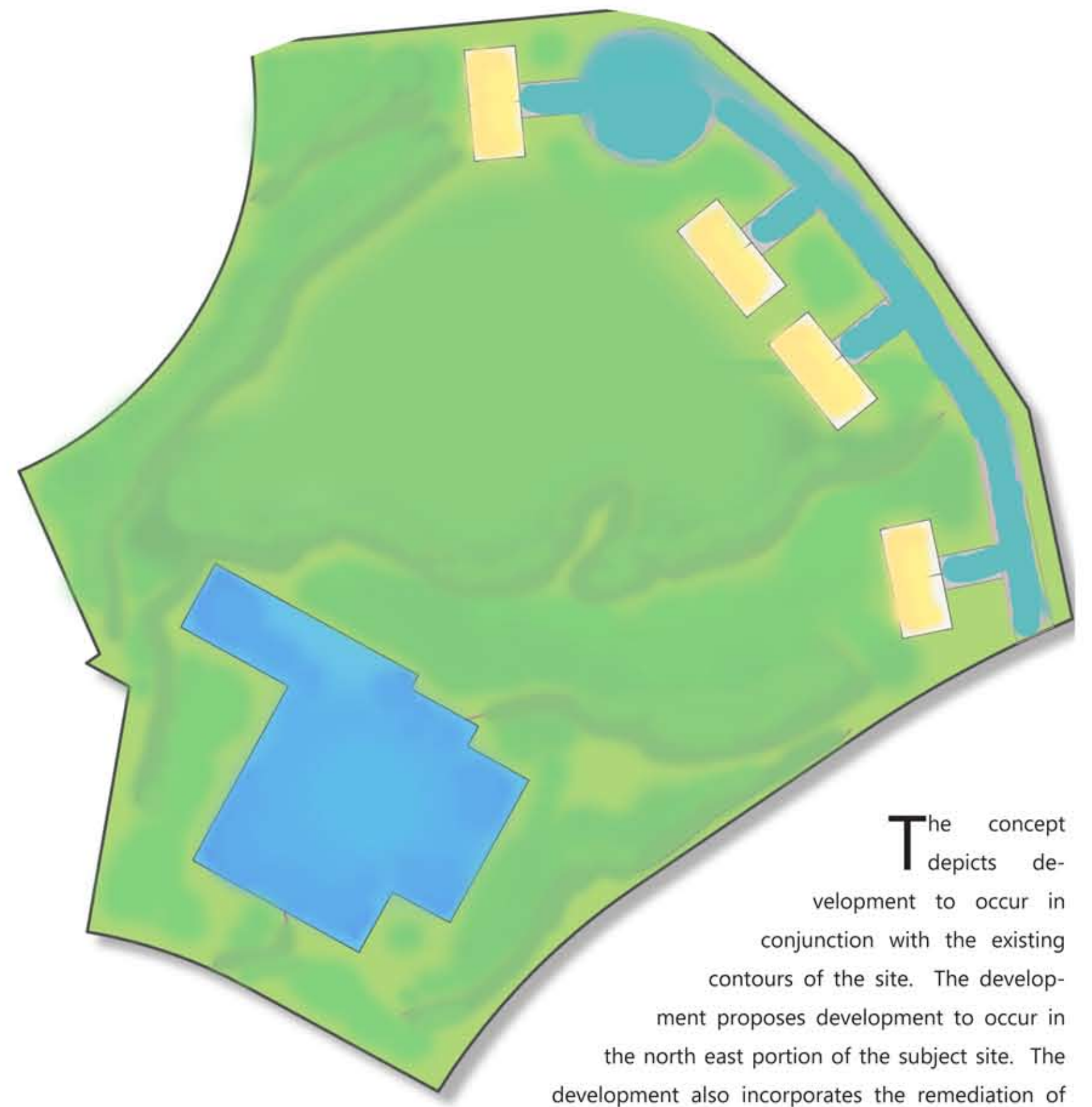


The original concept obtained a high level residential development which was based on the surrounding land uses. However, the concept limited the development's green open space, and parkland, which is a large aspect of the surrounding neighborhood. Maintaining the built and natural environment within the development is a priority and is the main reason for reworking the concept. The maximizing of residential lots with no concern for the natural environment is not an aspect of the design which is sustainable.

Concept 1

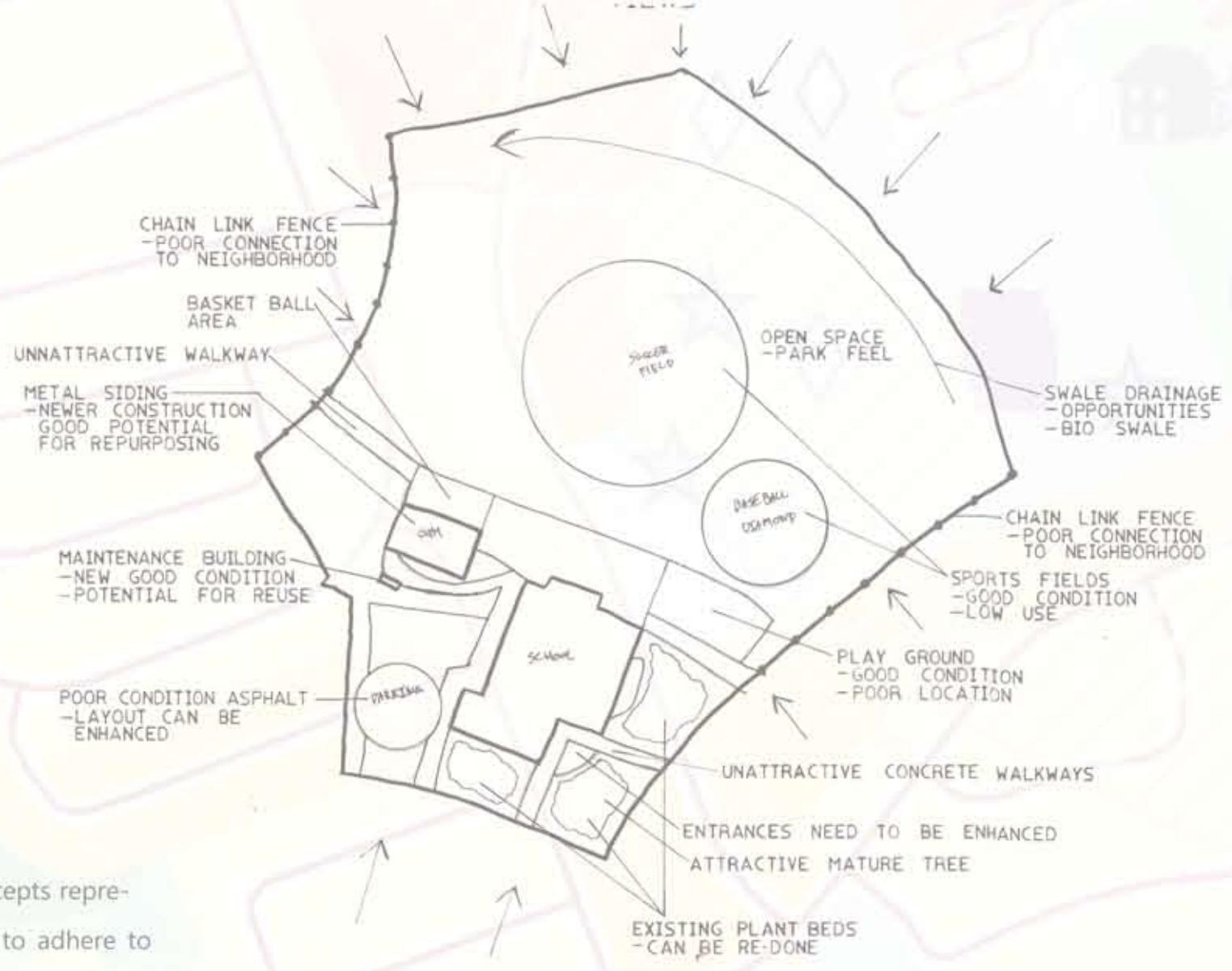


The second conceptual design is based on the notion of maximizing green space. Simply by keeping the existing green space which is in the site and developing it into a natural features open space. The design would incorporate the design elements of traditional park design, while creating a community gathering space which is aesthetically pleasing. There is also the aspect of remediating the existing school structures and developing a site which promotes a central neighborhood development.



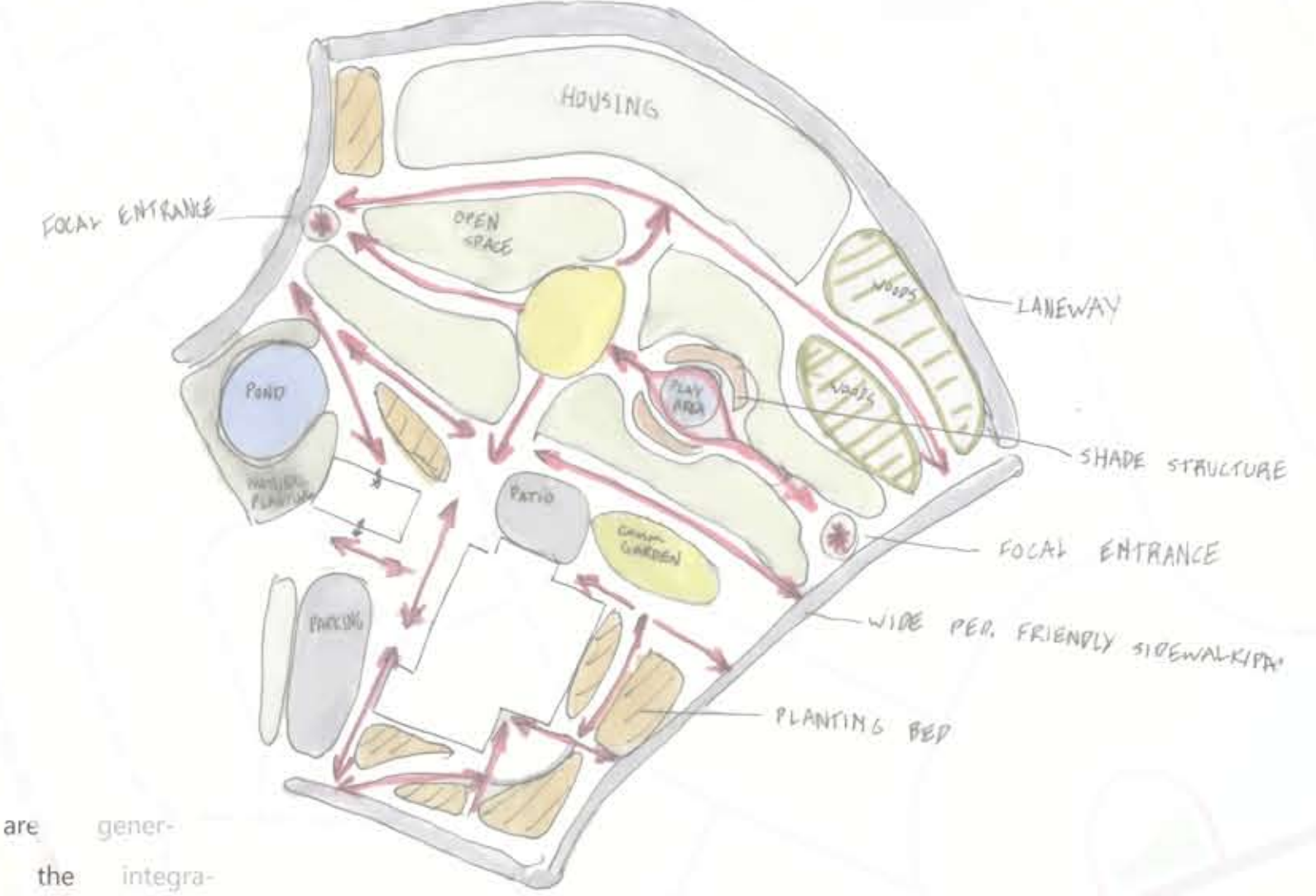
The concept depicts development to occur in conjunction with the existing contours of the site. The development proposes development to occur in the north east portion of the subject site. The development also incorporates the remediation of the existing school building. The existing school building remediation proposes a re-purposing of the existing structure. The conceptual design is reminiscent of the surrounding land use and also provides the diversity of residential development. The concept is also aimed at providing the maximum amount of

Concept 3



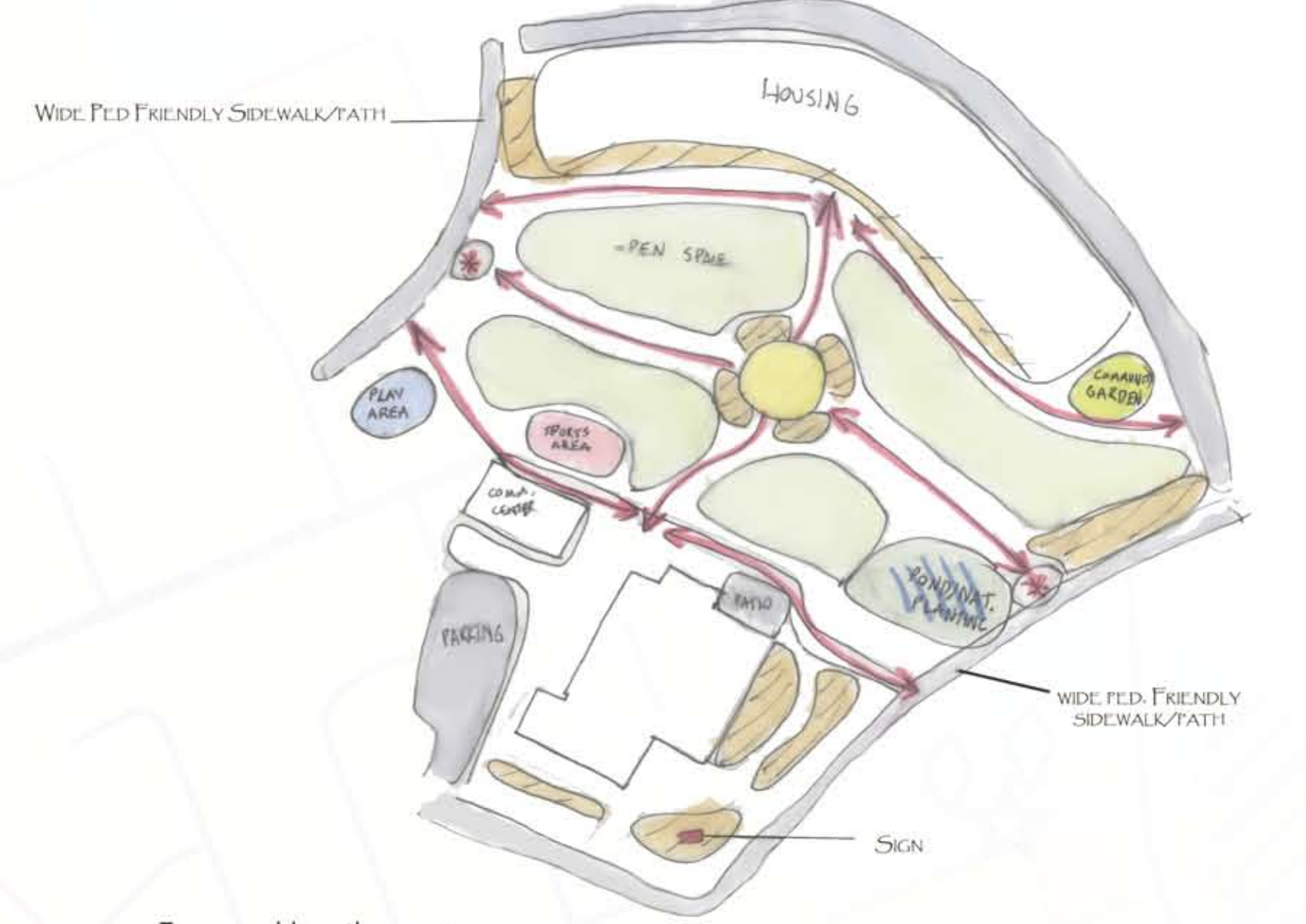
The design concepts represent the desire to adhere to certain design principles, most important of which is the New Urbanism principle. The goal of the development is to maintain the sense of place which is current within the existing and surrounding neighborhoods. The Medway district is self-sufficient and is contained within a small community with an aging population. It is the primary goal of the development to an element within the existing community to promote community interaction and connectivity. Essential to the plan is the ability to generate growth and also maintain open park space to provide a central element. In the concepts, it is essential to the design that the center of the subject site honors the current contours of the surrounding neighborhood.

Design



The designs are generally based on the integration of the community with the surrounding natural features. The development promotes an increase in the uses and diversity of the neighborhood, providing the area with much needed sustainable development. With the designs, there was a need to keep the public as connected as possible, and providing pedestrian movement areas and also landscape design focused on movement was a priority. The development is as much about the immediate neighborhood connectivity, as it is about the entire community of Medway and London. Creation of central features was essential to the overall development of the site, as well as a separation of the elements. The existing school was built in the same era as the rest of the development, and is still in fair condition. The school is an option for remediation, and could be reused for another development. The structure is a split

Sustain



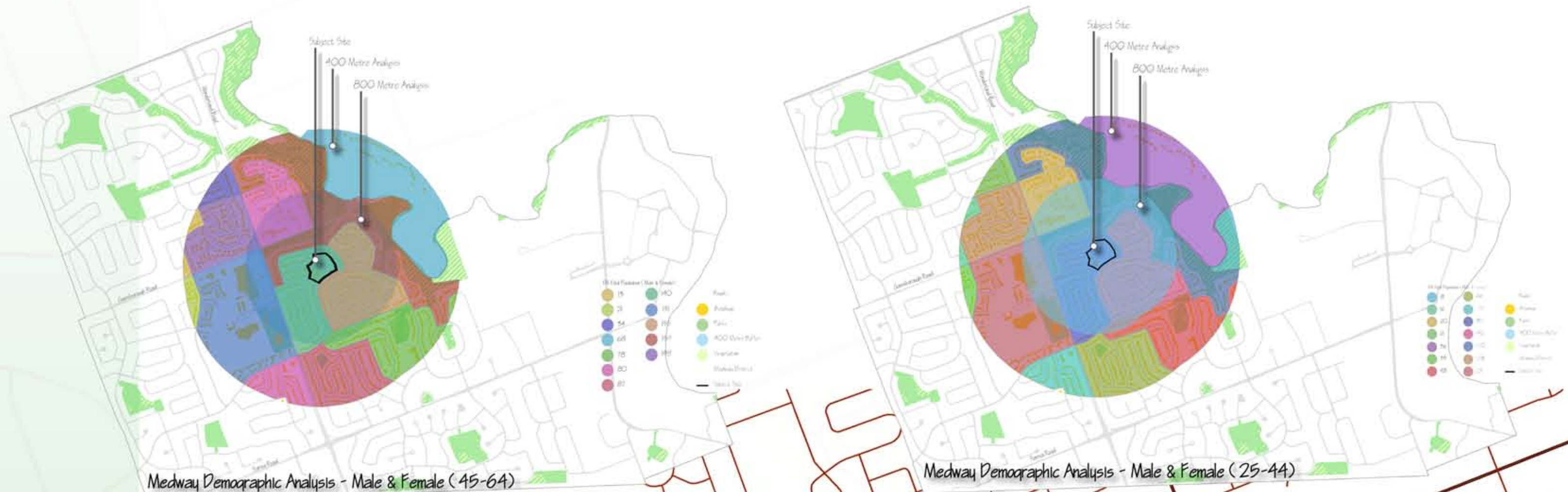
To provide the community of Medway a central Hub feature, and provide the surrounding with Sustainable development. The site is to place a primary focus on the pedestrian, and limit the need for automobile usage. There is a need for the preservation and accentuation of the surrounding Natural features of the environment. The implementation and preservation of community resources will help generate longevity within the Medway Community, and at a greater extent the city of London.

Vision

THE SHERWOOD FOREST REDEVELOPMENT PROJECT



EXISTING CONDITIONS



**DEMOGRAPHIC PROFILE**

The significance of this age profile is the progression is that it portrays the 400 meter extent of the analysis area is dominated by a mature age bracket. This mature age bracket has only progressed in the past census periods, according to city of London data. Compared to the Medway community, the analysis of the immediate community (400m) is consistent in population characteristics. When comparing the change in the age brackets from the previous census years, Medway's population between 45 and 64 had increased by 11%, and logical estimation would state that the population would increase by 10 – 11% in the next census year of 2011. Essentially within the Medway planning district, there was a population of 37% between 20 and 44 years of age. This has a large impact in the development of the Sherwood site, determining what would be not only suitable for the neighborhood vicinity, but also, the community of Medway and city of London.

**LAND USE**

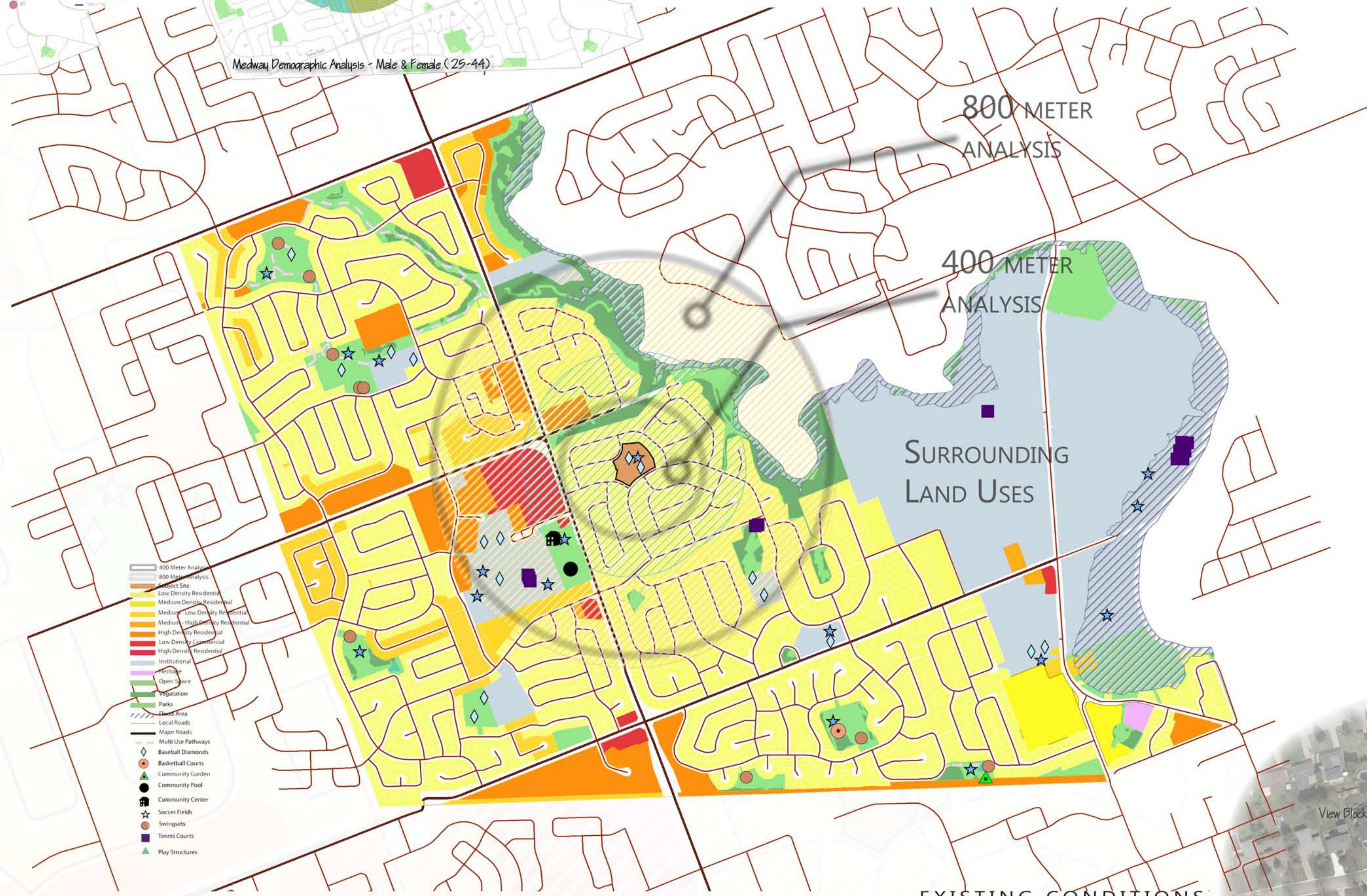
The Sherwood Elementary School site zoned as Neighborhood Facility, and is an Institutional use. However, because of diminishing school enrollment the site has been deemed as a development project. The site features an existing school structure and a newer gym which is separate from the school structure. A majority of the site is currently used as a school yard and existing open park space. The overall area of the site is 2.2 hectares. The school structures are 0.13 hectares, and leaves 2.07hectares of open/park space.

**OFFICIAL PLAN**

The Community Facilities land use designation provides the primary locations for uses which provide health, education and other services for local area residents. Community Facilities are generally developed on a small scale such as a neighbourhood clinic and located in developed residential areas. Community Facilities are less intense than Regional Facilities and therefore more suitable locations for community facilities are required. Community Facilities may be appropriate within or adjacent to single family residential neighbourhoods because of the small size. Policies are included to minimize any impact that might be caused by mixing community facilities with other land uses. The Official Plan promotes the orderly development and distribution of institutional facilities. The Community Facilities designation is intended to include institutional type uses which provide city wide or community service functions. The Community Facilities land use designation shall be developed for institutional type uses which may be supported by a variety of secondary uses. The designation allows for facilities such as social and health services which meet the day to day needs and short or long term care requirements of residents. Permitted secondary uses are services located in the same or main building. The secondary uses are limited for community care facilities because of the size of the facility and greater potential for impacts on surrounding land uses.

**SHERWOOD FOREST PUBLIC SCHOOL, A HUB WITHIN THE MEDWAY COMMUNITY, NEEDS TO BE REPURPOSED AND REMEDIATED IN ORDER TO CONTINUE TO BE A CENTRAL ELEMENT OF THE COMMUNITY INTO THE FUTURE.**

**PROBLEM**



The school structure on the subject site (scheduled to close in 2013) presents an interesting dilemma when it comes to moving forward with the site. The building has become a staple of the community and an integral part of the community in the eyes of residents seemingly making the inclusion of the school a given for the site. However the condition of the structure must be taken into consideration and the overall structural longevity of the building moving forward. There is a large amount of pedestrian traffic situated throughout the neighborhood and also to an extent, the community. The site

has pedestrian movement towards the Southwest area of the site, and towards the main focal point, located at the center of the park. The existing gym which accompanies the school on the site was built more recently than the Sherwood Forest Public School and has provided the neighborhood a facility to host functions and events in the past. This has made the gym an integral part of the community much like the school itself. However the unlike the school the condition of the structure is much more solid and thus provides an opportunity for the subject site as plans for development begin.

**EXISTING CONDITIONS**

The existing park area/ open space accompanied with the school is another important and popular feature of the neighborhood. The park has been described as a central feature of the neighborhood by residents as it located in a central location for the residents of the Sherwood Forest neighborhood. With this in mind, the area is considered an opportunity for future plans involving the subject site and the implications that any potential development have on this open space will weigh heavily on all decisions made concerning future development of the Sherwood Forest Public School site moving forward.

The existing school was built in the same era as the rest of the development, and is still in fair condition. The school is an option for remediation, and could be reused for another development. The structure is a split level development, and is based on the elevations and contours of the surrounding residential development.



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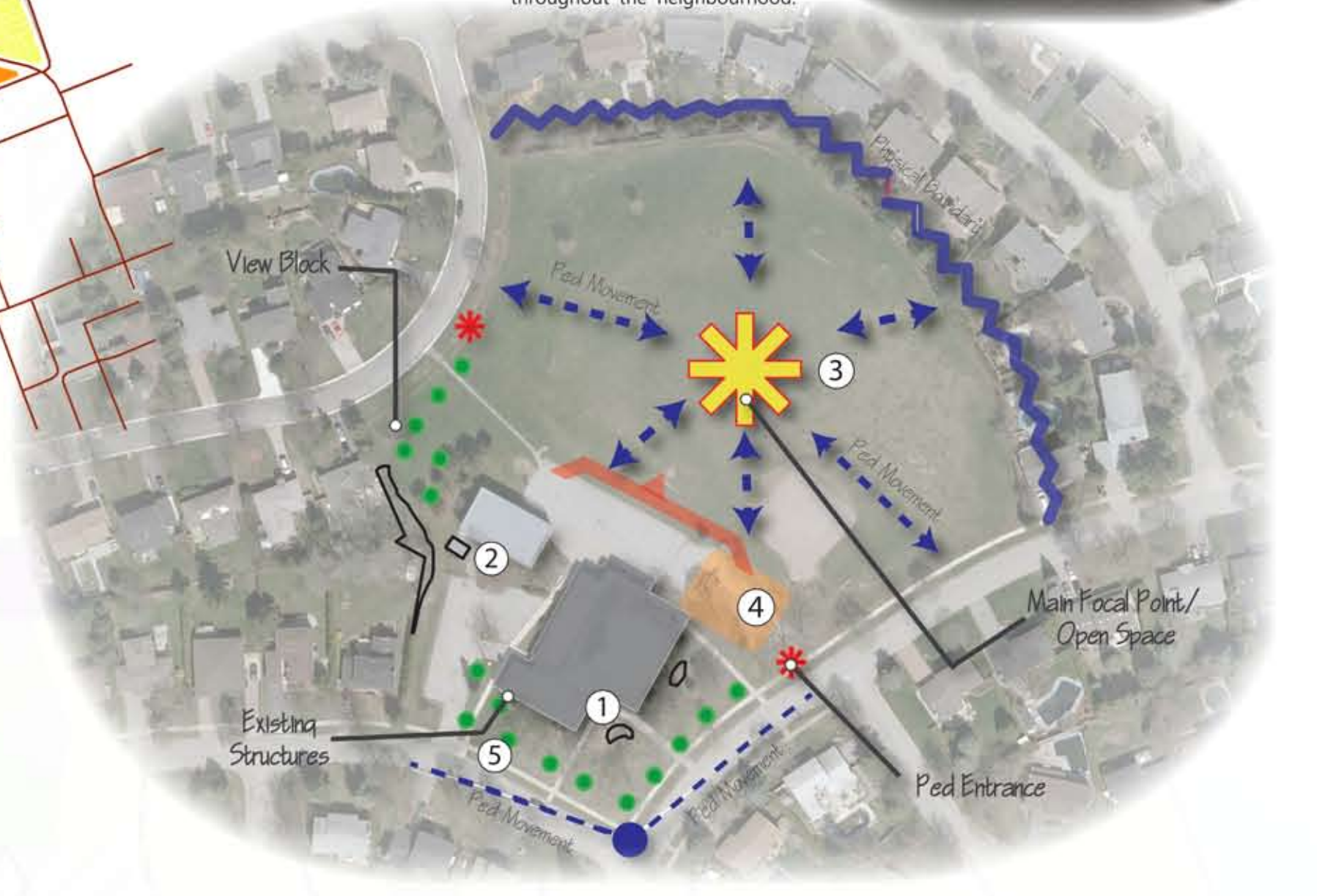
The existing park area/ open space accompanied with the school is another important and popular feature of the neighborhood. The park has been described as a central feature of the neighborhood by residents as it located in a central location for the residents of the Sherwood Forest neighborhood.



Additional to the site being a central hub for adults within the community a small playground is located within the site property. This playground allows for the children in the neighborhood to enjoy an area designed for exercise. However the equipment has become outdated over the years and much like the site surrounding it is in need of a fresh start.

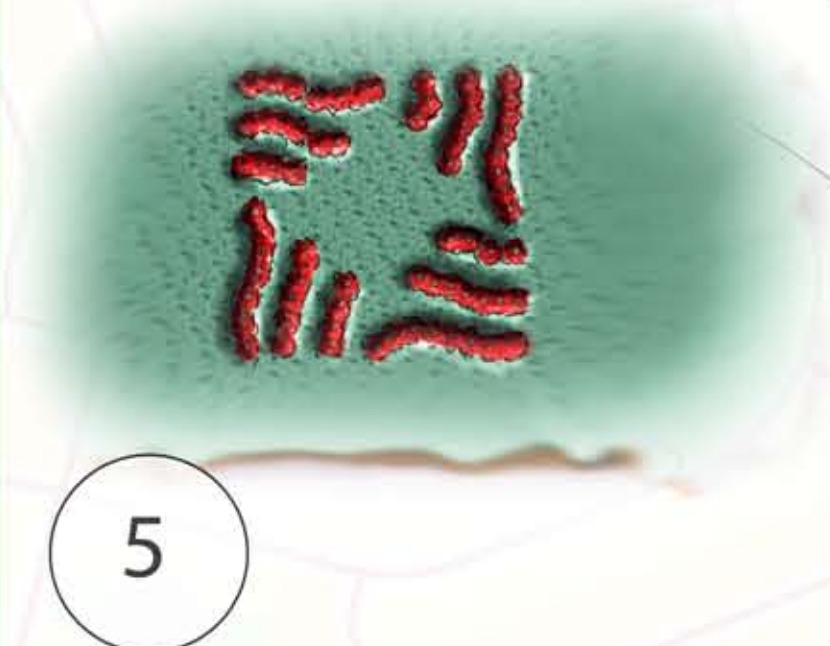


As is common with low density residential areas the street scape is generally designed in an impractical manner as the streets tend to twist and turn rather than take a direct route to intended destinations. This along with a limited amount of sidewalks has caused a relatively unfriendly pedestrian street scape throughout the neighbourhood.



# THE SHERWOOD FOREST REDEVELOPMENT PROJECT





Master Plan

Sherwood Forest Central Hub Development

The Sherwood Forest Public School which is due for closure in 2013 will experience a change in development in the near future. The development plan displayed here represents a development that will suitably provide residential and institutional development as well as maintain the 'central hub' feel that the existing open space provides for neighborhood residents to enjoy.

Existing Structure Remediation

Presently the most notable structure on the Sherwood Forest Public School property is the school and accompanying gymnasium that goes along with it. The school and gym buildings will continue on with having an educational purpose as the building will be home to an off campus training facility for the Fanshawe College Nursing Program. However within the New Leaf Designs development plan the school and gym will receive a major face lift. What was one two separate structures will now be connected as a single two floor building. The new building design will maintain elements which have become familiar to neighbourhood residents while adding an additional floor and implementing a breezeway that will offer a view into the newly landscaped open space area from the Annadale Drive entrance. This view will provide an immediate focus on the centre piece of the new park design included within the development design.

Residential Development

The homes which will front onto the open landscape area will be of the rear lane variety so as to allow future residents of these townhouses to take full advantage of the appealing view of the landscaped open space to the centre of the property. The townhouses will also be a Linked Home design which will provide an additional opening between each of the townhouses. These homes will be accessible from a private rear lane street which will travel behind the townhouses to allow the homes to front directly onto the open space without any obstruction. The private rear lane street will connect Wychwood Park and Finsbury Crescent providing an aspect of connectivity throughout the community. With these aspects included in the New Leaf development plan the vision of providing increased residential and a sustainable use for the school building while maintaining the central hub of the existing open space can be achieved with this new and exciting development opportunity for the Sherwood Forest neighbourhood.

Park Development

The open space that is located just beyond the newly renovated learning facility will feature new designs to add to the landscape design of the property. This open area will allow for the property to remain as the 'central hub' of the neighbourhood while introducing new planning and landscape features to the property. While this open space maintains a 'central hub' for the neighbourhood it will also act as a natural divider between the new school design and a row of semi-detached townhouses and a single detached house along the north north-east boundary of the property.

Future Community Connectivity Sustainability

