

Sherwood Forest Public School – Future Options

Community Information Meeting #2

May 7, 2014



London
CANADA

Sherwood Forest Public School



A quick review...

- Why are we here?
 - In 120-days of acceptance, the subject site must be rezoned to fulfill conditions of sale
 - Planning Staff must present Council with a recommendation that permits a certain form of development (i.e. single detached to cluster apartment)
 - Planning Staff must present Council with a recommendation that outlines where the zone boundaries will be (i.e. proportion of site will be developable and what proportion will be open space)
- WE NEED YOUR HELP?
 - In determining your preferred form of development to inform Staff in creating the ultimate development concept for these lands
 - We want to have discussions with the community about what housing/residential options you have an interest in exploring for your community

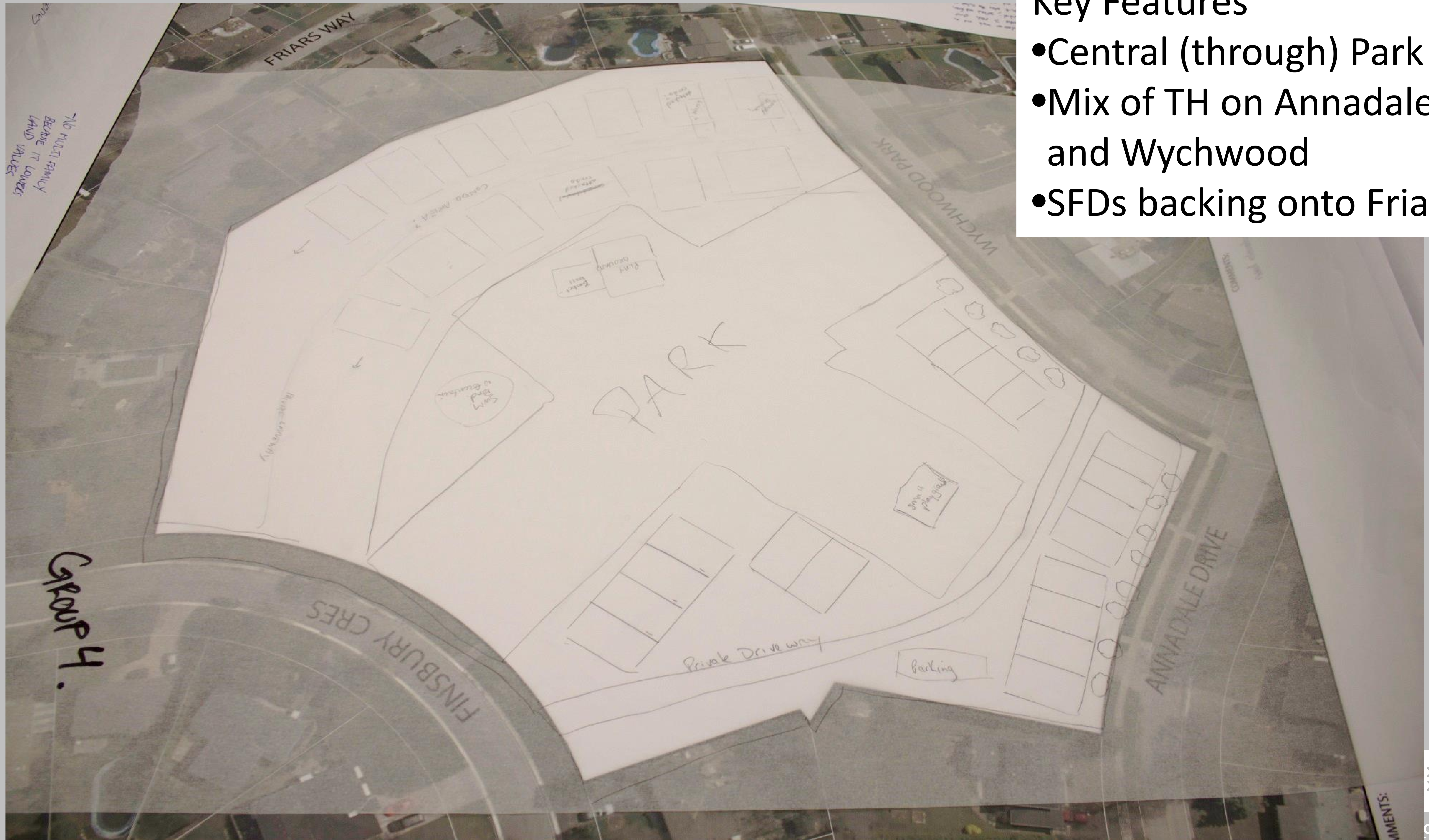
A quick review...

- HOWEVER...
 - ...there are some realities that must be exercised by YOU when developing your models
 - You are tasked with illustrating a **development** concept with a portion of open space
 - not vise versa
 - There is **NO** capital funding allocated to pay for park improvements. The funding will become available when the developable portion of this site is ultimately sold
 - Therefore, there is a **direct relationship** between the quality/amount of the park and the quality and amount of development

Here are your responses...

Key Features

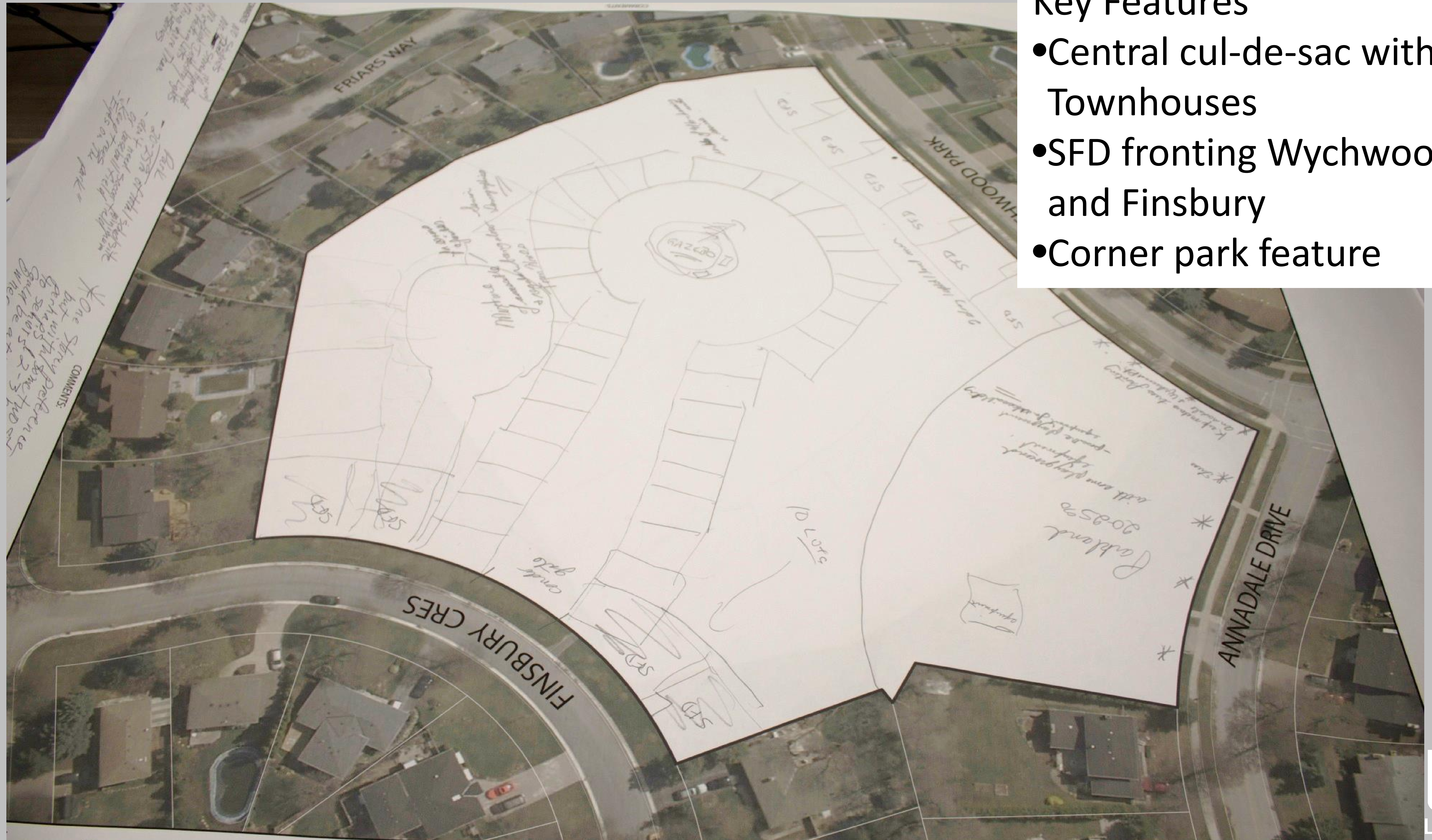
- Central (through) Park
- Mix of TH on Annadale and Wychwood
- SFDs backing onto Friars



Here are your responses...

Key Features

- Central cul-de-sac with Townhouses
- SFD fronting Wychwood and Finsbury
- Corner park feature



Here are your responses...

Key Features

- SFDs around the perimeter
- TH within the interior on new internal street



Here are your responses...

Key Features

- New through street
- 2 new cul-de-sac with SFD
- Corner park



Here are your responses...

Key Features

- New cul-de-sac with TH and Semi-detached
- SFD fronting Wychwood
- Long park backing onto Friars



Here are your responses...

Key Features

- New through street
- Apts on new street
- SFD fronting new street, Wychwood & Finsbury
- Park along Annadale



Here are your responses...

Key Features*

- New through street
- Apts on new laneway
- SFD fronting new street, Wychwood & Finsbury
- Park along new street



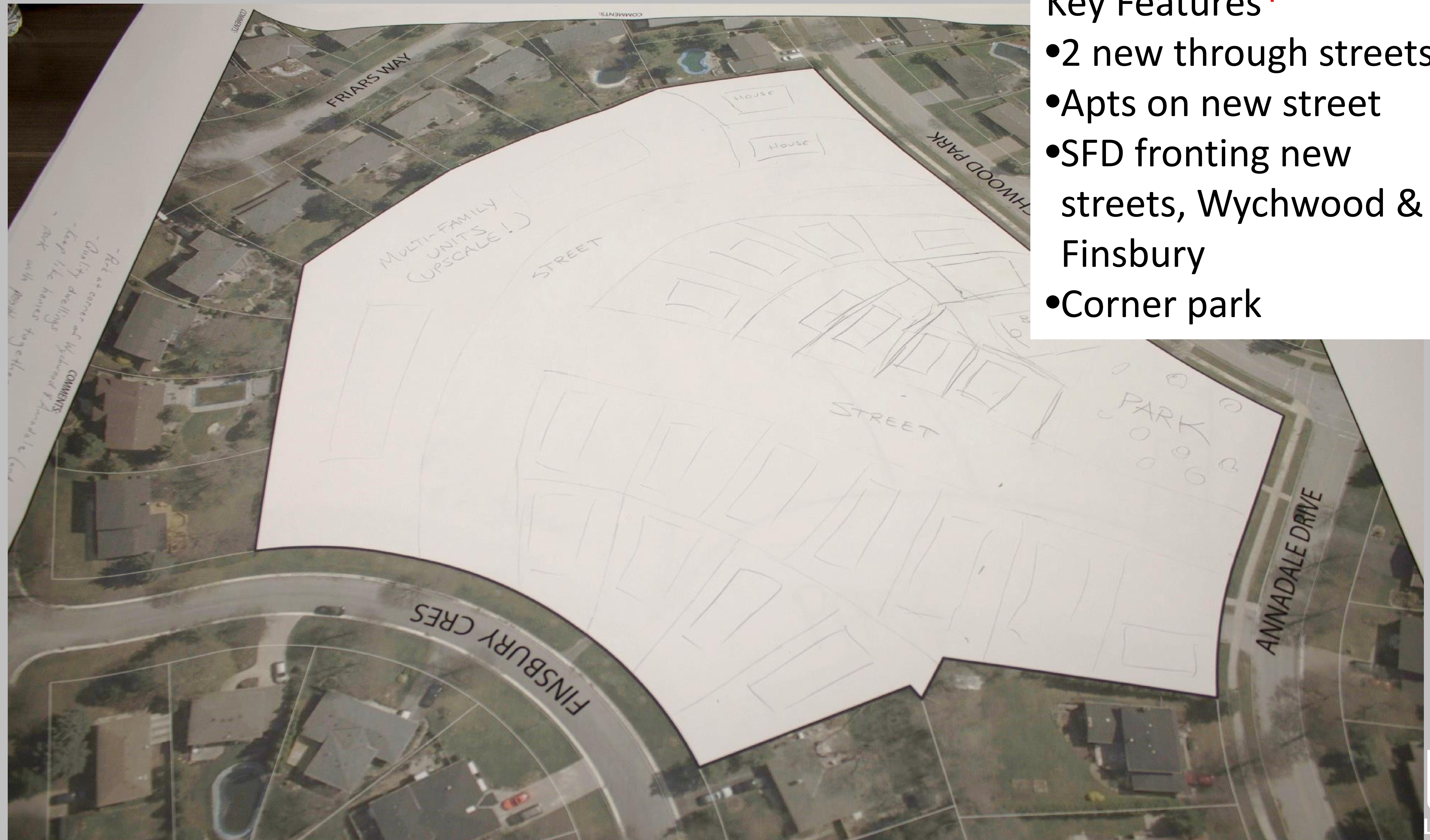
Here are your responses...

Key Features

- New internal streets
- Mostly SFD
- Park backing Friars



Here are your responses...



Here are your responses...

Key Features

- New internal cul-de-sac
- Mostly SFD
- Corner park



Here are your responses...

Key Features

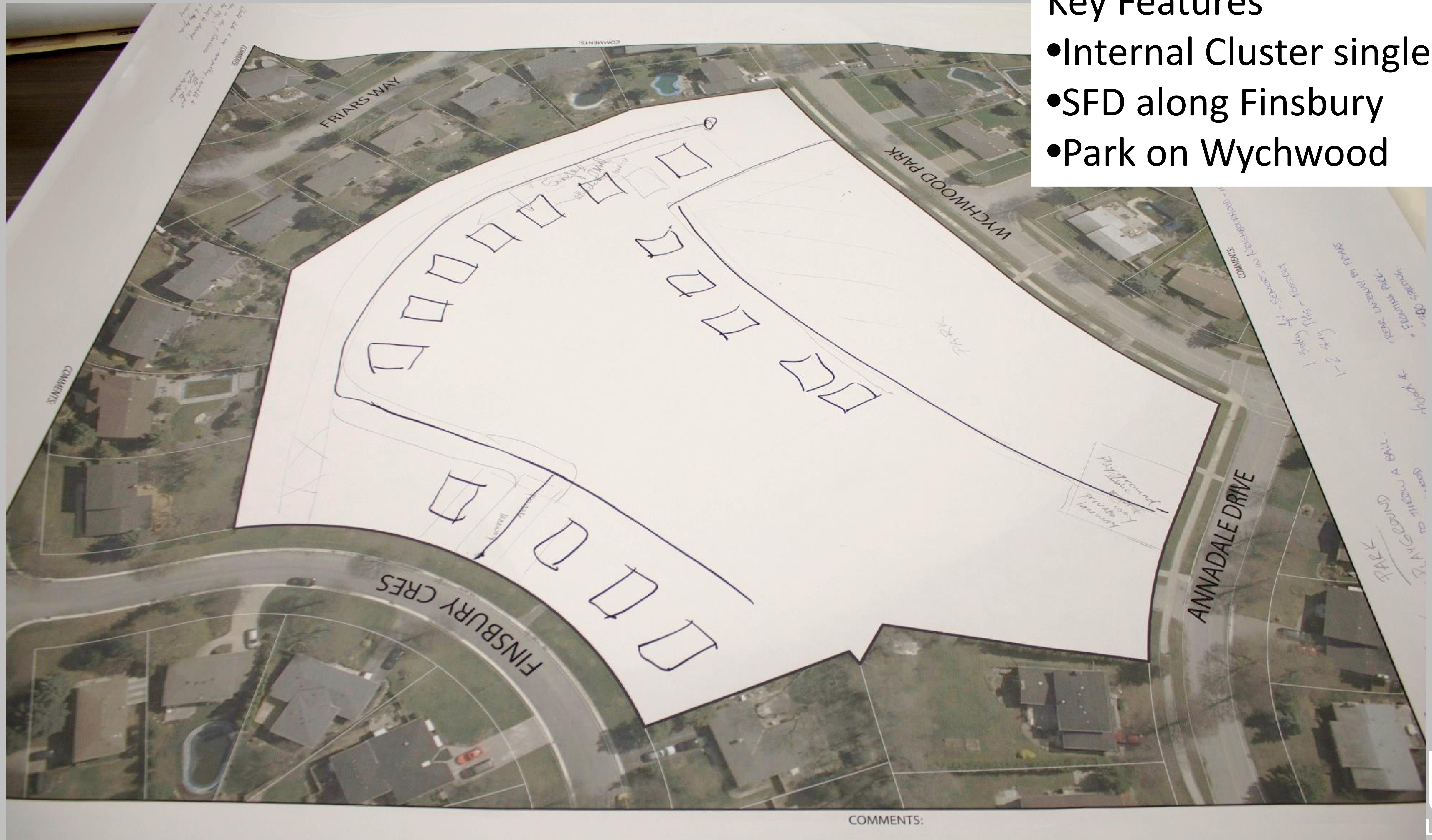
- New (private) street
- Internal Cluster homes
- SFD along Finsbury
- Corner park feature



Here are your responses...

Key Features

- Internal Cluster singles
- SFD along Finsbury
- Park on Wychwood



Here are your responses...

Key Features

- New (private) street
- Cluster single homes
- SFD along Finsbury
- Internal park feature



Here are your responses...

Key Features

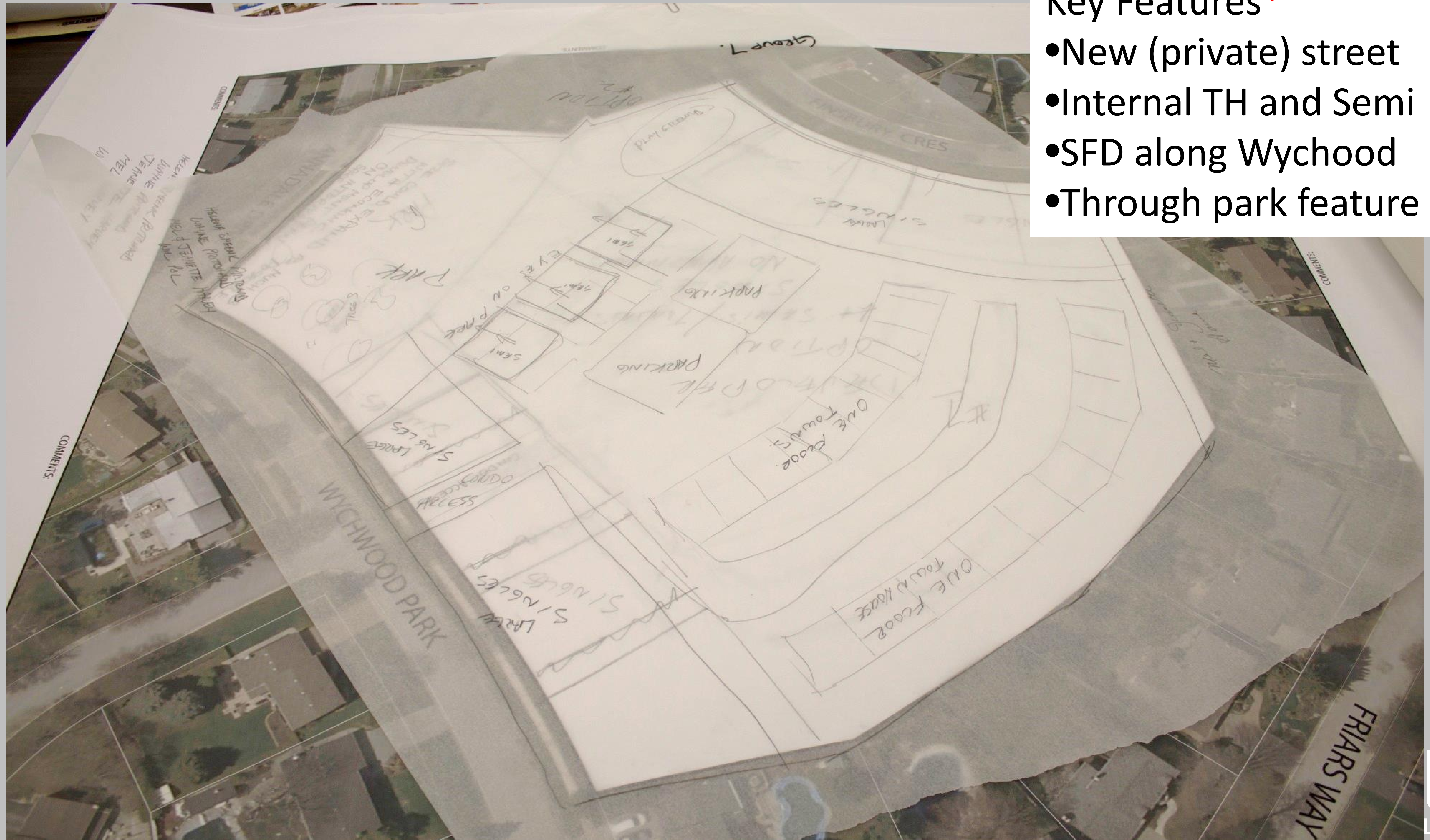
- New internal street
- Internal Semis
- SFD along Finsbury and Wychwood



Here are your responses...

Key Features*

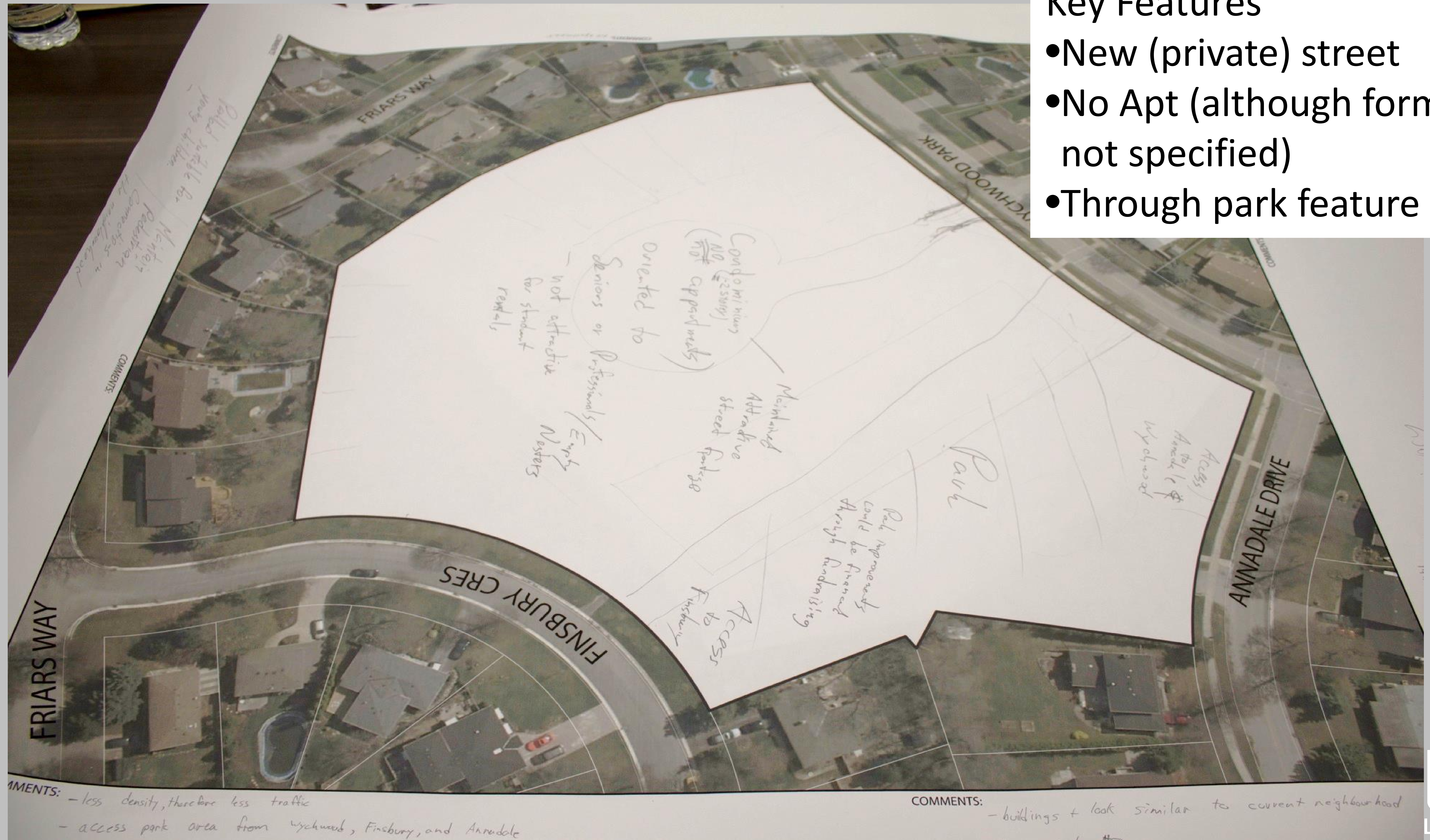
- New (private) street
- Internal TH and Semi
- SFD along Wychood
- Through park feature



Here are your responses...

Key Features

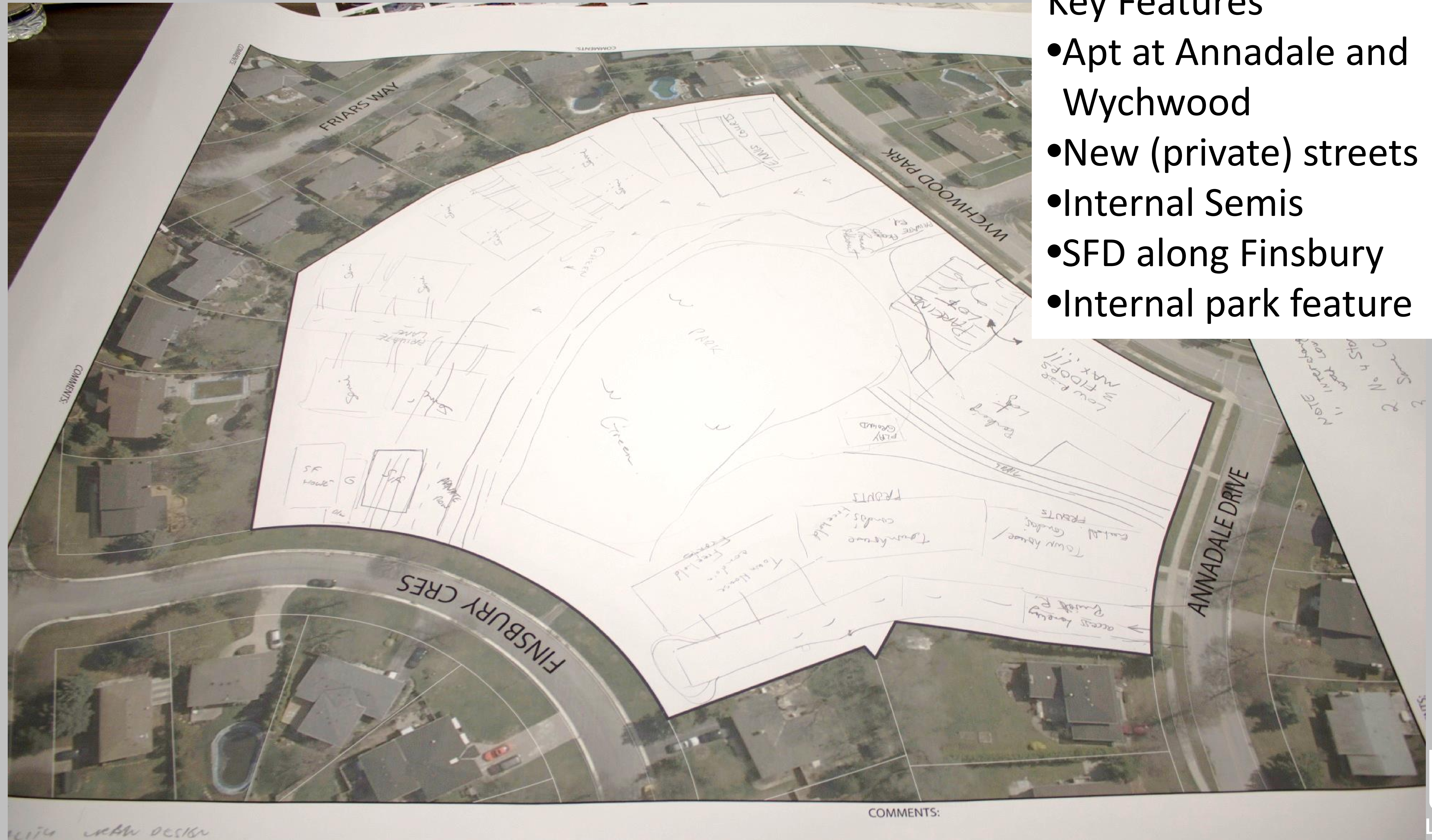
- New (private) street
- No Apt (although form not specified)
- Through park feature



Here are your responses...

Key Features

- Apt at Annadale and Wychwood
- New (private) streets
- Internal Semis
- SFD along Finsbury
- Internal park feature



Here are your responses...

Key Features

- Seniors Complex
- Internal park
- Recreation Hall



Some Common Themes

- Connectivity between Finsbury and Wychwood either via Public Street or Park Space
- Cul-de-sac or private internal streets were also common
- Dwellings on laneways were also identified
- Single Detached Dwellings mostly along Finsbury and Wychwood
- Internal density (semi-detached, townhouses, and apartments)
- Central Park or Wychwood/Annadale Park rather than parks abutting Friars
- Maintaining of existing Character “Character”

Comments Received

- Rental vs. Ownership
 - Cannot control who occupies the dwelling
 - Some assumptions that TH would be rental and SFD would be owner
- Near-Campus Neighbourhoods concerns
 - Concerns that TH would be catered to students and singles would be catered to families
- Notion of “High-End” condominiums
 - No ability to zone for a certain price point
- Notion that apartments will lower property values
- Consider dwelling types for various age groups
 - Most apartment/townhouse proposals requested “seniors” focus
 - Little mention of “starter” homes

Demographics at Glance

- Finsbury
 - 110 under 20 yrs
 - 154 over 54 yrs
 - 78% household income >\$100K
 - 15% of household with children under 20 years
 - 1 rental vs. 161 owner occupied

? Population size: 463

? Average Household Size: 2.82

? Households with Children: 63%

? Number of Households: 163

? Median age: 45.10

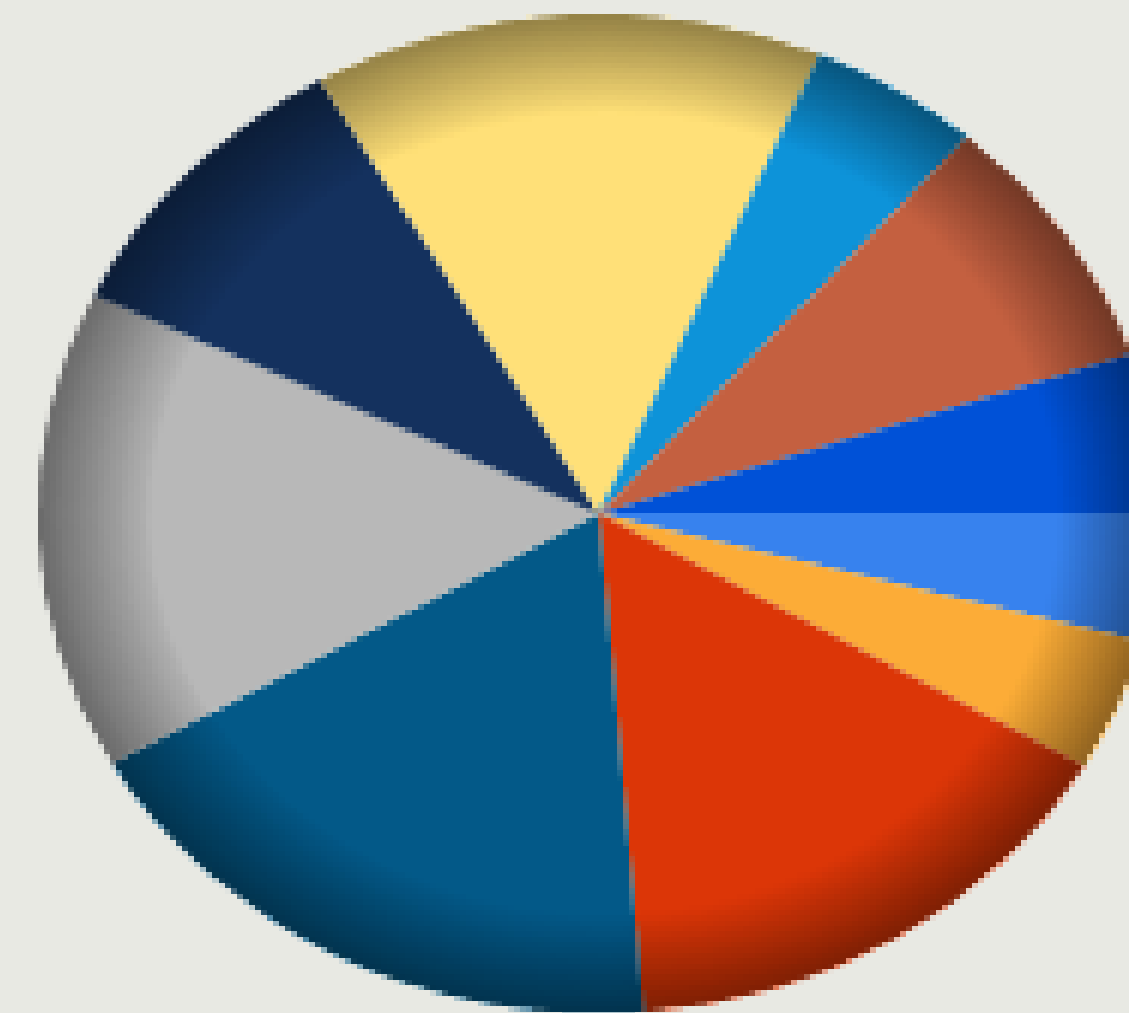
? Average Household Income: \$133,670

? Households without Children: 37%

? Not in the Labour Force: 27%

Population by Age Group

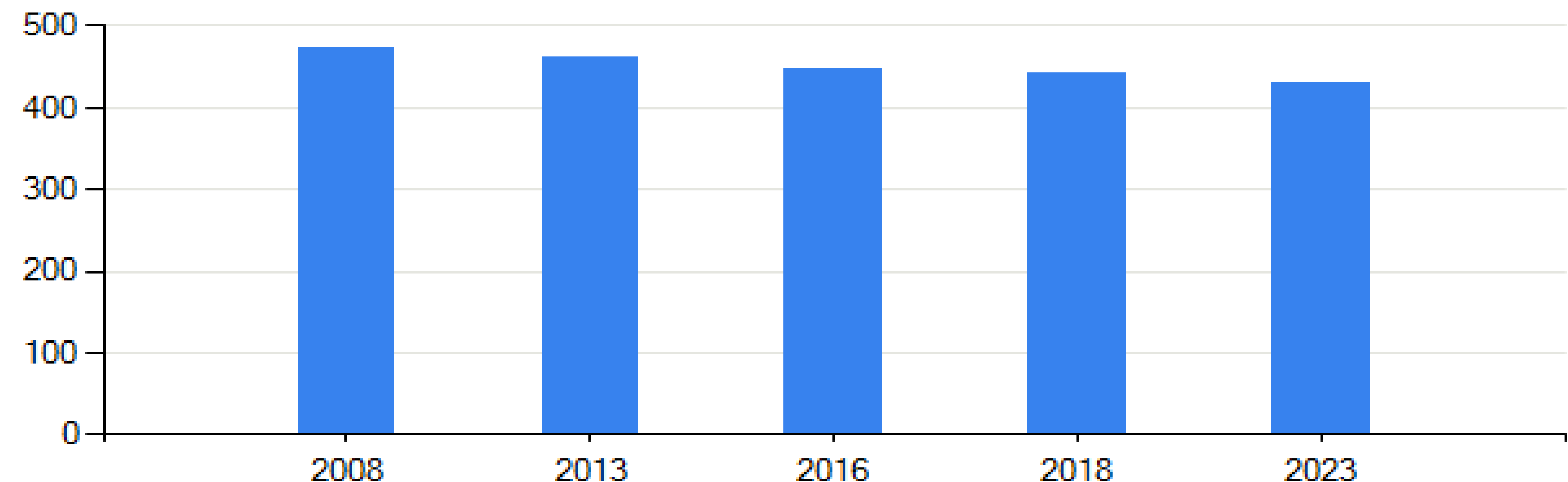
Population grouped according to age in the area containing the listing.



0 - 4 years old	19
5 - 9 years old	20
10 - 19 years old	71
20 - 34 years old	83
35 - 49 years old	72
50 - 54 years old	44
55 - 64 years old	68
65 - 69 years old	23
70 - 79 years old	39
80+ years old	24

Population Growth/Projection

Past and expected changes in population.



Demographics at Glance

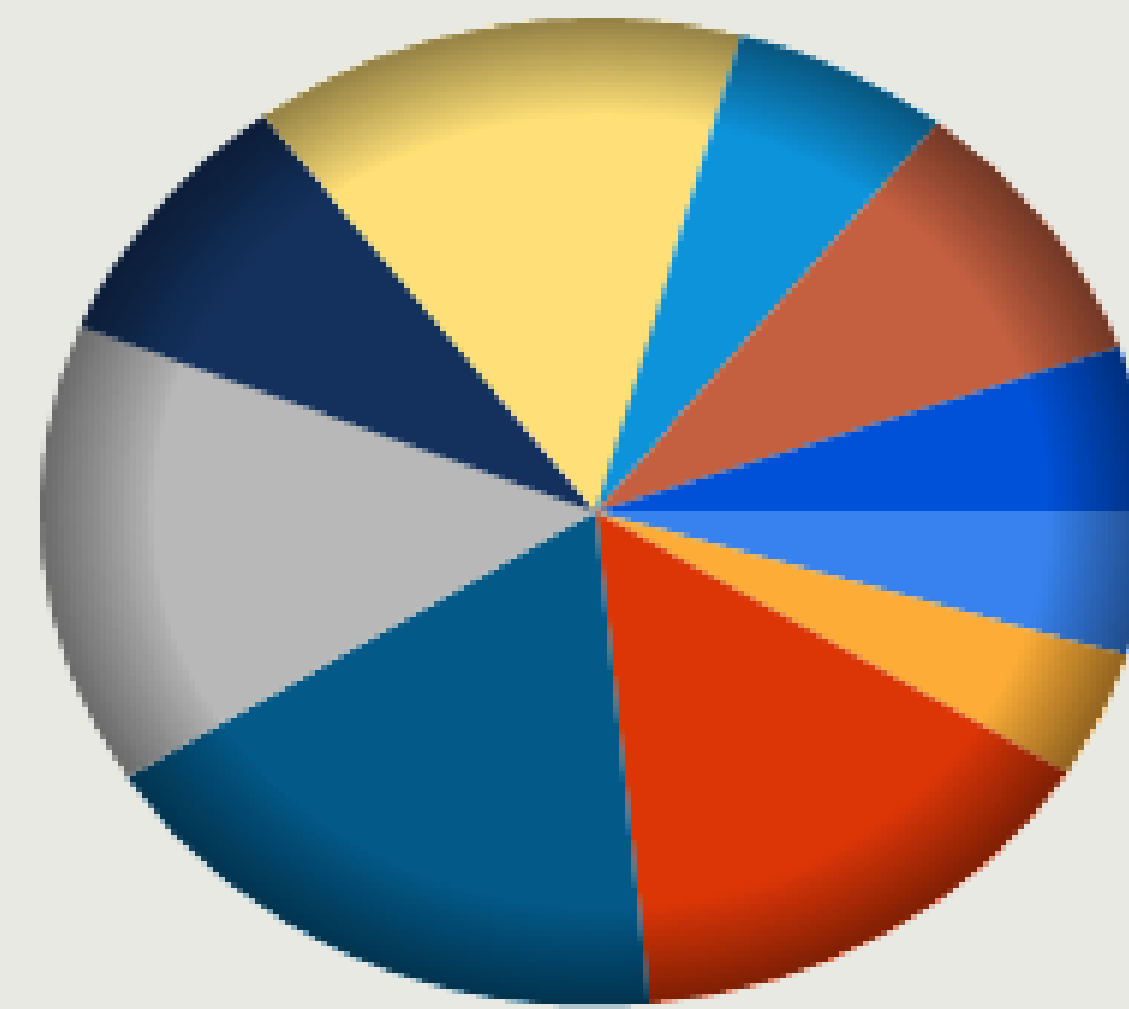
- Foxchapel
 - 130 under 20 yrs
 - 195 over 54 yrs
 - 73% household income >\$100K
 - 14% of household with children under 20 years
 - 1 rental vs. 195 owner occupied

? Population size: 554
? Average Household Size: 2.83
? Households with Children: 55%
? Number of Households: 196

? Median age: 46.20
? Average Household Income: \$180,015
? Households without Children: 45%
? Not in the Labour Force: 39%

Population by Age Group

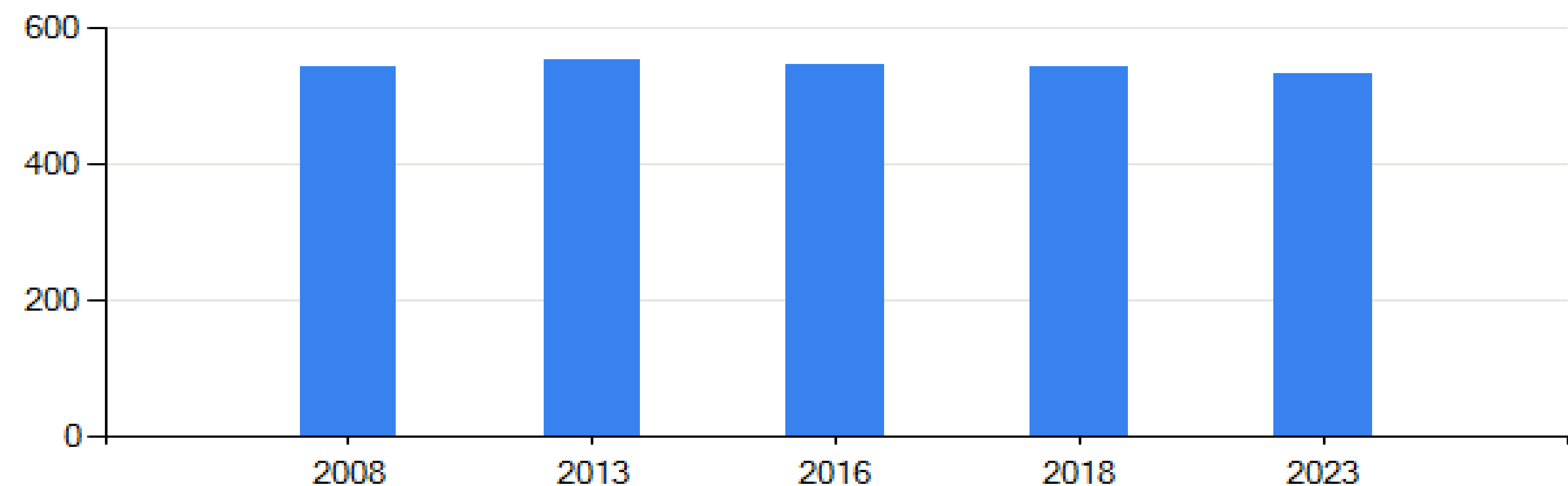
Population grouped according to age in the area containing the listing.



0 - 4 years old	26
5 - 9 years old	23
10 - 19 years old	81
20 - 34 years old	97
35 - 49 years old	84
50 - 54 years old	48
55 - 64 years old	80
65 - 69 years old	35
70 - 79 years old	50
80+ years old	30

Population Growth/Projection

Past and expected changes in population.





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Dwelling Types and Laneways

Sherwood Forest Public School Site

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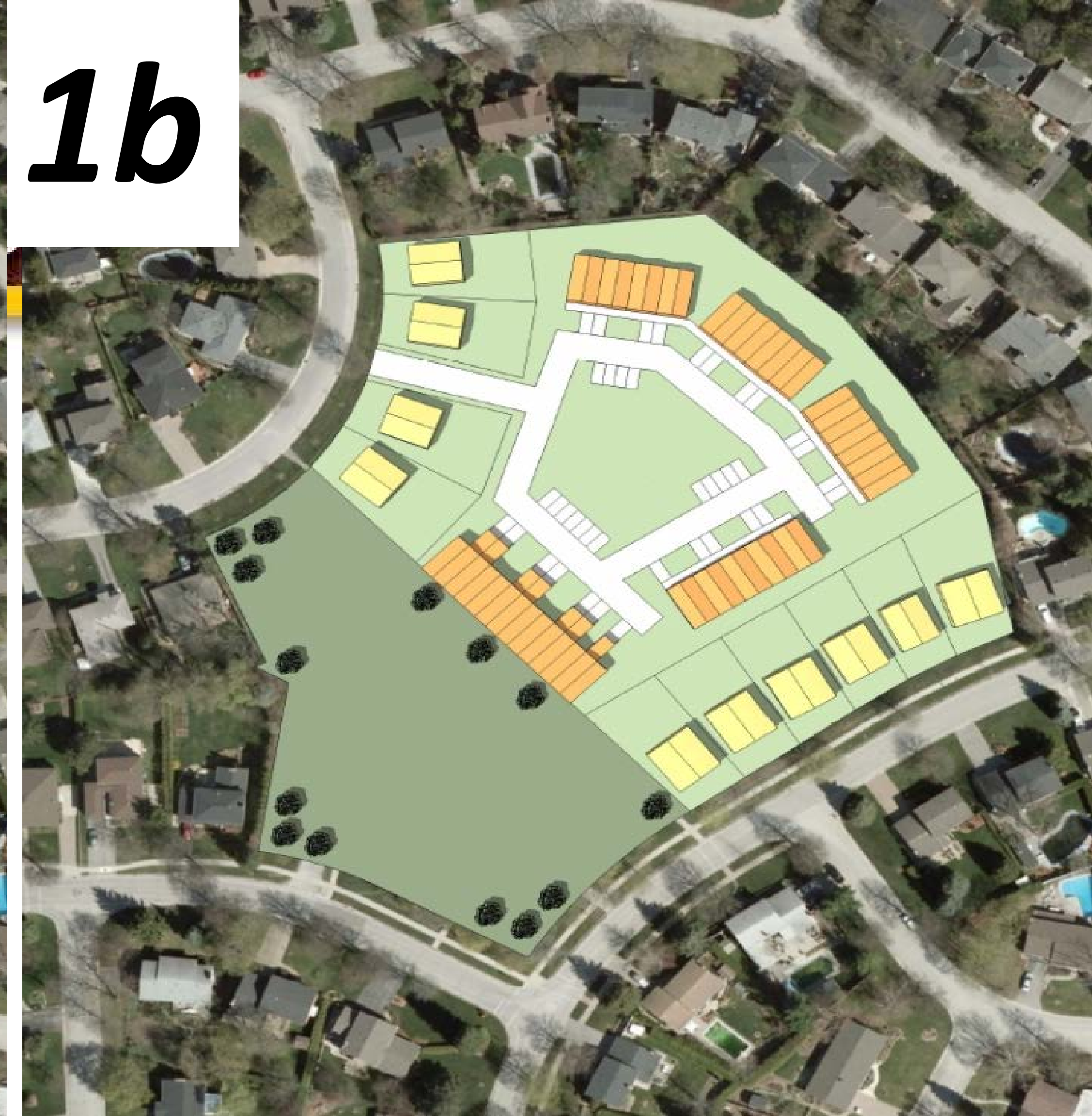
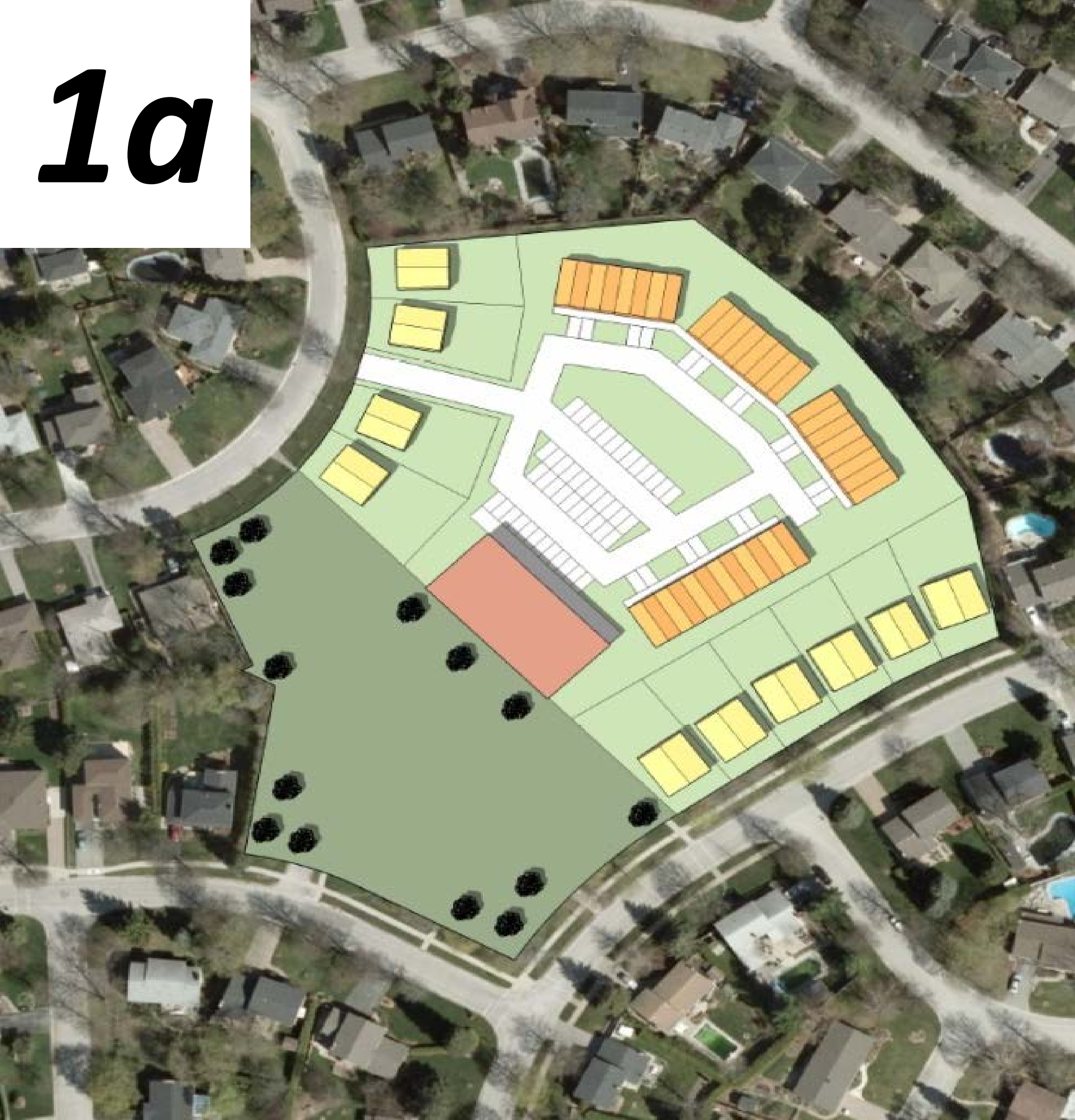


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SINGLE FAMILY HOMES

1a, 1b, 2a, 2b, 3 (ALL)





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TOWNHOMES with REAR LANES

1b, 2a, 2b, 3



1b



2a



2b



3



EXAMPLE 1
Townhomes



EXAMPLE 2

Townhomes

Cornell, Markham, Ontario



EXAMPLE 3
Townhomes



EXAMPLE 4

Townhomes



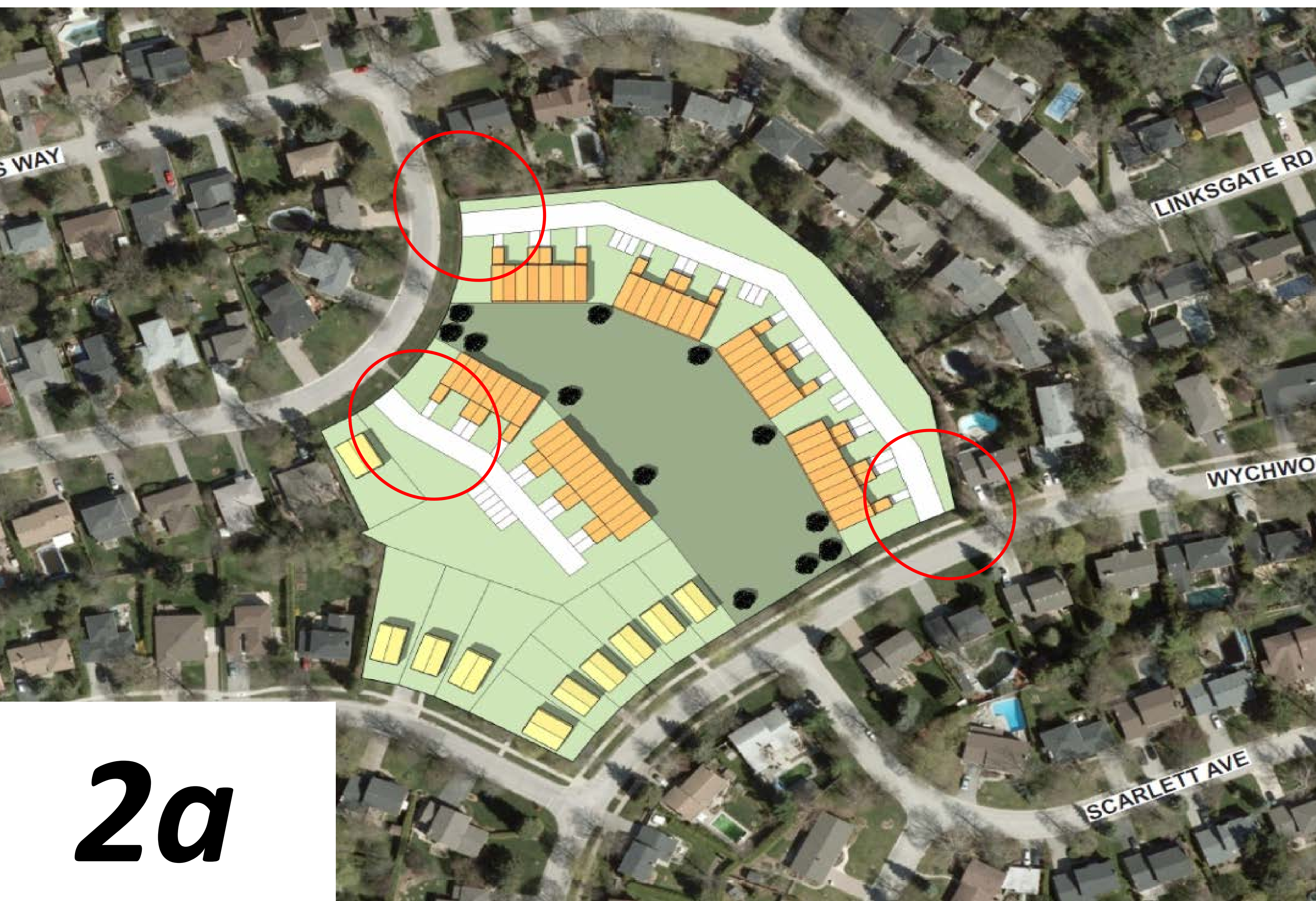
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REAR LANEWAYS

Townhome next to Single Family

2a, 2b



2a



2b



EXAMPLE 1

Single Loaded Rear Lane



EXAMPLE 2

Single Loaded, Narrow Rear Lane



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FRONT DRIVEWAY TOWNHOMES

1a, 1b, 3



1a



1b



3



EXAMPLE 1

Townhomes



EXAMPLE 3

Townhomes



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LOWRISE APARTMENT

1a



1a



EXAMPLE 1

Low-rise Apartment



EXAMPLE 2

Low-rise Apartment



EXAMPLE 3

Low-rise Apartment



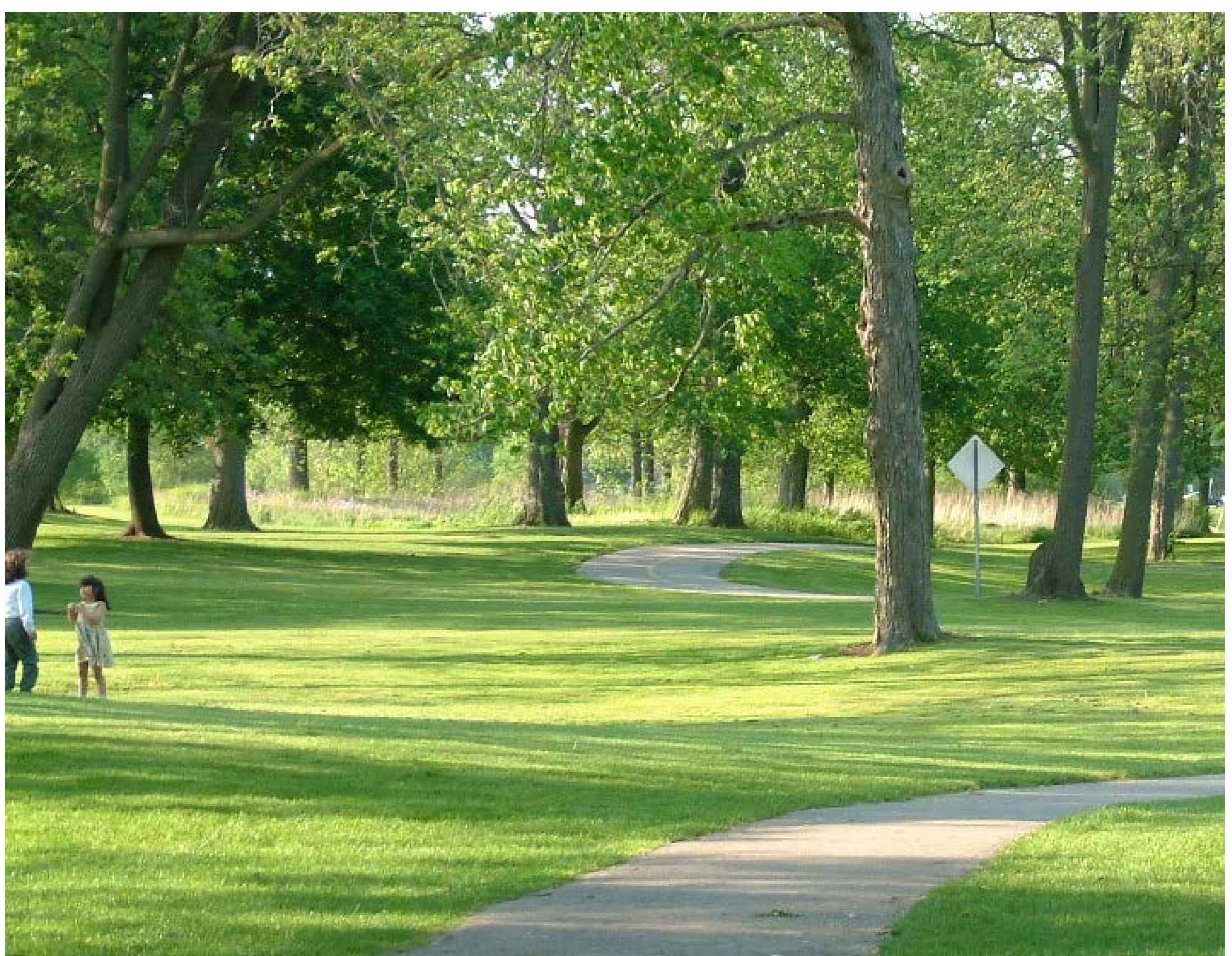
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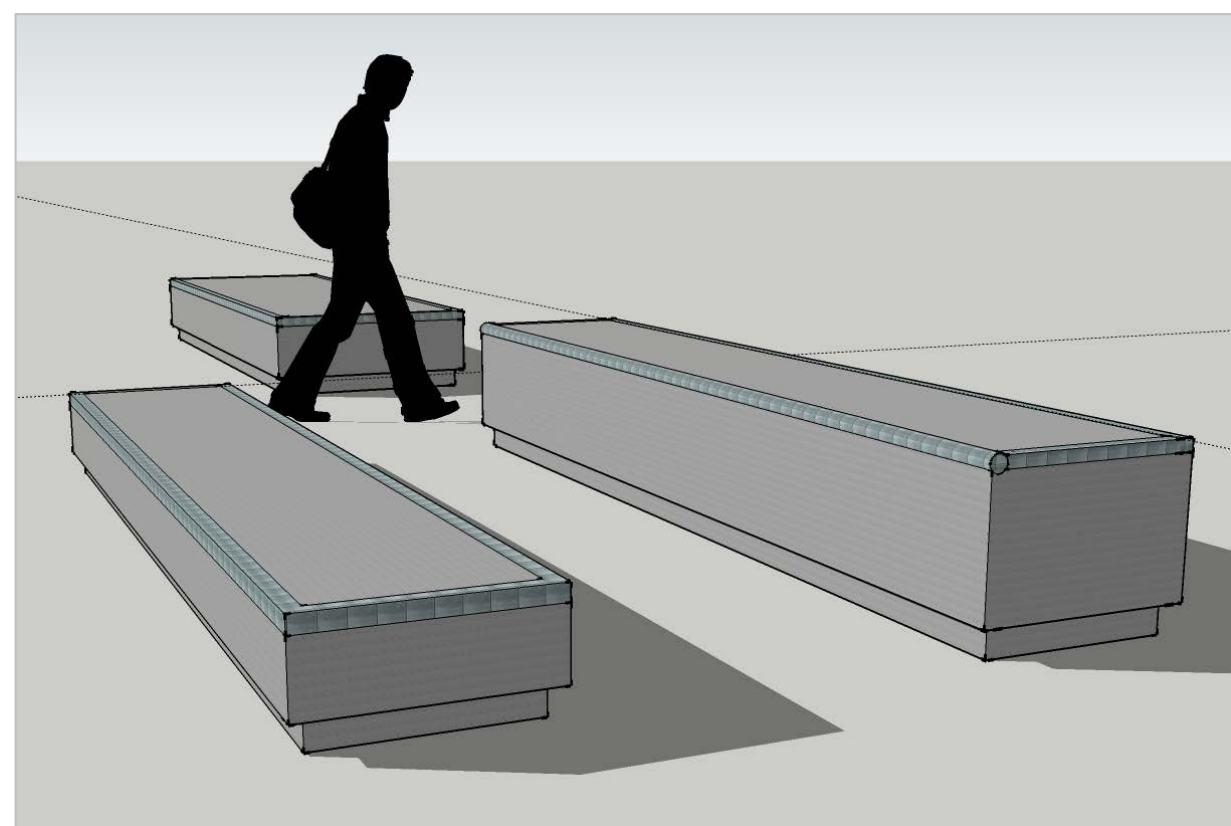
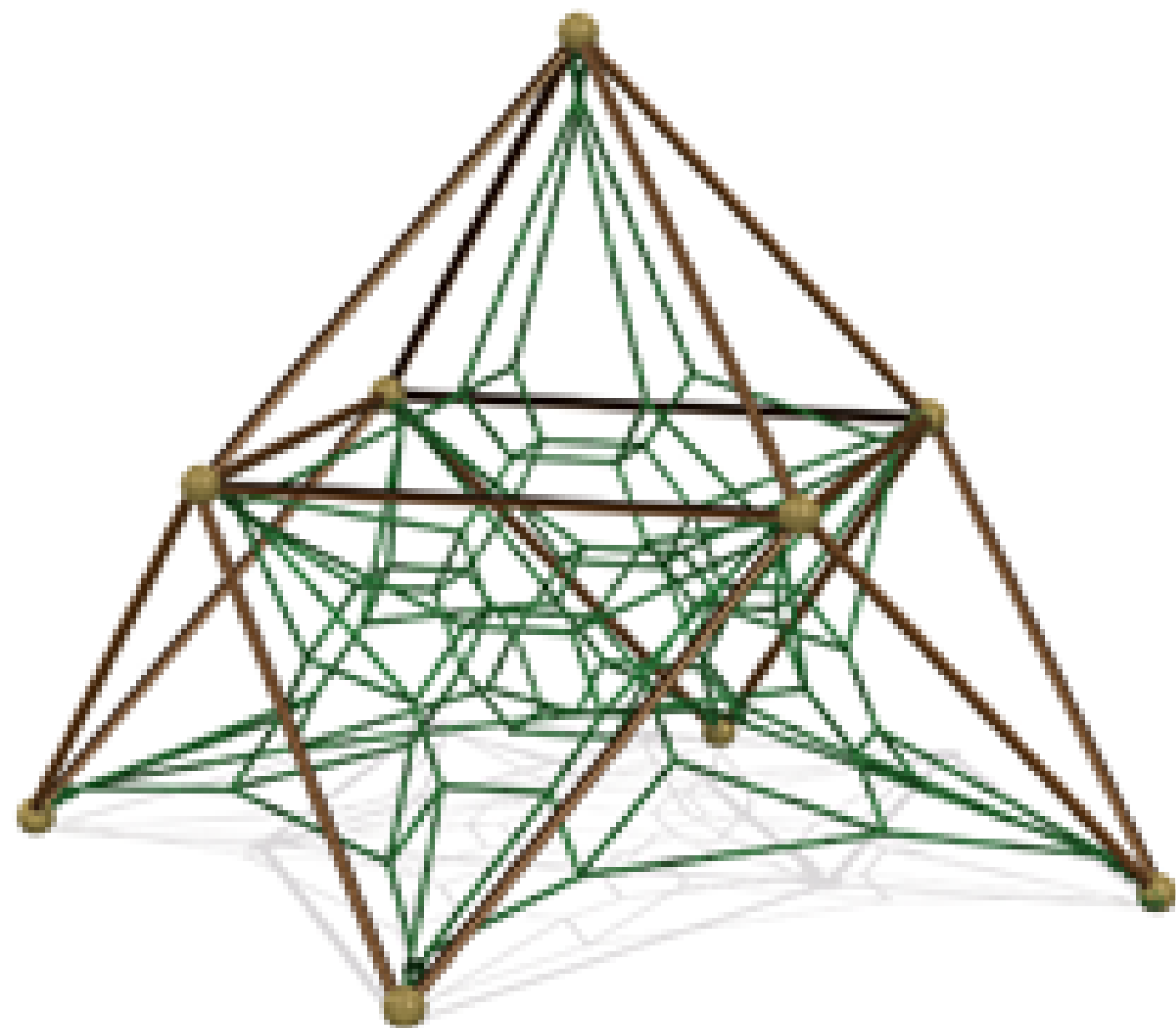


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Basic Park Amenities

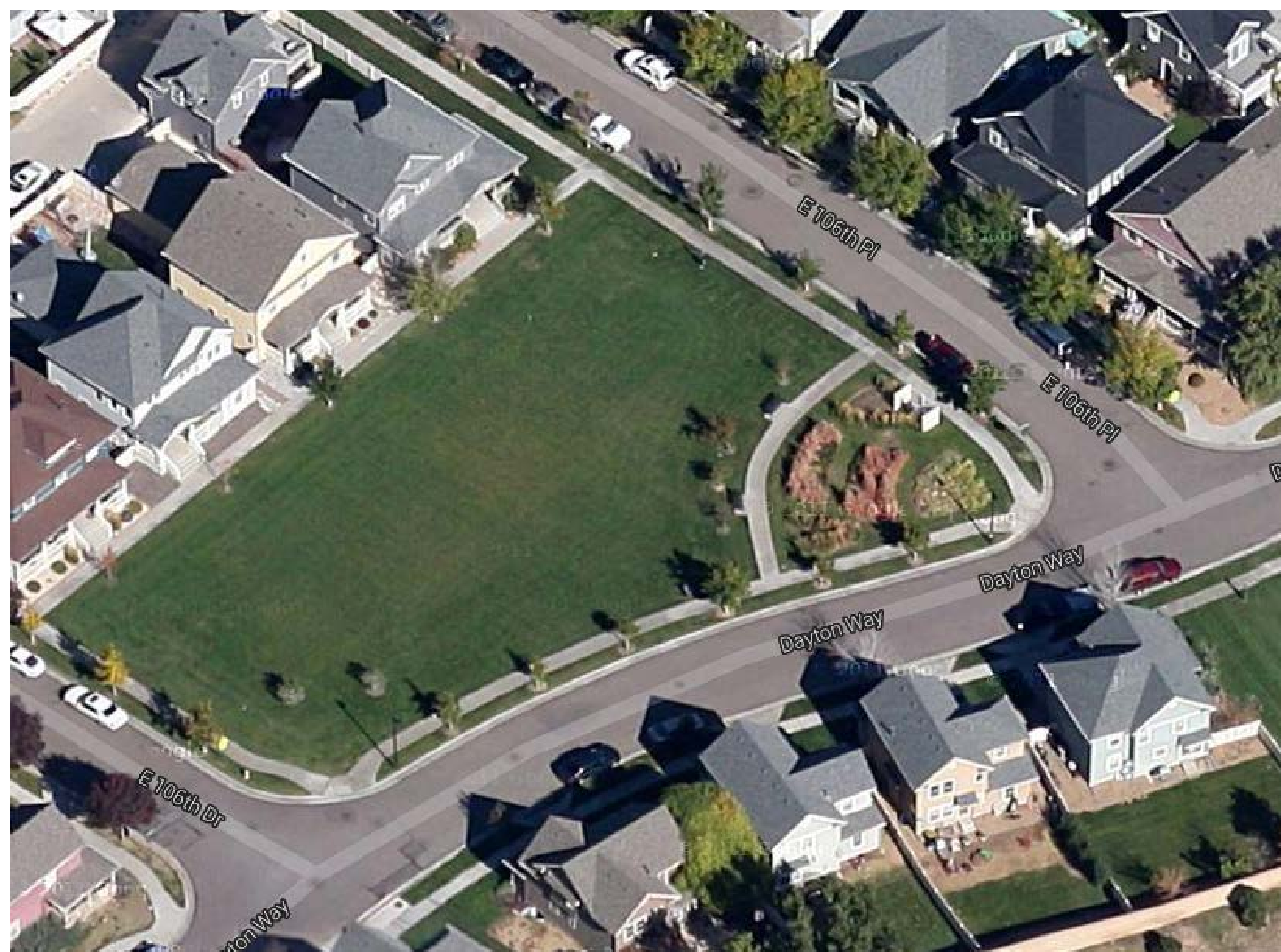


Other Park Amenities



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Enhanced Park Amenities