



SHERWOOD FOREST SCHOOL SITE

**PROTECTING THE GREEN
SPACE (and property values)**

Sherwood Forest P.S. will close June 30, 2013

- The TVDSB will declare the site surplus.
- The property will be put up for sale.

Education Act

Disposition of Surplus Property

The TVDSB must first give the following 90 days to acquire or lease:

- Other Boards of Education
- Western, Fanshawe College
- The City

➤ After that, it goes on the open market.



Last year's survey

- > The response rate was low so statistics cannot be applied.
- > Many suggestions for use of the land were thoughtful and creative but not within our power to implement.

WE HAVE TRIED:

- French Public Board – said no
- Western University – said no
- Fanshawe – said no
- City (buy outright or for sustainable energy centre) – rejected funding
- City buy and finance through local improvement – very long shot
- Looked at buying it ourselves

LOCAL IMPROVEMENT?

City legal staff are not supportive due to financial risk to the city:

- Needs 2/3^{rds} support and anyone can challenge the assessment after the city purchase.

COULD WE BUY IT OURSELVES?

- Establish a non-profit corporation to buy and develop the site
- Would need to develop governance and business models
- Expensive – estimate \$1.8 - \$2 M just to buy – more to develop

FORM A CORPORATION TO BUY THE SITE?

- **Unknown:** no guarantee that we would win the bidding process
- Legal requirements limits it to 50 investors without a prospectus. Upfront cash up to \$60K per investor.

THIRD PARTY PURCHASE: Developer/builder

- Requires a rezoning
- Could be one to three years from sale before new buildings are up

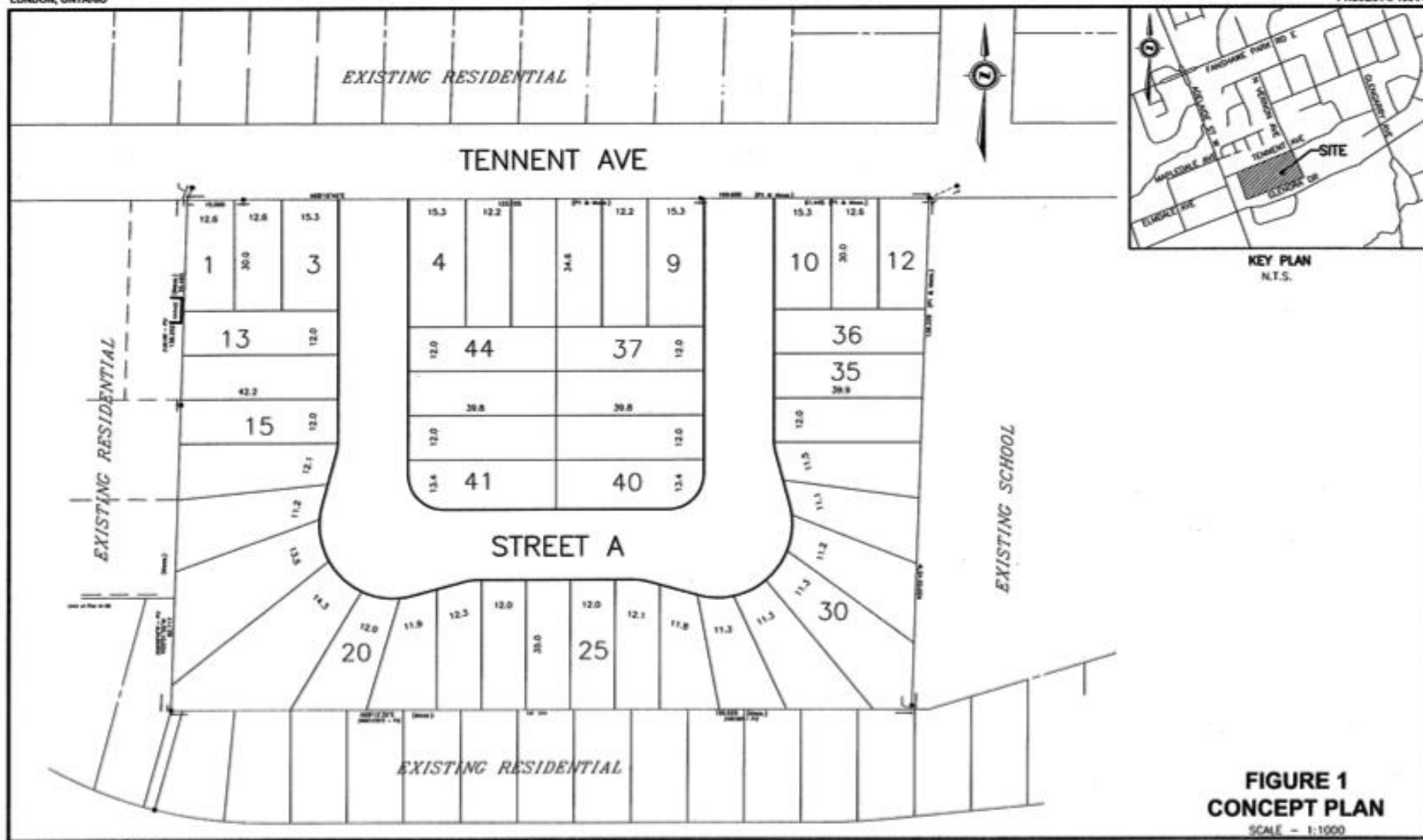
Developer/Builder

- City policies permit up to 75 units per hectare
- City policies permit up to 12 m in height
- Can be single family, duplex, 4-plex, townhouse





at a problem Image Date: July 2009





Sherwood Forest School Subdivision

Design Summary

Total Site Area = 2.2ha

Low Density Residential = 1.2ha

(22 single-detached lots based
on 12.0m frontages measured
at the 6.0m front yard setback)

Open Space = 1.0ha

Concept 1



1:1000



Sherwood Forest School Subdivision

Design Summary

Total Site Area = 2.2ha

Low Density Residential = 1.2ha

(17 single-detached lots based
on 15.0m frontages measured
at the 6.0m front yard setback)

Open Space = 1.0ha

Concept 2



1:1000

75 units



WHICH IS MORE LIKELY?

- MORE UNITS (already discussed with one firm)

Because the more units, the higher the return on the investment



DEVELOPER / BUILDER

- **Unknowns** - would a proponent agree to community wishes? Would there be an appeal to the OMB when an application for a change in zoning comes to City Council? Type of housing and use of housing? Any community influence or input?
- **Downside** - likely end of green space on the site. More traffic

WORK WITH THE CITY &??

Work with city to acquire the building and land and sell it to:

- a Private School

RISKS / REWARDS

- **Upside:** a school use continues
- **Unknowns:** are there barriers to community use of the play space outside of school hrs? Can the City use its preferred position to acquire the site to sell or lease to a private school?
- **Downsides:** more traffic. A regular use on the weekend



Would need to find out:

- Could we convince the city to request severance of the building and have the City retain part of the property?

STEERING COMMITTEE CONTACTS

- Sandy Levin, 519-472-9576
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NEXT STEPS?

- What do you want the school site group to do?

SUMMARY

Option	Amount of Green Space	Control over development	Cost to ratepayers
Local Improvement (if city agrees to try)	All	N/A	Everyone pays
Develop it ourselves	Some	Some	Need to find investors
Work with a developer	Likely none	Slight	None
Work with a non-profit buyer	All for now, unknown access	None	None