

Community Involvement Process:

- Educational or cultural forum
- Opportunity for more treed areas
- Strong focus on pedestrian use
- Compatible with neighbourhood
- Medway Valley is not permitted as a rec. zone for younger children
- Continuation of single detached development
- Pedestrian connection through the site
- Keep Retired Community Together
- Bring in new families and keep the community alive
- Site is the hub of the neighbourhood
- Neighbourhood is built on topography providing unique development opportunities
- Out door space is critical as well as keeping site lines across the site as an "all eyes on the park" approach
- Keep site relatively dark for star gazing
- Keep the gym for community uses such as voting, cubs, etc.
- Keep the character and charm of the neighbourhood

Thought Process/ Key Considerations:

- Walkable for children and youth as amenities for older children and adults exist near by
- Keeping and re-purposing the school structures
- Planning at the neighborhood level
- Maintaining the site's heritage as an educational and recreational space
- Considering community members' suggestions the following ideas emerged:
 - Provide smaller, alternative forms of housing for elderly to occupy
 - Ensure that all features of the plan are accessible
 - Ensure an open space/park for younger children
 - Maintain the educational function of the existing building

1 Residential Infill Concept



2 Recreational Concept



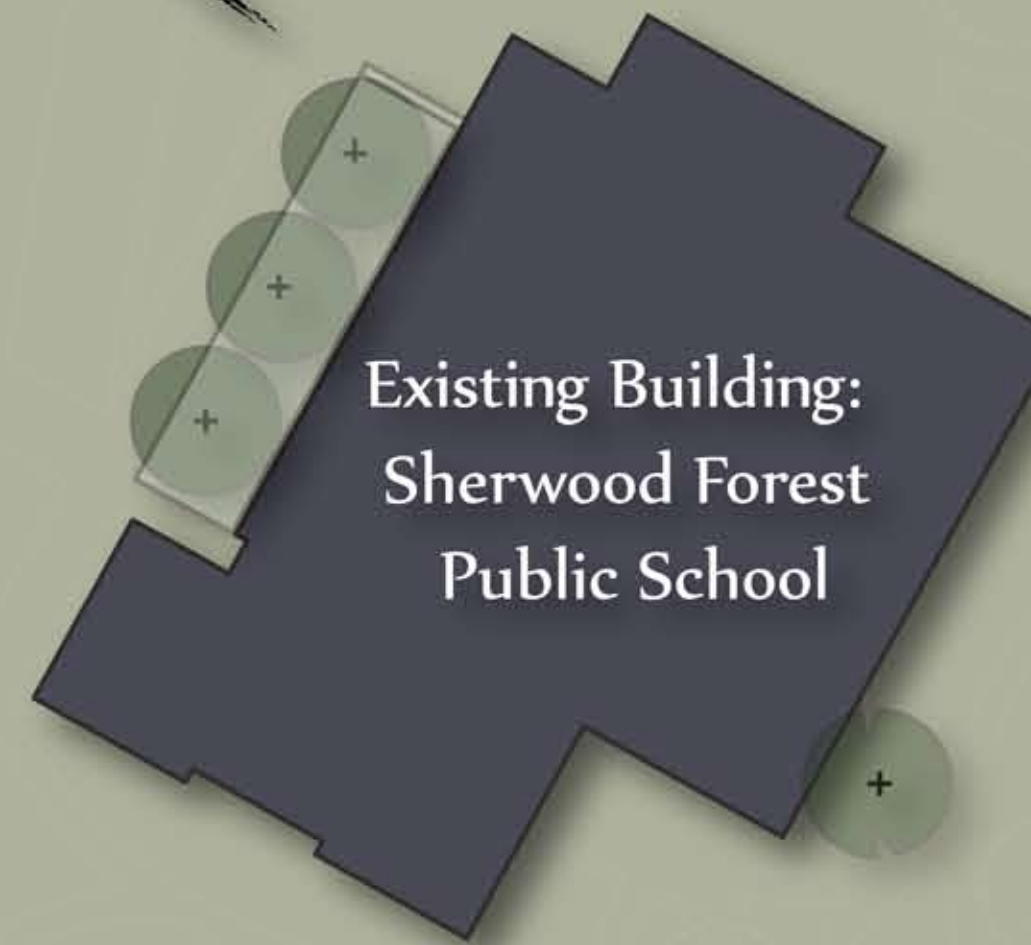
3 Hybrid Concept



Re-purposing of the existing building:

Renewable Energy Testing Center/ Western Off Site Campus

The community acknowledged the concept of **retaining** an **educational heritage** within the building. The idea of using the facility for an **off site Western Campus** was proposed utilizing the space for teaching students about renewable energy and provide grounds for new sustainable energy solutions. While this concept was very innovative, the rationale of Western using this space for an off site campus was **not realistic**. The University of Western Ontario already has the grounds to develop a new campus and the **Sherwood Forest Site doesn't seem to be a valuable piece of real estate** for them as the **cons far out weigh the benefits**. In keeping with the demographics of the neighbourhood, **retaining this building for a community use is favorable** where using the site for a **Western Campus would limit the use of the facility for majority of the residents**. Therefore this concept was scratched immediately as there was no supporting context.



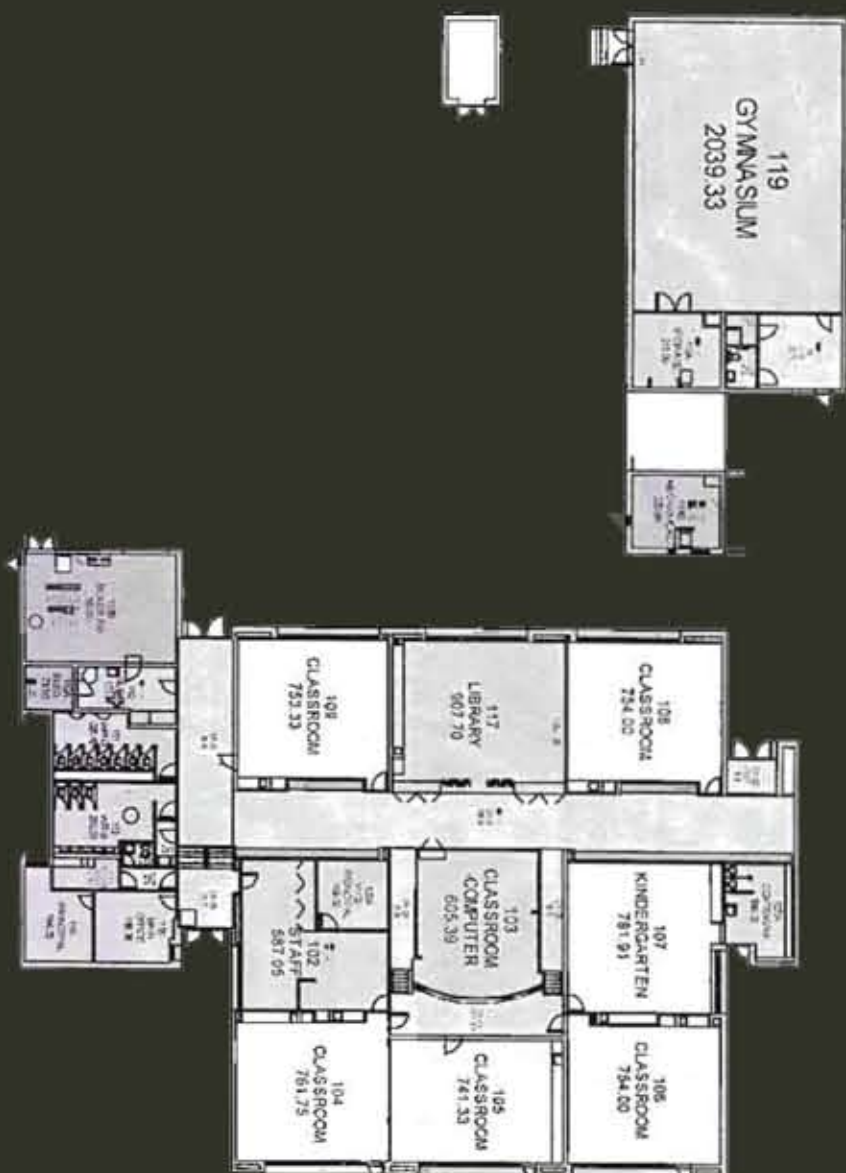
Concluding Objectives

Service goals for this site will be based on demographics, identified community need, and the identified target audience for the activity. To meet the park and recreation needs of the community all the amenities provided will be high quality at a sustainable level. Sustainability will be met by including infrastructure that can be reasonably maintained, setting realistic program and service delivery offerings, and modifying land management techniques to increase efficiency.

- Connect people through parks and recreation, providing a center for community living.
- Encourage volunteers to make a vital difference to people, parks, and the community.
- Include alternative housing options help to shape an evolving community, and cater to the aging population.
- Focus land management that supports current and future generations
- Keep the charm of the neighborhood throughout the site redevelopment
- Provide an open creative learning center incorporating a daycare system for a safe environment for youth

Fostering Seniors' Use

When **considering the demographics** of the neighbourhood **senior residents are the majority**. Re-purposing the facility for their needs would invite a wide range of uses including; recreational classes, gathering space for functions, and various public health services. While **catering to seniors seems to be a logical target audience**, it actually would limit use of the facility. **Seniors have the ability to travel** outside of the site to access many of these provided resources within a **800m radius**. Subsequently, **keeping an evolving neighbourhood by encouraging new families to move into the neighbourhood is vital**. Recognizing the **target audience as being the community as a whole** and **preserving a safe environment** for them at a **neighbourhood level**.



Sherwood Forest Existing Floor Plan

1

This is a residential infill concept with 24 units, and would be the worst case scenario for the neighbourhood. It would completely remove a recreational land use, and limit a communal aspect.

2

This is a recreational concept preserving natural open space with no residential development. While this seemed to be the ideal solution for the residents it does not solve the solution of alternative housing for the aging population.

3

This concept is a hybrid between residential infill and an open park/recreational use. 13 Units would be developed but will result in an enclosed green space removing the inviting open concept feel of the park. Building new houses will help the economy and create social spaces for new families, however it does not take into consideration of natural environment opportunities.



Sherwood Forest Creative Learning Center

Existing Conditions

Panel 1

Neighbourhood Profile:

The neighbourhood currently serviced by Sherwood Forest Public School is located in Northwest London in the Medway Planning District. Wonderland Road is located to the West of the site, with the closest major intersection being Wonderland Road at Gainsborough Road. The Sherwood Forest neighbourhood is full of character; it features heavy tree coverage, natural contours, single-detached housing of various sizes and designs, and individual post lamps on each property as opposed to regular street lights typically found on local roads. Although there are few sidewalks in the neighborhood, the streets are quiet enough that many of the residents prefer to walk throughout the area. Other characteristics of the neighborhood include:

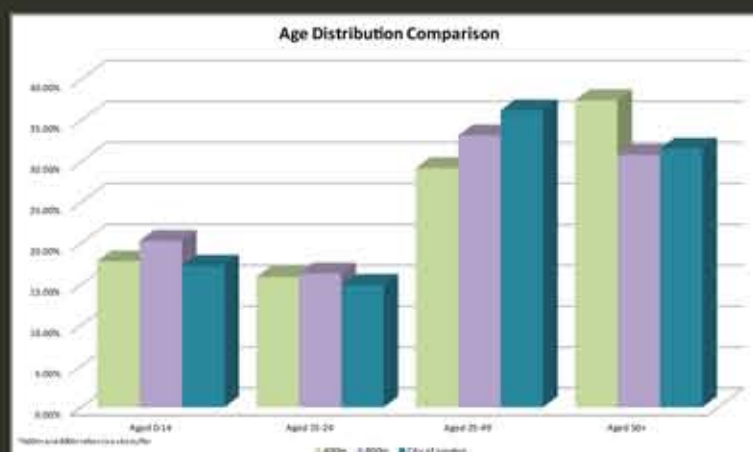
- * The majority of the houses in this area were built after 1960; 53.02% of housing within 800 meters of the site were built between 1961 and 1980; 19% were built after 1980.

- * The average dwelling price for the area within 800 meters of the site is \$238,392.06, which is slightly higher than the average for the City of London.

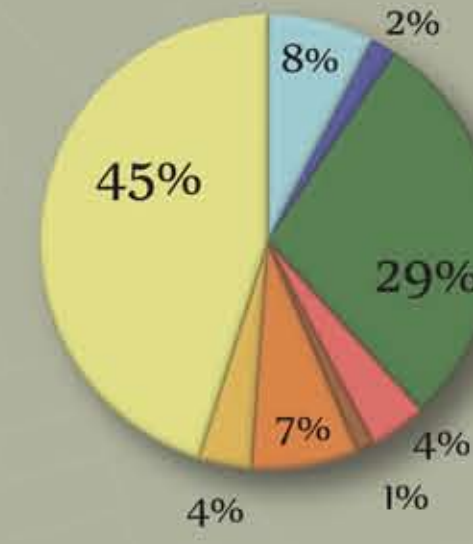
- * There is a greater population of elderly in the area; 37.5% of residents living in dissemination areas that are 400 metres from the site are over the age of 50, showing a need to attract new families into the area in order to increase the youth population and promote vitality in the neighbourhood for years to come.

- * The cultural diversity throughout the neighborhood shows 24.06% of the residents with 800 meters of the site are immigrants; this number is higher than the City's 21.56%.

- * Mean and median household incomes in the area are also higher than the City of London averages.



Age population graph based on the 400-800m buffer map



Land Use Map : 800m Buffer



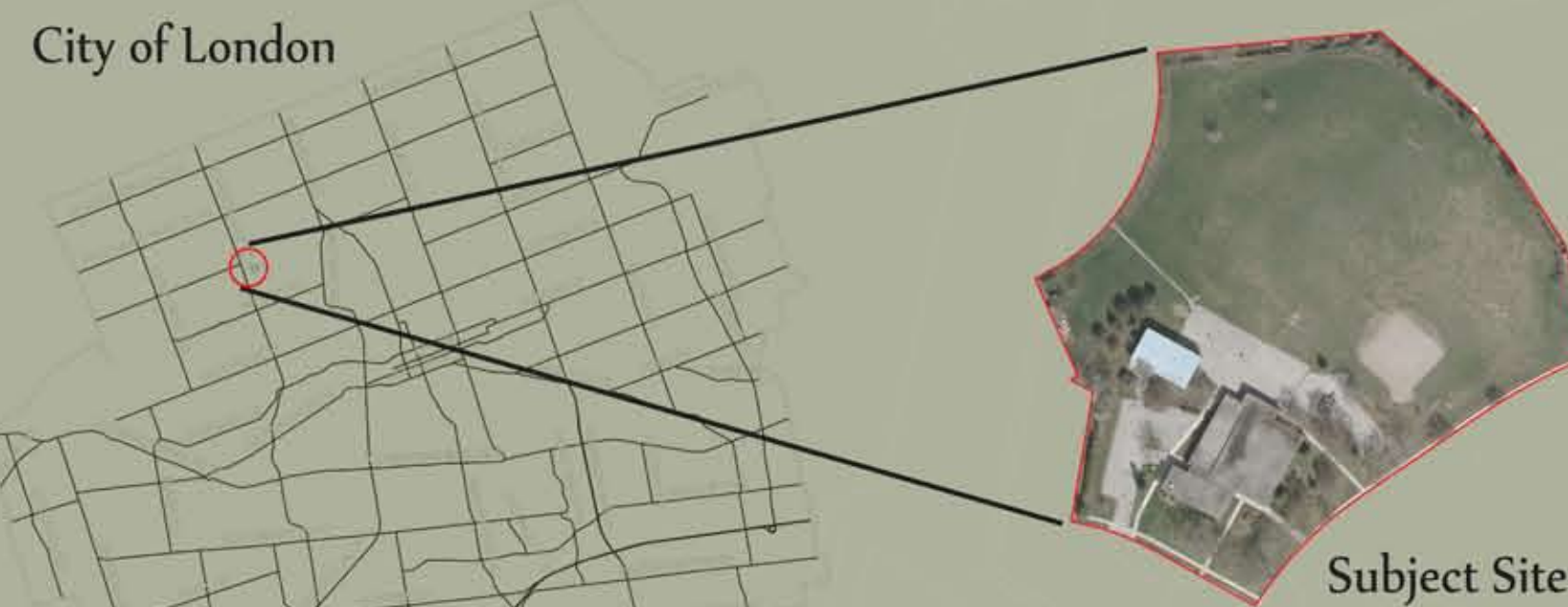
Official Plan and Park and Recreation Master Plan:

The following are Official Plan, and Parks and Recreation Master Plan policies that had an immediate impact on the concepts developed for the site:

1. All future park sites and related facilities must be suitable, appropriately located and designed to incorporate accessible design standards
2. Neighbourhood parks and playgrounds should be designed to accommodate children's activities
3. Neighbourhood parks and playgrounds should be accessible to the majority of neighbourhood residents
4. Parkland and play equipment should be centrally located within an 800 metre radius of every home in a residential neighbourhood
5. Maximized street frontage should be considered for visibility and safety
6. City Council may acquire all or part of any surplus school sites adjacent to a park to be designated as parkland
7. The Official Plan land use designation for the site is low-density residential

Zoning By-law:

- Current Site Zoning: NF, which allows for churches and elementary schools.
- Adjacent Area Zoning: R1-8, which allows for single-detached dwellings.
- Ideal Site Zoning: NF1, which allow for other neighbourhood facilities



Vision

- Create a universally functional space for people to play, learn, and develop a greater capacity to enjoy life.
- A park and youth facility that inspires personal growth, healthy lifestyles, and creates a sense of community by enriching the lives of all citizens through a provision of facilities, programs, and incorporating alternative housing for an aging population to provide and enhance creative, wholesome and imaginative living patterns.
- The focus on preserving this space has put a strong emphasis on connecting people to the site and each other. Aware of the sites value to their lives, residents are proud supporters of an extraordinary park and recreation system.

Walkability and Site Statistics



	400m	800m	City of London
Age Distribution			
Aged 0-14	17.80%	20.3%	17.27%
Aged 15-24	15.90%	16.32%	14.93%
Aged 25-49	29.20%	33.19%	36.24%
Aged 50+	37.50%	30.82%	31.57%
Socioeconomic	400m	800m	London
Immigrants	22.78%	24.06%	21.46%
Unemployment Rate	4.66%	7.05%	6.50%
Household	400m	800m	London
Average Household Income	\$ 48,140.14	\$ 47,826.29	\$ 35,120.00
Median Household Income	\$ 32,116.43	\$ 34,259.50	\$ 28,342.00
Avg. Dwelling Price	\$ 269,371.22	\$ 238,362.06	\$ 212,059.00
Average # of Persons in Household	2.7	2.8	2.4
Dwellings Owned by Resident	83.23%	79.36%	62.28%
Mode of Transportation to Work	400m	800m	London
Drive Vehicle	74.49%	74.72%	73.07%
As Passenger in Vehicle	9.59%	9.25%	9.22%
Public Transit	5.71%	6.06%	8.58%
Walk	7.76%	6.47%	6.37%
Bicycle	1.63%	1.75%	1.81%
Motorcycle	0.41%	0.21%	0.15%
Taxi	0.00%	0.21%	0.23%
Other	0.41%	0.41%	0.56%



Sherwood Forest Creative Learning Center

Master Conceptual Design

Panel 3

Natasha Hockley * Jason Vanderkruk * Ryan Mackay

Collin Chase * Duane Coston * Aelahn Murray-Leung * Heather Pothuk * Tyler Marwin * Elizabeth Corcoran * Clinton Urvilugit * Robert Raine



This perspective is of the entrance view leading up to the Majour Oak Hideaway. This features a self sufficient rock waterfall that is built into the existing slope as well as a circular stone patio with a pergola and seating. The neglected space welcomed innovative landscaping potential to promote a relaxed and quiet environment.



This is a perspective of the proposed entrance corridor leading into the site from the parking lot. It is very welcoming and inviting by featuring a variety of well manicured planting beds and anchoring pergola. Upon entering the courtyard direct connectivity to the park is accessible through a concise indication of flow.



This perspective is of the proposed main entrance to the building. It features raised stone walls to create a small courtyard/meeting area welcoming pedestrian flow into the building.



This is a perspective view from the walking school bus drop off zone facing the proposed creative learning center, illustrating the new path system and existing trees

