

Orchard Park/Sherwood Forest Ratepayers

Incorporated as the Lower Medway Valley Ratepayers Group Inc.

2014 Annual General Meeting



EXECUTIVE

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Date: Wednesday, June 16 2014

Time: 7:00 to 9:00 p.m.

**Place: Orchard Park Public School
Gymnasium**

2014 Annual General Meeting – AGENDA:

- **Sherwood Forest School Site - City of London conditional purchase and re-zoning of the Sherwood Forest School Site update. Michael Tomazincic from the City's Planning Department will be present.**
- **Update on the Conservation Master Plan process for the Medway Valley Heritage Forest Environmentally Significant Area.**
- **Financial report and election of Officers.**

SUPPORT YOUR NEIGHBOURHOOD ASSOCIATION – BECOME A MEMBER

The Orchard Park/Sherwood Forest Ratepayers work on your behalf to benefit our exceptional neighbourhood. Your membership has delivered:

- A strong, unified voice at City Hall through our city councilor.
- Fundraising success that built the stairwell and pedestrian bridge in the Medway Valley.
- Tree planting projects in the Medway Valley and neighbourhood parks.
- Information through regular correspondence, website, and meetings.

STAY IN TOUCH

If you are not on the e-mail list, please send a note to s.levin@sympatico.ca asking to be added to the list. You get regular updates; all sent blind copy for privacy.

SHERWOOD FOREST SCHOOL SITE UPDATE - WHAT ARE THE CHOICES?

The Orchard Park/ Sherwood Forest Ratepayers’ Executive support the current City of London purchase/ development process, and highly recommends the Community support this course of action. Your Executive believes taking our chances with the open market process and the next City Council has more uncertainties and risks than continuing to work collaboratively with the City Planning staff to create an exemplary solution for residential infill.

There has been an extensive exploration of options for the Sherwood Forest School site since the School Board launched the ARC. Other public institutions were approached but they were not interested. We had many meetings with the City and attempted without success to have the City purchase the entire site for parkland. However, the City Council saw merits in redeveloping the site that could be the blueprint for other Neighbourhoods facing the closure of their neighbourhood school. In March 2014, the City Council made an offer to the Thames Valley Board to purchase the Sherwood Forest School site, conditional on the site being rezoned to R6, R1 and Open Space (within 120 days from the offer’s acceptance from the school board - , roughly the end of July). This would permit housing and retain some park space. On May 30, 2014 the City formally applied to change the zoning (File # Z-8334) to include an **Open Space (OS) Zone variation** which permits City parks, a **Residential R1 Zone variation** which permits single detached dwellings and a **Residential R6 Zone variation** which permits cluster housing (including a range of single detached dwellings to fourplex dwellings). For comparison most of Orchard Park and Sherwood Forest is zoned R1-8. The R6 residential zoning can permit 15 to 35 units per hectare. The present site is 2.2 hectares but the amount available for housing will be smaller as there will be about .65 of a hectare of parkland remaining.

These are some examples of R6 Zoning. Photos will be posted at the community web site prior to June 16:

- 1. The four single family homes (1 built and 3 more planned) for the infill at 570 Windermere Road is R6-2(10)
- 2. The homes on Delacourt (the former Lawson Estate) off Gainsborough and Wonderland are R6-2(8)
- 3. The units on the East side of Wonderland, between Fanshawe and Sunningdale are a mix of R5-4 and R6-4
- 4. The newer units on the north side of Gainsborough west of Aldersbrook are a mix of R4-6(6) and R6-5(9)

Current City purchase / development plan: The City has been very collaborative in getting community input during this process. City staff used the information gathered from the first April workshop, to come back to the community with more detailed plans at a second community meeting in May (see the community web site for the slide show). They understand our wish to see a high quality design that complements our neighbourhood, has a reasonable number of units and building forms\setbacks that are compatible. While this is different than what we currently see in our neighbourhood, it may attract current residents looking to downsize. The staff goal is to have a rezoning application report ready to be presented at a public participation meeting before City Council's Planning Committee before the 120 days expire. If successful, the city would then acquire the site, retain a portion for parkland and find a developer/builder to implement the selected residential development. While City Council cannot direct exactly what builders could build, zoning establishes the guidelines and there is support on the current Council for this process.

City purchase fails and the School Board sells to a private developer:

If the City feels that their rezoning application will be disputed, the offer to the School Board will not be consummated. The Thames Valley Board will sell to the highest bidder who would then put in its own rezoning application. We have no way of knowing what zoning an unknown buyer will want - it could be single family homes or just as easily 75 townhouse units (The Near Campus Neighbourhoods policies limit non-single family to a max of three bedrooms). There is no way to guarantee single family homes will be developed. Private developers will likely want to intensify the site to maximize their profits. What is certain is that a private developer will not apply to retain any park space and that the decision will be made by the next City Council. While we can argue against the decision, land use decisions are not made by residents.

Your Executive ask for you to support the City’s park and infill development.

Help make a difference in your neighbourhood, join The Ratepayers!
Annual Membership for only \$10 per individual or household

Name: _____Date: _____

Address: _____Postal Code: _____

Phone: _____e-mail:_____

Cheques may be made payable to: **Lower Medway Valley Ratepayer’s Group, Inc.,** c/o 59 Longbow Road, London, N6G 1Y5

I would be willing to assist: ☐ delivering flyers ☐ phoning ☐ serving on the Executive ☐ other _____