

Forest Park (Sherwood Glen)

Community Information Meeting

April 18, 2018

Medway Community Centre

SHERWOOD GLEN



Introduction

- Greetings and welcome
- Introduction of team
- Tonight's Objectives:
 - Proposal Description
 - Neighbourhood input and comments
- 2 part slide show
 - Land use planning context and policy
 - Site design and architectural design

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City Preferred Concept



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In 2013 and 2014 Residents
and City staff
developed concept and in
October 2014, Council
rezoned part of the site for
residential development

Sherwood Forest Public School Neighbourhood Character Statement



City of London Planning Services
January 20, 2015

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON 7 ANNADALE DRIVE PUBLIC PARTICIPATION MEETING ON OCTOBER 7, 2014
RECOMMENDATION	

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London relating to the property located at 7 Annadale Drive:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 14th, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of 7 Annadale Drive **FROM** a Neighbourhood Facility (NF) Zone **TO** a Holding Open Space (h-18*OS1) Zone, a Holding Residential R1 Special Provision (h-18*R1-5()) Zone, a Residential R1 Special Provision (R1-5()) Zone and a Holding Residential R6 Special Provision (h-5*h-18*R6-3()) Zone;
- (b) the Site Plan, Subdivision, and Consent Approval Authorities, **BE REQUESTED** to consider implementing the following design matters through the Site Plan Approval process:
 - i) Development of the site which, with variations at the discretion of the Managing Director, Planning and City Planner, is generally in keeping with the conceptual site plan and conceptual entrance plan attached hereto as Appendix "B" and "C";
 - ii) Cluster dwellings adjacent to the public open space shall be oriented toward the public open space and have their primary entrances front onto the park and a high level of detail on these facades and the secondary entrances oriented toward the interior of the site;
 - iii) Residential R1 dwellings adjacent to the public open space shall be oriented toward the public open space and have their primary entrances front onto the park and the secondary entrances front onto the public street. Both the park-facing and the street-facing facades of these dwellings shall have a high level of architectural detail;
 - iv) Single detached dwellings and townhouses adjacent to the public open space shall have a consistent setback from this property line in order to create a continuous building line along the park;
 - v) Any new fencing provided along the park boundary shall be minimized, made of decorative material and integrated with landscaping to present a positive interface to the park. Enhanced landscaping elements shall be incorporated into the development to provide for additional buffering between the new townhouses and rear yards of properties fronting Friars Way; and,
 - vi) The design and orientation of lighting standards shall be addressed through the public site plan process to ensure safety while minimizing impacts on adjacent existing properties.

ZONING

R1-5 permits lot frontages of 12 m, lot areas of 500 m² and FY SBs of 6 m min.

R6-3 permits singles semis, duplexes and cluster townhouses

Holding Residential R6 Special Provision (h-5*h-18* R6-3(18)) Zone;

R1

R6

R1

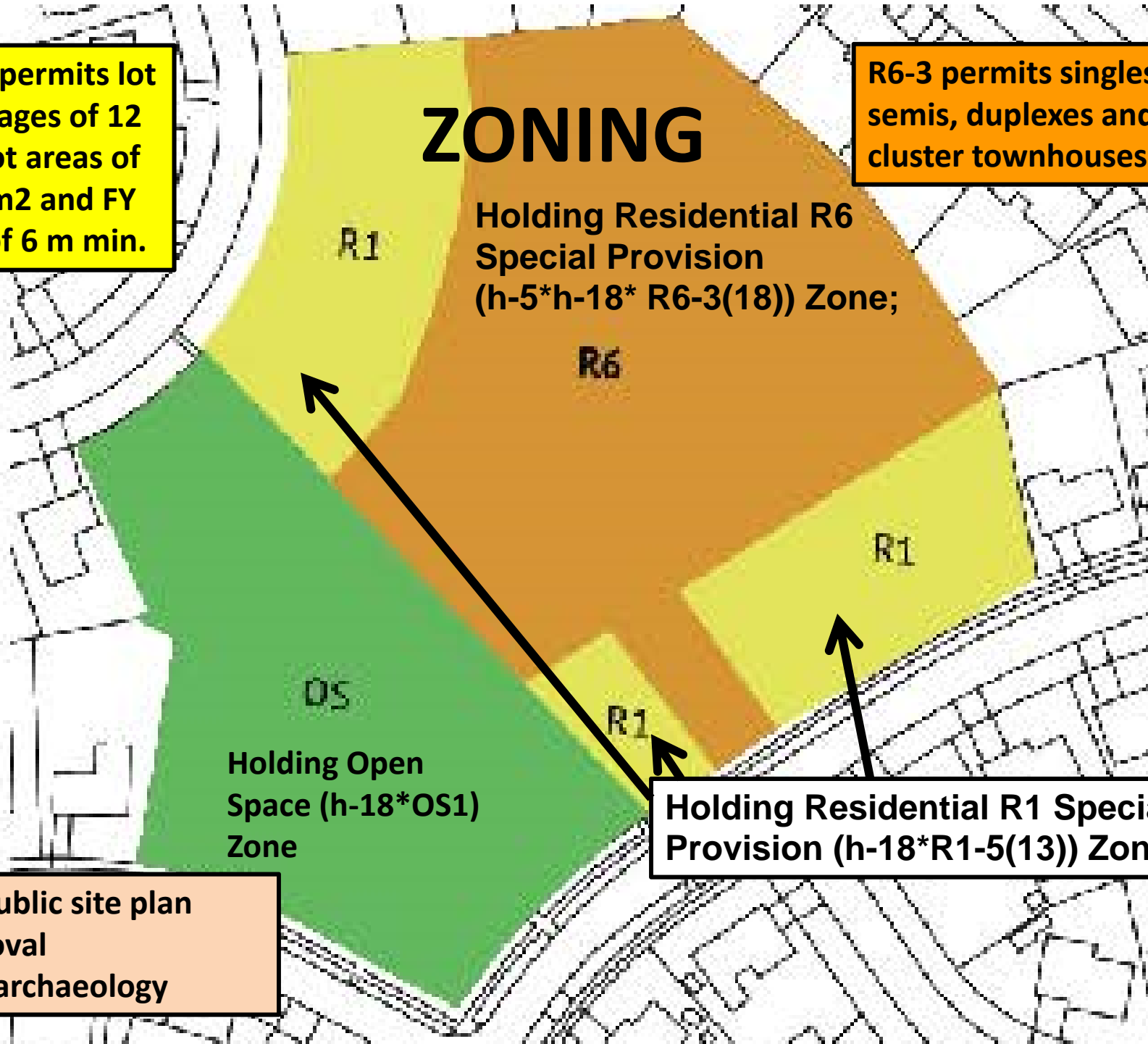
OS

Holding Open Space (h-18*OS1) Zone

R1

Holding Residential R1 Special Provision (h-18*R1-5(13)) Zone

h-5 public site plan approval
h-18 archaeology





THE CORPORATION OF THE CITY OF LONDON

RFT17-140

City of London – Sherwood Forest Public School Site:
Residential Infill Opportunity



THE CORPORATION OF THE CITY OF LONDON

Purchasing and Supply
267 Dundas Street, 4th Floor
London, Ontario N6A 1H2
[City of London](http://www.cityoflondon.ca)

December 6, 2017

RFT17-140

Sherwood Forest Public School Site: Residential Infill Opportunity

ELECTRONIC BID SUBMISSIONS ONLY shall be received by bids&tenders, no later than the closing time and date:

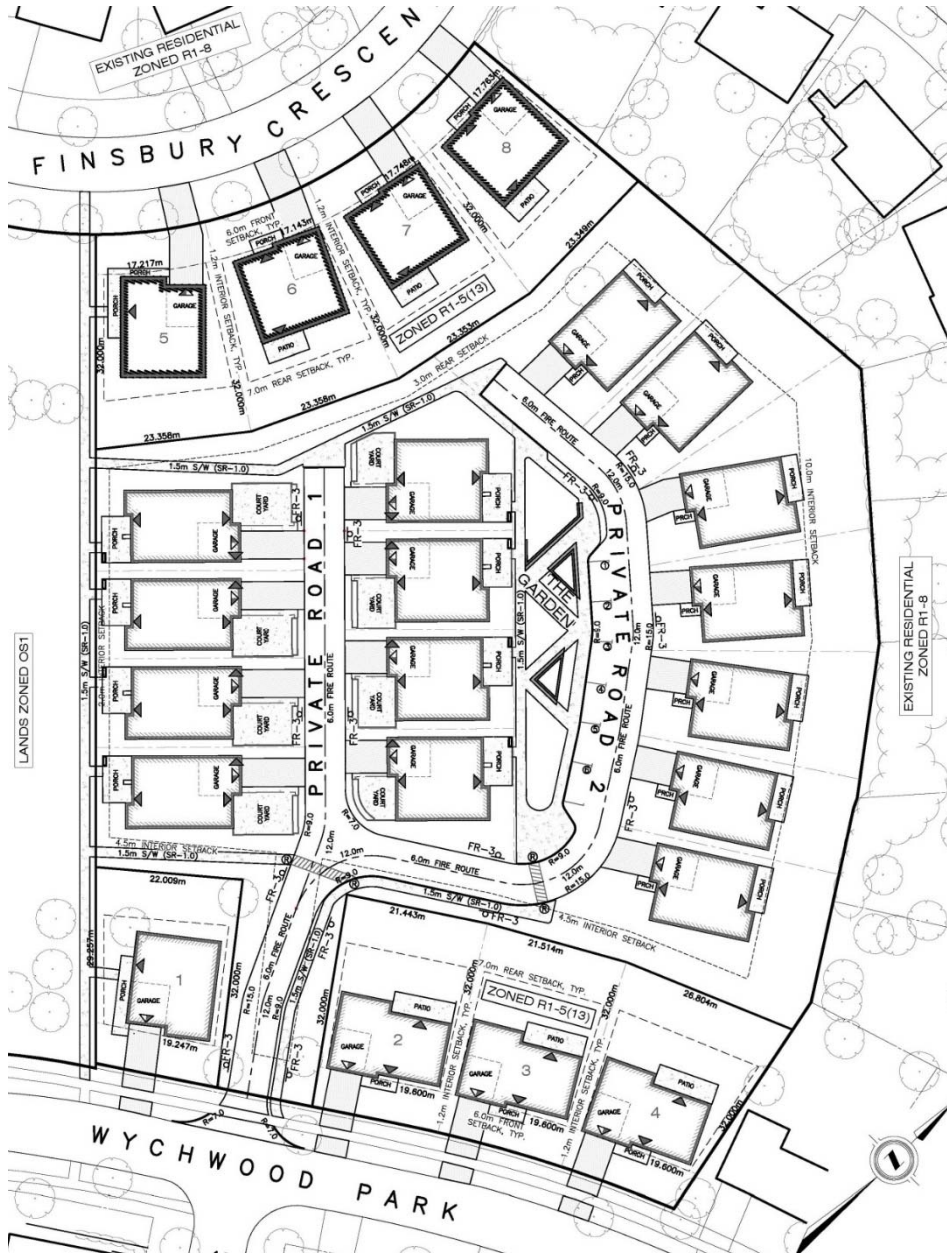
2:00:00 p.m., Local Time, Thursday December 21st, 2017

1.0 Information for Bidders

- 1.1 Tender submissions ("Bids") responding to this Tender request for The Corporation of the City of London ("the City") must be received online through [bids&tenders](#) no later than the specified closing time and date.
- 1.2 Bidders may edit or withdraw a submitted Bid at any time up to the official closing time. Bidders are solely responsible to:
 - make any required adjustments to their Bid;
 - acknowledge the Addendum/Addenda; and
 - ensure the re-submitted Bid is **RECEIVED** by bids&tenders no later than the closing time and date.
- 1.3 Bidders are to refer to Standard Terms and Conditions. The Bid and any resulting purchase will be based on these conditions unless otherwise agreed to in writing. In the event of any conflict between the Standard Terms and Conditions and the terms or conditions of this Bid document, the terms and conditions of this Bid document shall prevail.
- 1.4 The City reserves the right to accept or reject any and all Bids. The City further reserves the right to award the contract as split-order, lump sum or individual-item basis, or such combination as shall best serve the interests of the City in the opinion of the Manager of Purchasing and Supply and the applicable Managing Director/City Manager, unless otherwise stated.
- 1.5 Bids are to remain firm for acceptance for ninety (90) days.
- 1.6 All prices must be stated in **Canadian** funds. Prices must also be inclusive of customs, duty and freight.
- 1.7 Bids containing prices which appear to be unbalanced as to likely affect the interests of the City adversely may be rejected.

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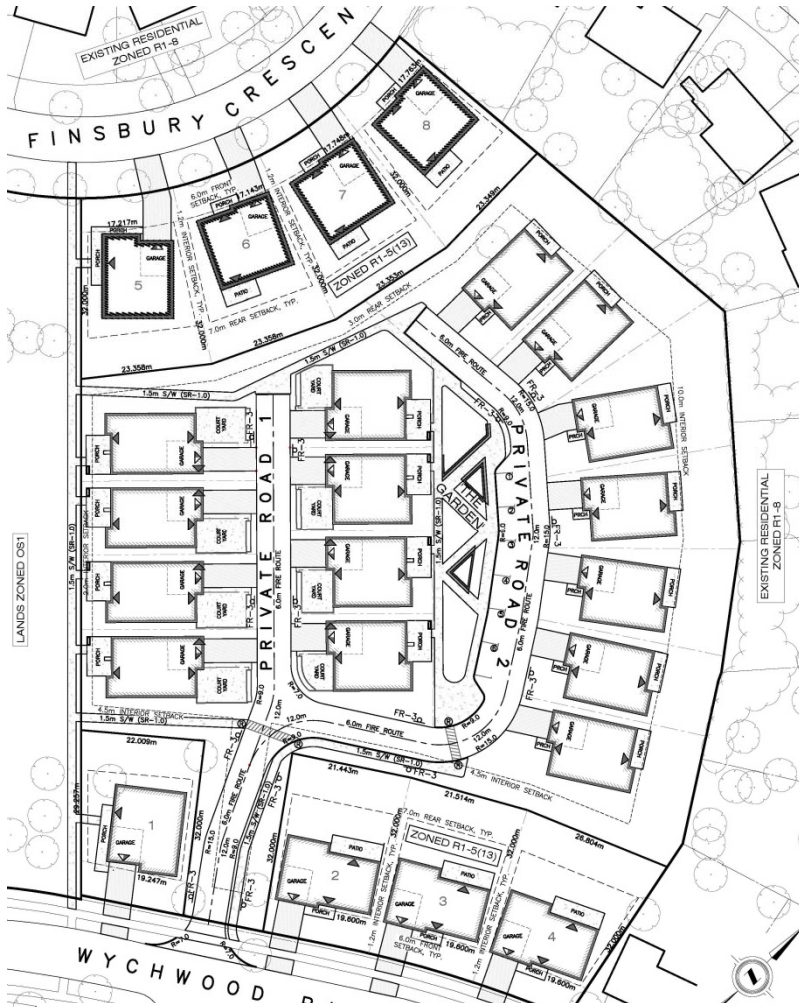


Forest Park
Homes
(Sherwood Glen)
submitted a bid
based on 8
freehold single
detached lots and
15 single
detached condo
residences

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Forest Park



Sherwood Glen
8 freehold single detached residences and 15 condo single detached residences – total 23

Preferred Concept



10 freehold single detached residences and 24 townhomes total 34 dwellings

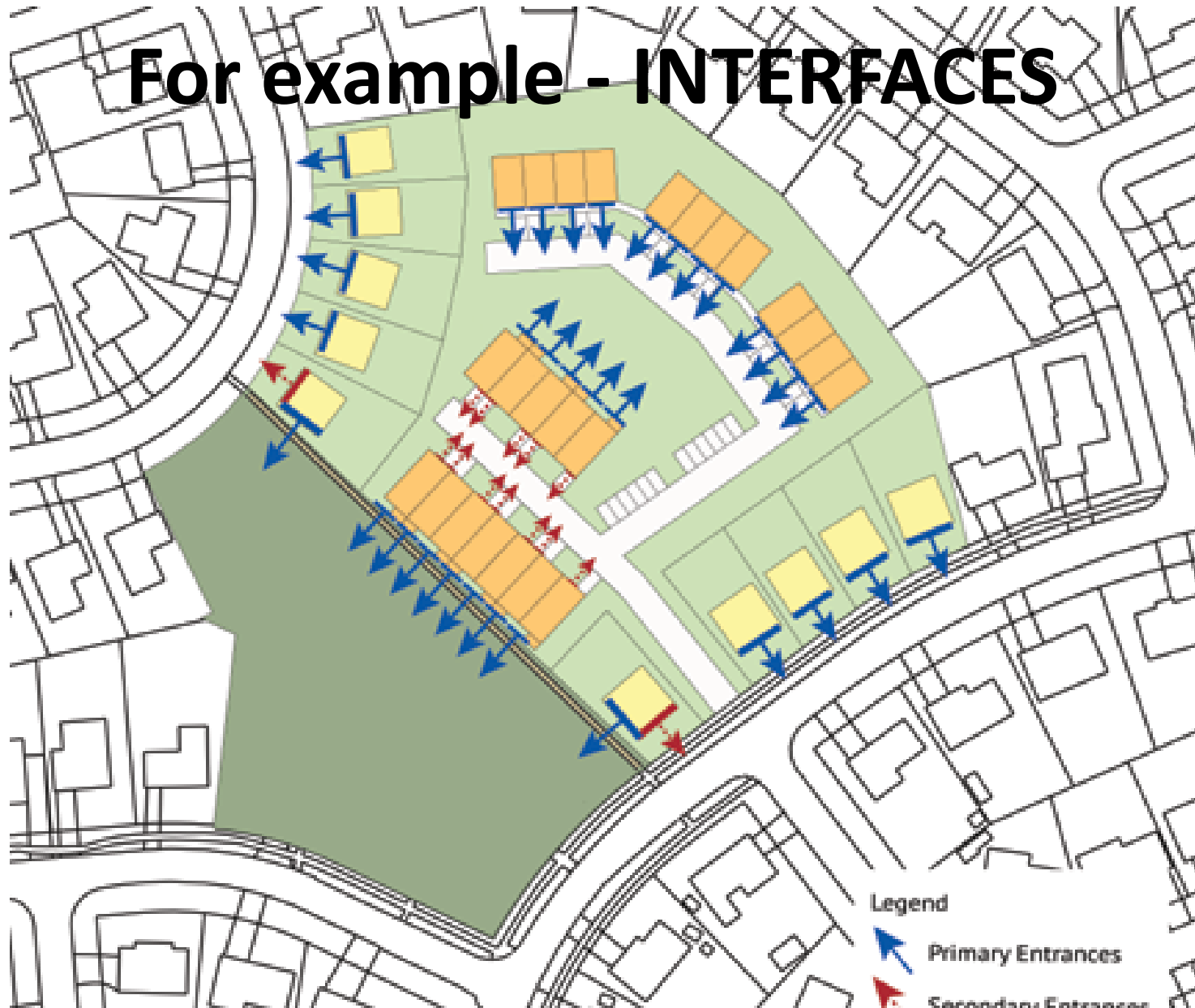
Urban Design matters

- Forest Park (Sherwood Glen) is very aware of the UD standards employed and intends to fulfil them such as:
- Front door orientation
- Connectivity
- Landscaping
- Lighting
- Signage

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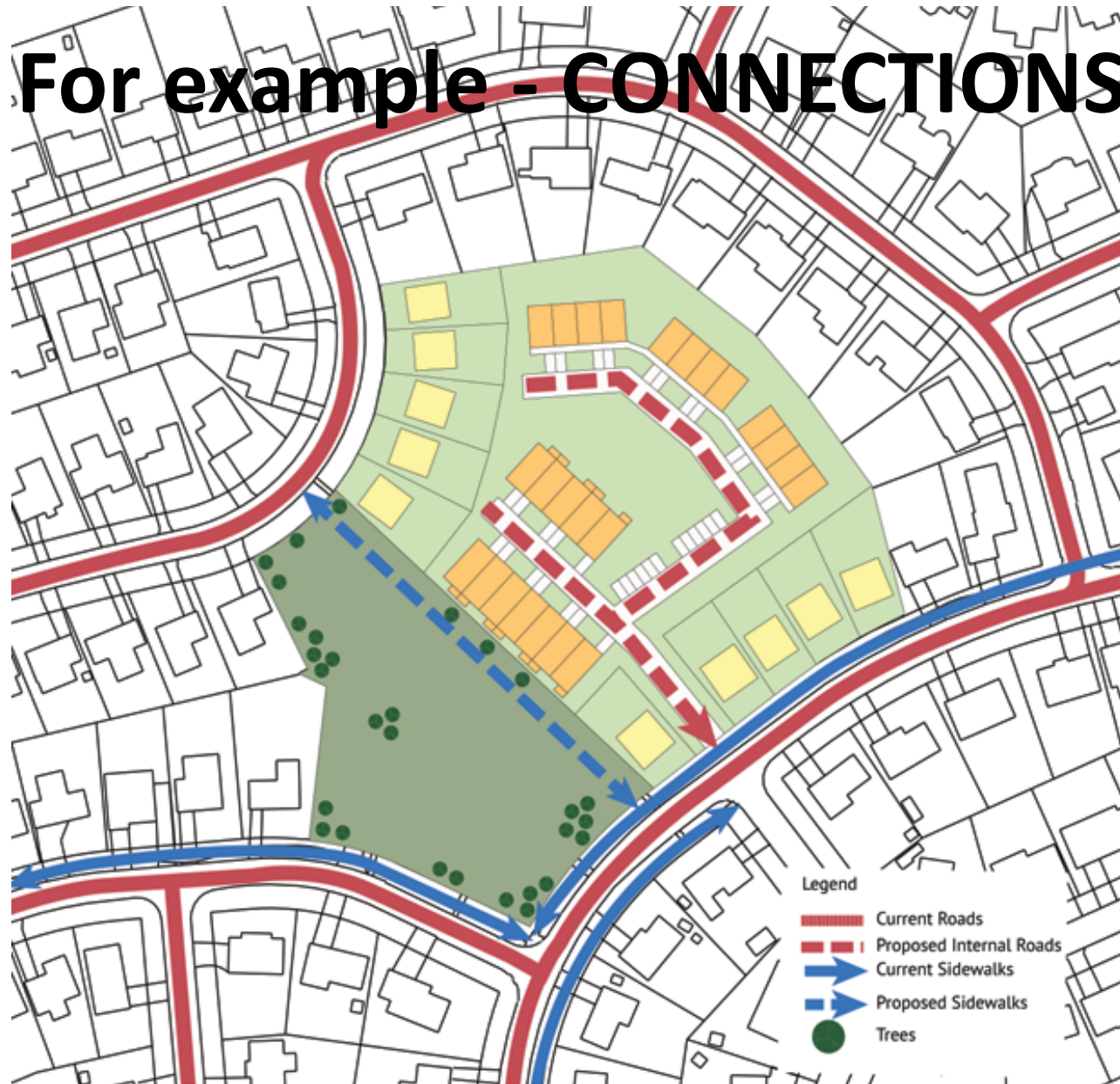
For example - INTERFACES



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For example - CONNECTIONS



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Development Approvals

In accordance with City direction;

1. Application for consent for land severance to create 8 lots and 1 block
2. Application for Site Plan Approval (public)
3. Application for Condominium (vacant land)
4. Application for Removal of Holding Zones

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Timing

- Approvals sought in April and May 2018
- Construction to begin in Summer 2018 and last about 1 to 2 year for build out.

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Design



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Site Plan

The Park

The Garden



LEGEND

- UNIT TYPE 3
- UNIT TYPE 2
- UNIT TYPE 1
- SINGLE FAMILY TYPE A
- SINGLE FAMILY TYPE B

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Site Plan

The Park

The Garden

LEGEND

- UNIT TYPE 3
- UNIT TYPE 2
- UNIT TYPE 1
- SINGLE FAMILY TYPE A
- SINGLE FAMILY TYPE B

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Site Plan



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View through The Garden



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tillmann
architects ruth
robinson



View of the streetscape



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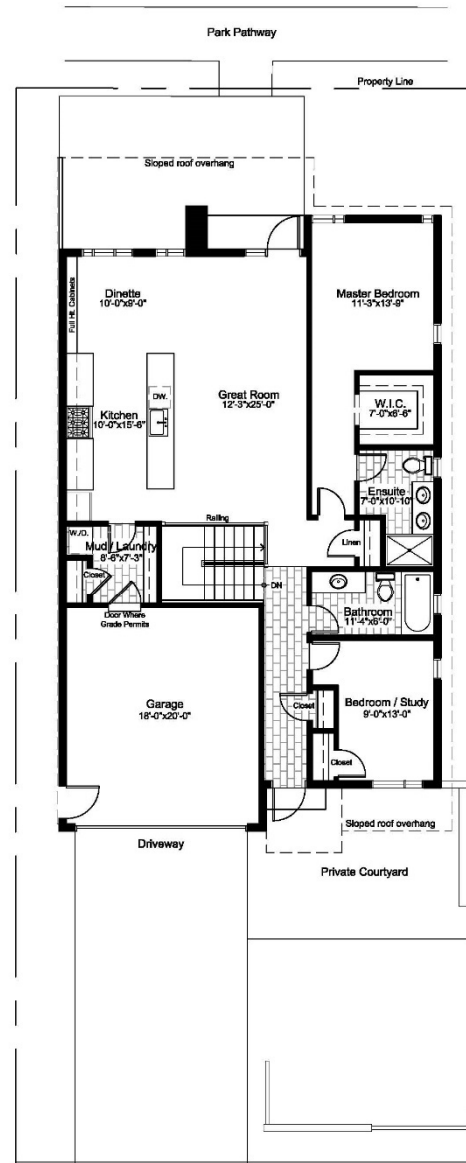
Unit Type 1 – Front Door facing the park



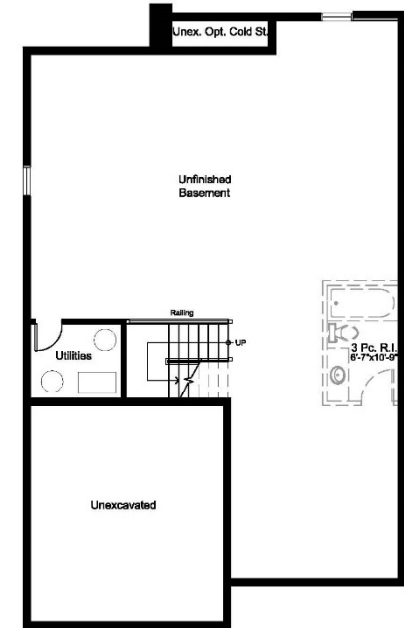
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Unit Type 1



Main Floor Plan

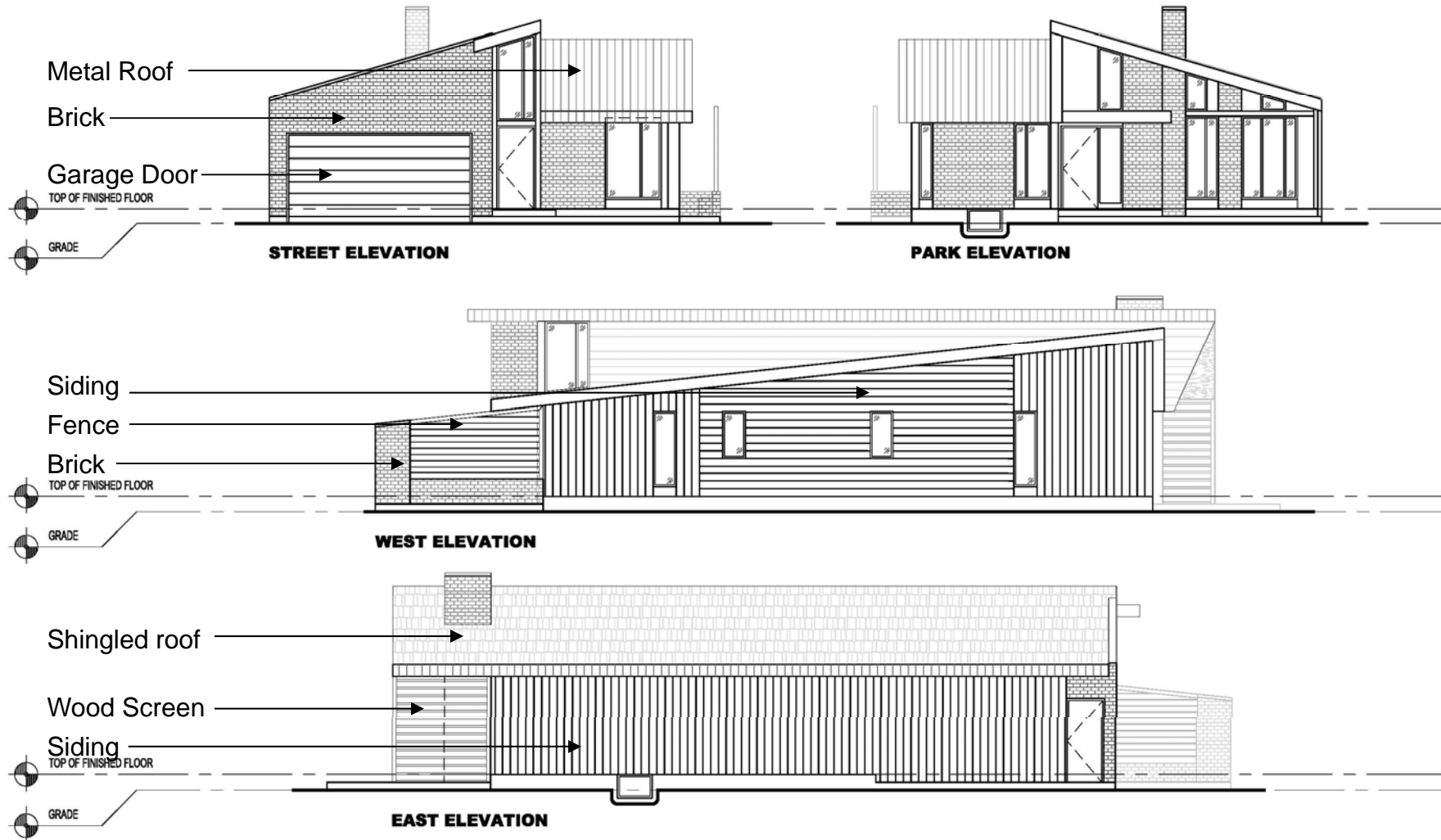


Basement Floor Plan

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Unit Type 1



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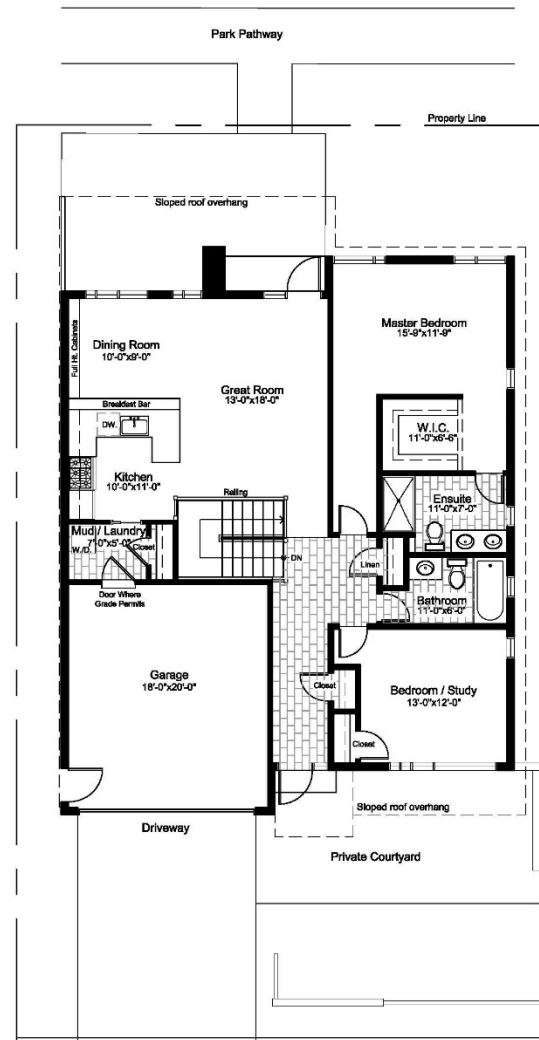
Unit Type 2 – View from The Garden



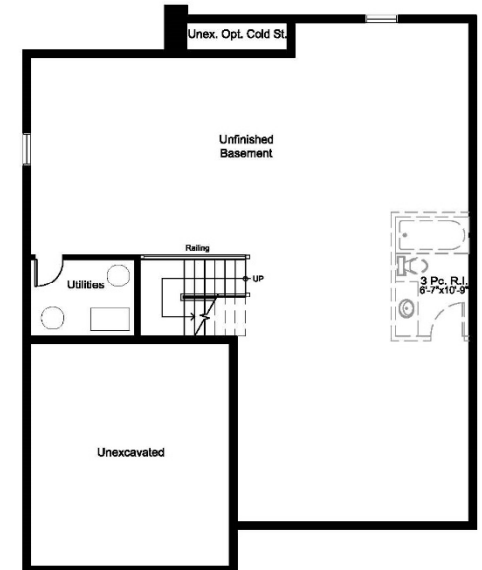
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Unit Type 2



Main Floor Plan

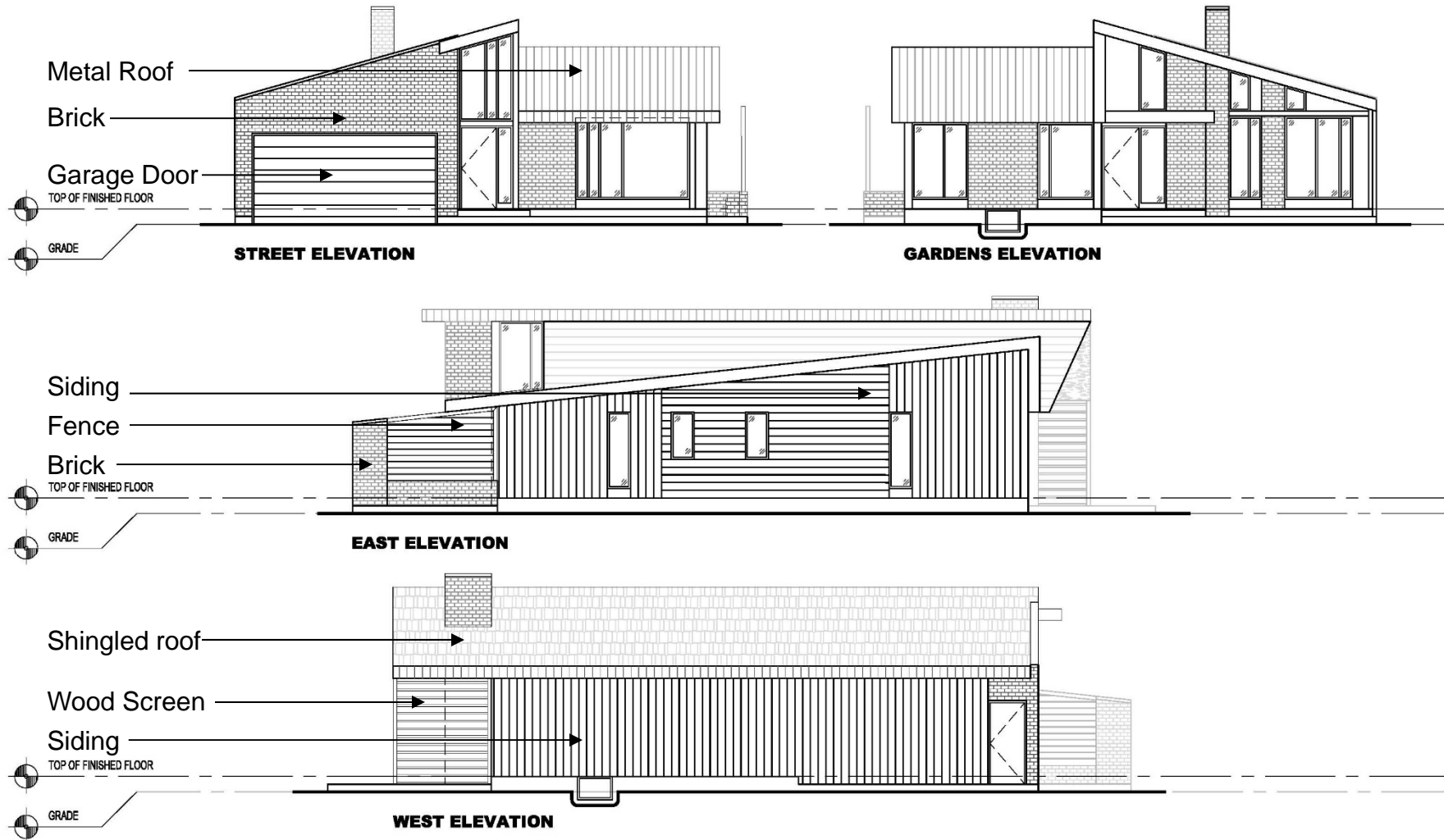


Basement Floor Plan

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Unit Type 2



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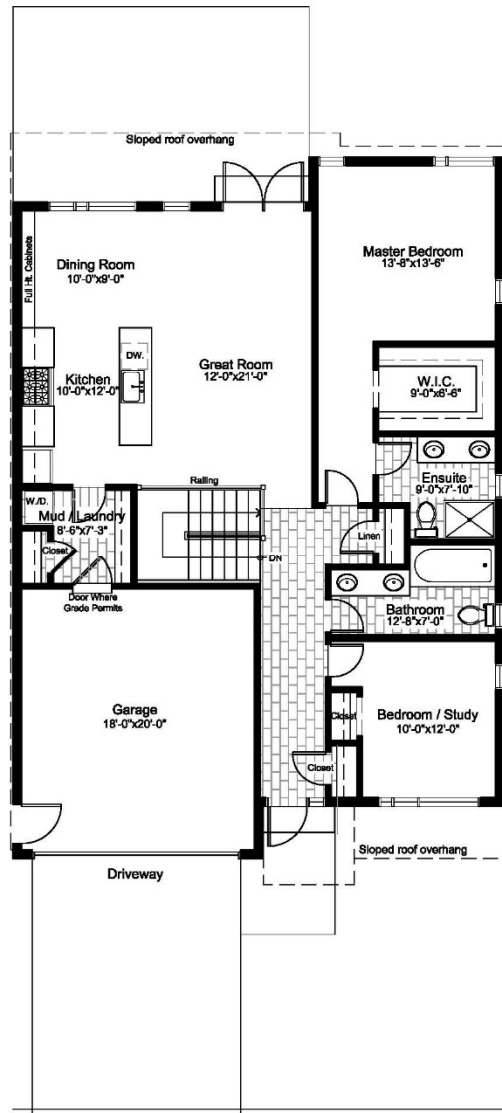
Unit Type 3 – View from the street



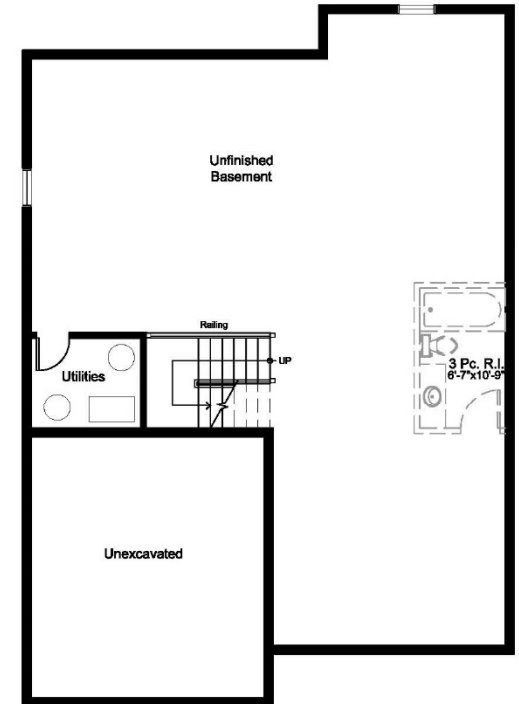
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Unit Type 3



Main Floor Plan

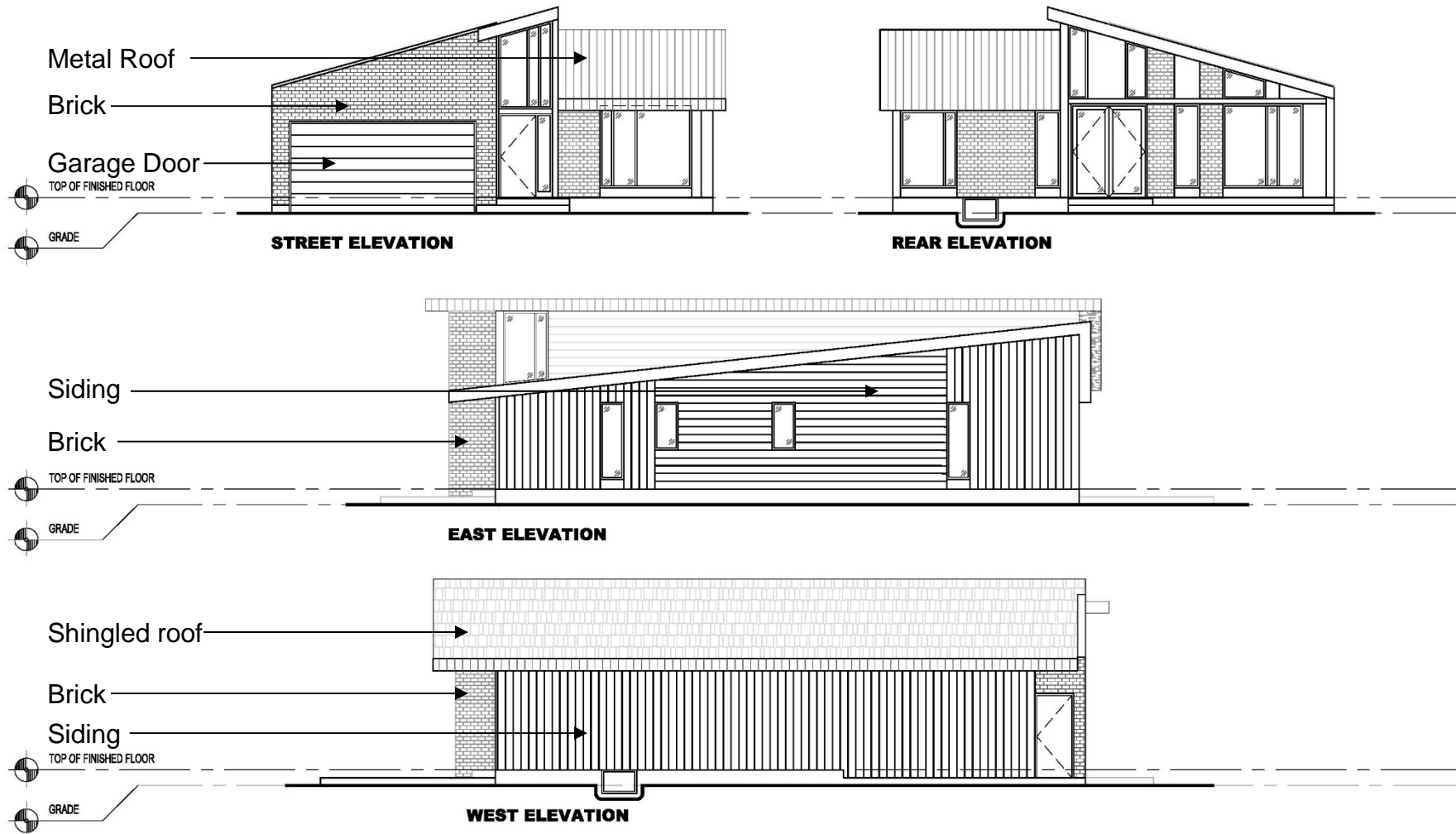


Basement Floor Plan

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Unit Type 3



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Questions?



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