dedication for all the units in the form of cash-in-lieu pursuant to By-law CP-9.

Urban Forestry staff will take a look at the City tree proposed to be removed in order to indicate if they will agree to a consensual removal. If staff agree, the applicant should contact Rick Cosby in Forestry operations for the consensual removal prior to getting a building permit. All fees apply as per the Boulevard tree protection By-law.

Please register any proposed new trees on the Million Tree Challenge website at www.milliontrees.ca or seek us to register them on the applicant's behalf. Registration is free and takes only a few minutes. The applicant will be recognized on the website for contributing to the Million Tree Challenge and ReForest London.

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E. Conway
File No: SP15-004713

Bell Canada

Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Upper Thames River Conservation Authority

The UTRCA has no objections to this application.

PUBLIC LIAISON:	<p>On March 27, 2015, letters were sent out to area property owners within 120 metre radius advising of a site plan application for this property.</p> <p>On April 30, 2015 Notice of the Public Meeting was published in the Londoner.</p> <p>On May 1, 2015 letters were sent out to area property owners within 120 metre radius advising of Public Site Plan Meeting.</p>	2 written
Nature of Liaison:		
<p>Consideration of the Site Plan will result in the construction of six, four-story apartment buildings with a total of 147 residential units and associated off site improvements to Sherwood Forest Square to provide safe access to the site.</p> <p>Municipal Council approved a zoning by-law amendment on September 16, 2014 to change the zone on this property from a Community Facility (CF1) Zone to a Holding Residential R8 Special Provision (h-5*h-11*h-179*R8-4(26)) Zone which permits apartment buildings at the intensity proposed.</p> <p>The holding provisions require a public site plan meeting before the Planning and Environment Committee (PEC), that the applicant enter into an agreement with the City for access arrangements and make a financial contribution</p>		
Responses:		
<ul style="list-style-type: none"> - Traffic and safety of the proposed access to Sherwood Forest Square - Loss of trees and open space - Privacy and noise 		

ANALYSIS

Is the Proposed Site Plan in conformity with the Official Plan and is it consistent with the Provincial Policy Statement?

The subject lands are designated Multi Family Medium Density Residential in the Official Plan. Multi Family Medium Density Residential permits low rise apartments and other forms of multiple attached dwellings as the main permitted uses.

The Provincial Policy Statement encourages building strong communities, the wise use and management of resources and protecting public health and safety. Intensification on this site in accordance with the Official Plan and Zoning By-law is consistent with the Provincial Policy Statement. Full municipal services are available to service this site including public transit.

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E. Conway
File No: SP15-004713

The development of this is in accordance with the Site Plan Control By-law, Zoning By-law and the Council resolution of September 2, 2014 will be in conformity with the Official Plan and consistent with the Provincial Policy Statement.

Proposed Site Plan

The site generally slopes from southwest to northeast. Retaining walls are proposed along the south and north property lines to flatten out the site and make it more conducive to the movement of vehicles and pedestrians.

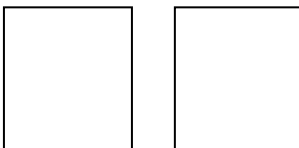
The proposed site plan substantially matches the site plan circulated for public review during the Zoning by-law amendment considerations in the fall of 2014. The six (6) apartment buildings are arranged around the perimeter of the site. There is a circular internal road proposed with parking areas proposed along both sides. A 'clubhouse' is proposed in the central island as a common amenity for all residents. A 1.8 m (6') privacy fencing is proposed along the east and west property lines abutting the existing residential developments.

The site plan complies with the regulations of the R8-4(26) by accommodating the required 4.8 metre setback along interior property lines and 7.8 metres + along exterior property lines. The applicant is proposing the maximum number of dwelling units allowed by the Zoning By-law regulations (147 at a maximum rate of 75 units per hectare) and providing the minimum amount of parking as specified by the Zoning by-law (1.25 / apartment unit). No visitor parking is provided as recommended by the Site Plan Design Manual. Snow storage may have to be removed from the site during the winter months.

All of the existing vegetation on-site is proposed to be removed. The applicant has provided a tree preservation plan for trees on properties abutting this development located within 3 m of a common property line. This plan incorporates appropriate tree protection measures which must be carried out at the time of development. These measures must be in place prior to any issuance of building permits.

In addition to the above, the applicant will also be required to provide the following:

- Elevations for the 'clubhouse' building are required and confirm it is "accessory" (max height is 4m);
- Add notes to the site plan identifying "snow storage areas"
- Provide a mix of coniferous and deciduous trees around the periphery abutting the existing residential properties;
- Provide conifers at the end of the western drive aisle to soften the effect of headlights;
- Provide large canopy trees along south property line;
- Revise fencing detail to have 6' of privacy fencing with lattice along shared property lines with existing residential;
- Remove the fence along Fairfax court and use plant materials to delineate the property;
- Add boulevard trees along the property frontage along Fairfax Court. (note: consensual boulevard tree removal required for removal of street trees along Fairfax Court);
- Provide a tree planting plan for the improvements on Sherwood forest square and provide adequate setbacks for tree locations to accommodate snow storage and sod maintenance (approximately 4-5 m from proposed curb);
- Consider providing a walkway from the clubhouse patio to the internal walkways rather than having to access the patio from through the building. Confirm the use of "Clubhouse" and how it is accessory and add a note to the site plan "accessory structures to comply with section 4";
- Show the walkway connections to the south on all plans including the gate;
- Enter into cost-sharing agreement for Sherwood Forest Square improvements;
- Obtain permission from Bell Canada for proposed work within their easement;
- Provide details of all external light fixtures on the site plan and a photo metric plan demonstrating no impacts on abutting properties;



E. Conway
File No: SP15-004713

- Add a summary table to the tree preservation plan listing all species by Tree #'s and include it on the landscape plan;
- Add details of barrier free parking space, sign and ramp locations to Site Plan;
- Add fire route sign details to site plan and add fire routes signs to both sides of internal driveway at a maximum spacing of 30 metres;
- Provide estimates for internal site works from a professional engineer and landscape architect to determine appropriate security; and
- Provide estimates for external site works along Fairfax and enter into a cost-sharing agreement.

Compliance with Council Resolution

As previously noted Council provided further direction relating to the development of this site in their September 2, 2014 resolution. Key items of that resolution included:

- c) *the Site Plan Approval Authority BE REQUESTED to implement, through the site plan approval process, the development of the subject site in a manner that is consistent with the Site Plan Drawings appended as Schedule "I" to the staff report dated August 26, 2014, as well as the design features recommended below:*
- vii) *treat any building facades adjacent to Sherwood Forest Square or Fairfax Court architecturally as a view terminus to create an appropriate interface with the public;*
 - viii) *further accentuate the principal building entrances by articulating the building to highlight the location of the entrance beyond the portico;*
 - ix) *consider including two columns of windows on façade articulations in order to achieve a balance of materials on the façade;*
 - x) *ensure that the base of the building is in scale with the height of the building and ensure that the materials used on the base are applied on the base on all elevations in order to visually break down the massing of the building;*
 - xi) *use of iron rod fencing along the north portions of the site to maintain visibility of the pedestrian pathway spanning Fairfax Court and the property at 1225 and 1229 Wonderland Road North (Sherwood Forest Mall); and,*
 - xii) *ensure that the lighting on the north east side of the building is not directed into the neighbouring condos.*

Height elements were added to the building elevation to architecturally address the terminal view along Sherwood Forest square. Steel canopies are proposed above the main building entrances.

A photometric plan will be required identifying the location and design of all external lighting will be down lit and not impact abutting residences.

Black metal fencing is proposed along the walkway along the north and Fairfax court. Staff are still requiring that the fence be remove along Fairfax Court.

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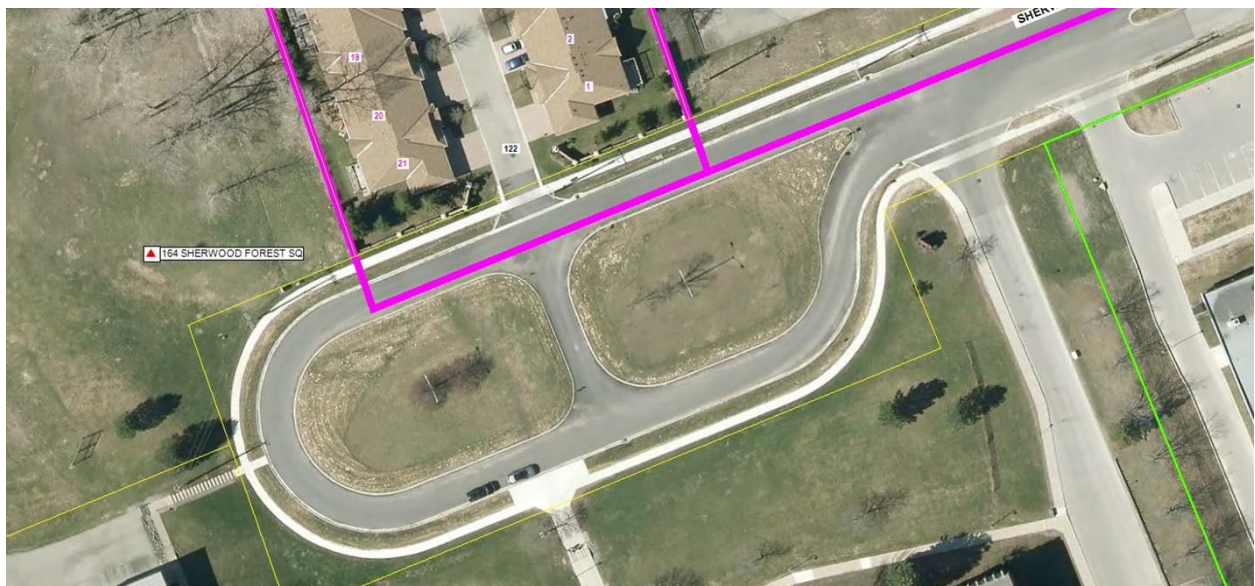
E. Conway
File No: SP15-004713

Is this Proposed Development Compatible with the Existing Neighbourhood?

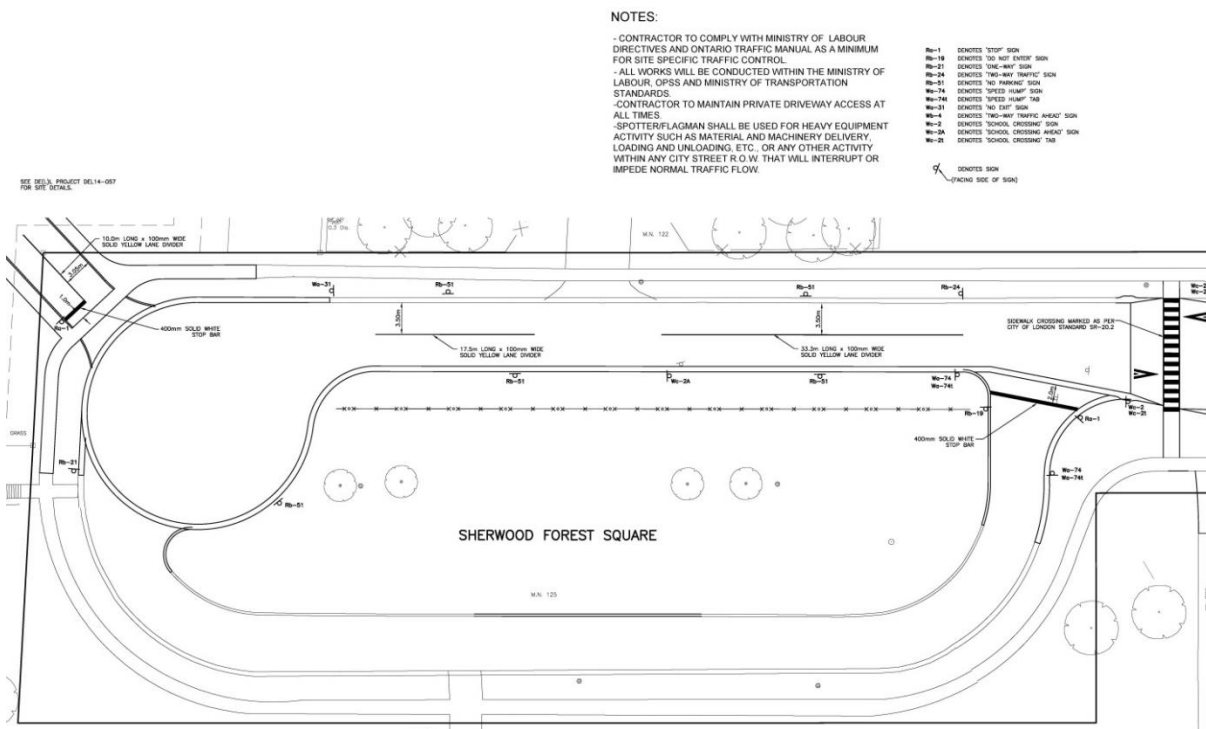
The subject site is surrounded by various forms of multi-family development to the north, east and west. The site is also neighbours with Sir Frederick Banting Secondary School to the south. The proposal to develop the site with four storey apartment buildings is consistent with the Official Plan and the current zoning which applies to the site.

City of London Transportation Staff have been working with the applicant to alter the design of Sherwood Forest Square to safely provide two way traffic along the north side. The existing central drive aisle (aligned with the access at 122 Sherwood Forest Square) is proposed to be closed. A raised pedestrian crossing east of the school drop off will be constructed and pedestrian movements through the island will be prohibited with a chain link fence.

Aerial Photo – Existing Conditions on Sherwood Forest Square



Proposed Improvements to Sherwood Forest Square



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E. Conway
File No: SP15-004713

Site Plan Agreement

A Development Agreement, incorporating the site plan, landscape plan, site engineering plans, external work plans, and building elevations designs is required to implement the approved plans. Special Provisions within the agreement will address any other outstanding issues pertaining specifically to this site. Once a site plan agreement has been entered into, a separate report will be submitted recommending amending the zoning by-law to remove the h-5, h-11, and h-179 holding provisions. A separate notice to area residents will be prepared once an application to lift the holding provision has been submitted in accordance with statutory requirements under the Ontario Planning Act and as per Councils September 2, 2014 direction..

The Owner must provide the necessary security at the time of executing the agreement to ensure all surface works are completed in accordance with the approved plans (including any additional separate security for external works).

Public Concerns

Most of the concerns raised were regarding the proposed traffic increase. Sherwood Forest Square is a very busy street already with a high school, community centre, shopping mall and townhouse complex. The City will be entering into a cost-sharing agreement with the developer to alter the design of Sherwood Forest Square to safely permit two-way traffic and control pedestrian movements.

Privacy fencing is proposed along all common property lines with abutting residences. A tree preservation plan was prepared inventorying all existing trees on site and within 3 m of the property line demonstrating how trees on abutting properties will be protected.

CONCLUSION

The proposed site plan has been reviewed against applicable Official Plan policies, the Provincial Policy Statement and the existing Zoning By-law and is considered to be in conformity with the applicable policies and regulations. The proposed site plan and elevations will result in development that will maintain the character of the area and comply with the Site Plan Control By-law. The proposed plans represent good land use planning.

PREPARED:	REVIEWED BY:
ERIC CONWAY LANDSCAPE PLANNER	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

Agenda Item # Page #

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E. Conway
File No: SP15-004713

Responses to Public Liaison Letter and Publication in “The Londoner”

Written

Shelley and Brian Johnson – 122 Sherwood Forest Square – Unit 8

Pamela and Bruce Southern – 122 Sherwood Forest Square – Unit 17

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E. Conway
File No: SP15-004713

Shelley & Brian Johnson
122 Sherwood Forest Square, Unit 8
London, On N6G 5G8
April 22, 2015

Eric Conway
Landscape Planner, Development Services
City of London
P.O. Box 5035
London, On N6A 4L9

Re: File Number SP15-004713

We are writing in regards to the proposed changes to the street, Sherwood Forest Square and the development planned at 164 Sherwood Forest Square and the site plan.

The proposed development at 164 Sherwood Forest Square will increase traffic at the Wonderland Road and Sherwood Forest Square intersection. The increased traffic in an already congested intersection could be the cause of a higher incidence of collisions because of impatient drivers trying to get through the intersection on amber and red signals. The delays at this intersection are already trying at times, with the added traffic of another 147 residential units will worsen this situation. During the school year, with the number of school buses along the road, parked at 11 am and 2:30 pm, we fear access in and out of the condominium complex will be hindered. There have been times when residents of 122 Sherwood Forest Square are required to signal buses to reverse from blocking our entrance. The line-up of buses can be 10 or 12 long and with the proposed 2 lane road, and buses blocking one complete lane, the access to and from 164 and 122 Sherwood would be limited to one lane. We can see this as a potential problem for emergency vehicles access to those addresses.

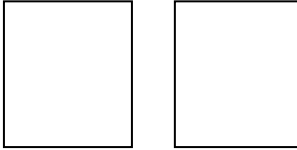
Can you stop the buses from using Sherwood Forest Square as a staging lot with 10-12 buses waiting for up to 30 minutes to pick up students creating havoc?

During the winter months there has been poor snow removal, creating visibility and poor roads, ruts and un-cleared sidewalks. We wonder how this traffic is going to look with reduced road width, snow un-cleared and the buses parked as an obstacle. All of this is on top of the large traffic volume already associated with this area. The City of London's own traffic department did not think that this was the best option for the new development. The vehicle count showed that the traffic on Sherwood Forest Square was already 10x greater than the traffic on Limberlost. Using Fairfax Court via Limberlost makes more sense for traffic congestion, safety for drivers and pedestrians. We also question the decision to accept the developers planning consultant over the city's own departments to decide the appropriate entrance for the Futurestreets Inc.'s development. We are urging you to consider that the Fairfax Court is the better choice for entrance to the new development.

There is another concern about the number of parking spaces and where the overflow parking will be. Our community is 20 units with only 3 visitor spots and fire access points. We already have a difficult time making sure that these spots are used appropriately. We think that with 147 units next door, some people will find it irresistible to use our 3 visitor spots and walk next door instead of parking at the community centre, school, shopping mall, arena.

We have other questions regarding the site plan. Will we have input on the fence construction described as 1.8m? Will the trees be mature trees? What species of trees will be planted? What type of lighting will be around the parking, can that lighting be directed away from the backyards of 122 Sherwood Forest Square? Are there are provisions for noise abatement?

Thank You,
Brian & Shelley Johnson



E. Conway
File No: SP15-004713

Pamela and Bruce Southern
17-122 Sherwood Forest Square
London, Ontario N6G5G8

April 9, 2015
The City of London
Planning and Environment Committee
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

Re: File SP15-004713 - 164 Sherwood Forest Square

Firstly, we do **not** oppose the building of the 147 units consisting of six, four story units to be located on the site in question, since we feel that this is a “fait accompli”. **However, it is its configuration that we strongly object to.** This parcel of land is essentially “Land Locked” for the use of a better term. The fact that it does not immediately face onto a City road being primary. The only access is from two directions, neither of which are roads, per se. i.e. Sherwood Forest Square, which was solely designed for access to the two schools with a large one-way oval for the purpose of a designated drop-off and pick-up zone for students in buses and private cars. The other, Fairfax Court, which itself was designed for access to the future Catholic School, and it too has an existing, however smaller, one-way traffic circle. What we, and many others, oppose is its configuration and the entrance off Sherwood Forest Square. It should be off Fairfax Court. Now it’s ironic that the developer, Futurestreets Inc., on their proposed site plan, renames “Sherwood Forest Square” “Sherwood Avenue” and if it goes ahead it will become a City Avenue. Instead of this development being designated 164 Sherwood Forest Square it should be No.1 Fairfax Court. Some background, as we understand it. When this area was developed back in the mid-sixties, two schools were planned. One being the then London Board of Education’s Sir Frederick Banting Secondary School with the access off Sherwood Forest Square and the other was to be a future school for the London Catholic School Board which was to be built on the site in question with its access, which was purposely built and never used, off Fairfax Court, designed at the time, and for no other reason, for school buses and parents to drop off children. Since then, in the mid-eighties, another school was added on the London Board’s property. An elementary school, viz. Jeanne Sauve, which is now an adult ESL school which is located at the West end. Subsequently, Sherwood Forest Square remained unchanged for thirty-five years until 122 Sherwood Forest Square (MCC#435) was developed in 2000 when the circle in the square was cut through to allow vehicles to exit only out of the condo complex. Then, the original road surface around the circle was concrete, which slowly deteriorated over forty-eight years with the broken patches being filled in with blacktop repair. After years of complaining, in 2013, yes, less than two years ago, the City tore up the circle in the square and installed new curbs and gutters and resurfaced the pavement with asphalt at a cost which must have been in excess of a quart of a million of tax payer’s dollars. Please refer to the Google map on page 2. One can actually see the new paving, curbs, gutters and side-walks and the expensive work done less than two years ago. The area in question. NB: The circle on the Northwest going nowhere!

WHY THE ENTRANCE SHOULD NOT BE OFF SHERWOOD FOREST SQUARE

1. All those who live at 122 Sherwood Forest Square, have difficulty already with traffic and students when entering and leaving our 20, two bedroom units. So surely, it is insane to have that much increased traffic from 147 proposed, three bedroom units feeding into a student pedestrian and traffic area and from all the other facilities on Sherwood Forest (i.e. Two schools, the arena, the shopping mall and to a lesser extent the Aquatic Centre and the TD bank). Last year, your traffic department rejected and opposed the entrance being off Sherwood Forest Square. Even after a biased traffic report was submitted by a

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E. Conway
File No: SP15-004713

consultant hired by the developer. We have questions. What has changed and why? Why do you ignore the recommendations of your traffic department? The rejection was because of the traffic volume and that hasn't changed.

2. So if there is to be an entrance to this proposal then it should be from Fairfax Court, where there is an existing traffic circle, which, incidentally, will allow easy flowing access to the development. Traffic will be able to turn right to go in and right to go out, around a one-way circle designed for such and on to a Court whose traffic is a very small fraction of that on Sherwood Forest Square. In fact the vehicular traffic is very light on Fairfax Court and little to none on the circle itself. unless the traffic count is taken on Limberlost Road and even then it is well below that on Sherwood Forest Square. Please note that neither Fairfax Court nor Sherwood Forest Square were designated as Roads. All this is notwithstanding the fact that the City spent a lot of money only two years ago on completely reconfiguring and paving the oval on Sherwood Forest Square, which, if the development has an entrance on Sherwood, then all of that costly reconfiguring will have to be torn up - a waste of taxpayer's dollars.
3. So let's look at the proposed re-configuration of Sherwood Forest Square into "Sherwood Avenue". This proposal does not solve the concerns of existing users but it actually exacerbates the situation. It's no use looking at the small drawing at the bottom of the last page in the NOTICE OF APPLICATION letter sent to us where the details cannot be made out, one needs an enlarged plan.
 - a) How does it solve the school bus problem? Certainly by not having the area shown in front of the school for this purpose. There is simply not enough room to accommodate up to 14 buses. Please see the photograph taken during school pick-up on the next page. This happens twice a day for one hour each day, so you can see how we at 122 have problems. Imagine now how it will be with an additional 170 plus vehicles are added during these rush hours. We challenge you, before you make a decision, to drive up Sherwood Forest Square on a school day between 2:15p.m. and 2:45p.m. and see for yourself.
 - b) Safety is a big concern. With this plan you're putting at risk up to thousand students who leave the school at various times, more particularly at 11:00 a.m. and 2:35p.m. when they leave each school day. Sorry, the proposed marked sidewalk crossing is a joke. Surely, you don't expect teenagers to use it when they will and can take the shortest and obvious route across from the front doors of the school over to the mall and down the side slope which is to the left of the proposed cross-walk. The proposed fence won't stop them. See pictures on the next page. This plan now has them crossing three lanes of traffic - it's bad enough with two as it is. Again, we challenge you to drive up and around Sherwood Forest Square between 10:55a.m. and 11:15a.m. on a school day, and again at 2:35p.m. when school is dismissed.
 - c) The proposed making of the existing one way road, which is now two lanes wide, into a two way road, still two lanes wide, will lead to chaos and frustration by all drivers. Yes, you have appropriate signage but we all know these will be ignored. The proposed no stopping signs, even if changed to no waiting signs, will not stop vehicles waiting to pick up students etc. So imagine the driver who wants to pass with on-coming traffic. Remember there will be at least 170 additional vehicles (that's the number of designated parking spots in the new development). Presently the road entering from Wonderland Road has two lanes with exits from and to the Sunoco Gas Station and again an exit into and from Sherwood Forest Mall. This exit has seen many collisions due to traffic exiting the Mall entrance into Sherwood Forest Square not realizing some vehicles are continuing up to the school area. Again, please just imagine the extra traffic.

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E. Conway
File No: SP15-004713

Typical students leaving at 11:00a.m. Crosswalk on their right.
Typical students leaving at 11:00a.m. Cross-walk would be on the right.
Typical pick-up and some vehicles had already left.

4. Costs. Compare the costs of ripping up Sherwood Forest Square, which is less than two years been used. No doubt the developer is bearing some of the costs, but the City still has to maintain it and snowplowing remains a problem and this will become a bigger one.
5. Emergency Calls. Wether it's fire, ambulance or police, compare which access is better and faster? Is it Fairfax Court or Sherwood Forest Square? Let's reiterate and examine traffic volume using the figures supplied by the City's traffic department and these figures are taken before 170 vehicles are added to the tally if the entrance is on Sherwood Forest Square or Sherwood Avenue as it seems it will be renamed.
6. Parking, to a lesser extent, is a concern. The development shows approximately 170 parking spaces for 147 three bedroom units. We are sure this complies with the required places per unit. However, realistically, this is hardly sufficient. Here, on our 20 unit 2 bedroom complex with 26 parking spaces, there are parking issues. Which means a development of 147 units should have at least 200 parking spots. So naturally there will be bigger parking issues on the proposed development and nowhere to park outside their property, since there is no parking on Sherwood Forest Square nor Fairfax Court. Not even on the Mall's car park nor the school's. Although, when the arena is busy or when the school has a special event, lots do park illegally. Futurestreets Inc., has never asked to given any alternative configurations to its proposal has regards an entrance. They have insisted on only one entrance off Sherwood Forest Square. Last year we suggested that, at the very least, although this will not solve the traffic problems, to have two entrances - one at each end. Which incidently your traffic department still rejected. They should be asked to give three plans. This one, one with two entrances and another located at the circle at the end of Fairfax Court. However, it has been indicated by Futurestreets Inc., that they would walk away from it if the entrance is not off Sherwood Forest Square. Realizing the City needs the tax revenue from this development that would appear blackmail and/or the "tail wagging the dog". Remember, we do not object to the development itself. We conclude by wanting an answer to just one question. **WHY NOT FAIRFAX CIRCLE?**

Thank you for taking the time to read our concerns and we hope you are able to make the right decisions regarding this issue.

Respectfully submitted.
Pamela and Bruce Southern