

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 N^o.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

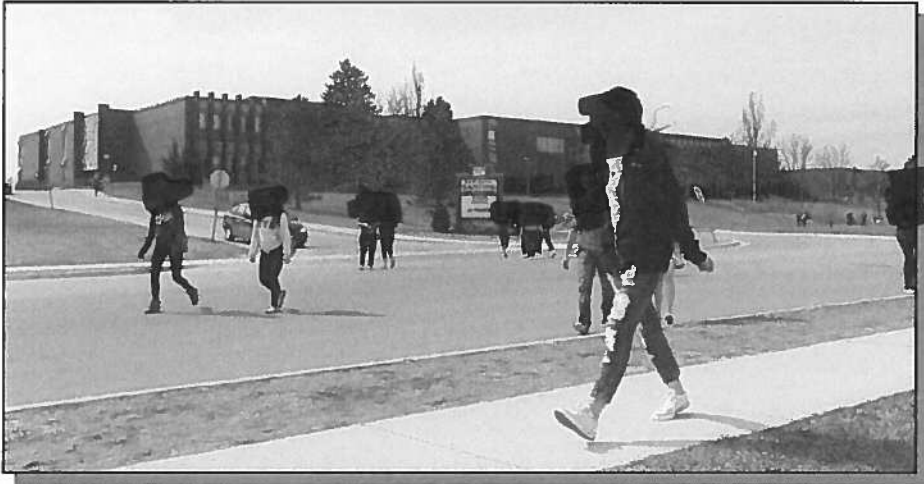
1. All those who live at 122 Sherwood Forest Square, have difficulty already with traffic and students when entering and leaving our 20, two bedroom units. So surely, it is insane to have that much increased traffic from 147 proposed, three bedroom units feeding into a student pedestrian and traffic 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 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.



Typical pick-up and some vehicles had already left.



Typical students leaving at 11:00a.m. Cross-walk would be on the right.



Typical students leaving at 11:00a.m. Crosswalk on their right.

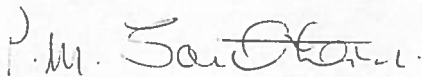
4. Costs. Compare the costs of ripping up Sherwood Forest Square, which is less than two years old, with paving the circle at Fairfax Court which is fifty years old and has never been used. No doubt the developer is bearing some of the costs, but the City still has to maintain it and snow-plowing remains 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