

# WOODFIELD

NEWS  
FALL 2014

## 2014 Harvestfest Potluck and Auction Thursday, November 20 6pm at Dufferin Hall

**Happy Fall Woodfielders!** I hope everyone had a restful and peaceful summer and are excited for the upcoming busy social calendar that comes with living in Woodfield. Our summer was filled with amazing fun and mostly impromptu events throughout Woodfield. We enjoyed fireworks on Canada Day, movies under the stars on Princess Ave, and a fun filled bocce tournament too to name just a few.

First up on our social calendar for Fall, our annual **Harvestfest Potluck and Silent Auction** is just around the corner. The event will be held on **Thursday November 20 at 6pm at Dufferin Hall, 453 Dufferin Ave.** Please bring your best potluck dish for sharing along with plates and cutlery for you and your family and enjoy the last days of autumn with your neighbours. This year, we have a special Live Auction item to auction off – a gorgeous piece of art from local painter, Jacqui Kipfer. She resides in Woodfield and has generously donated a painting of a local landmark, the Woodfield Variety. So don't forget your chequebooks this is a great opportunity to get a wonderful piece of local art!



*Jacqui Kipfer's painting of Woodfield Variety*

Our silent auction had over 70 products and services on auction last year and we expect the same this year! If you know of, or have any new products or services you would like to donate to our Harvestfest please contact me at 519-434-8854 or by email at [rosy@rosysellslondon.com](mailto:rosy@rosysellslondon.com)

Our annual **Christmas Caroling** will be held this year on **Thursday December 18 at 6:30 pm** sharp! More details to come closer to the date.

If you have questions about social events in Woodfield please contact me at 519-434-8854 or [rosy@rosysellslondon.com](mailto:rosy@rosysellslondon.com). I hope to see all of you at one of our events soon! Rosy Loewith – Social Chair

## Heritage Alteration Permits

If you are receiving this newsletter, chances are you are in one of Woodfield's two Heritage Conservation Districts! If you are planning any (even minor) exterior renovations remember to call Don Menard (City Heritage Planner) at 519-661-2500, ext. 0267 to see if you require a **'no fee'** Heritage Alteration Permit before you start (to avoid delays or a 'stop work' order). The call is quick and easy!



### The London Plan

### Historic Street Fair

### Old Supertest Lot: a new development proposal



### RESIDENTIAL TO THE CORE

The Woodfield News is published twice a year and delivered free of charge within the Woodfield area.

We invite your comments, suggestions and submissions.

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*A member of the  
Urban League of London*

## Fall in Woodfield

While walking home along Central Avenue with my kids after school recently, a woman in a car stopped and snapped a picture. We all wondered what caught her eye; we turned to look, and there was a maple tree, glowing with yellow, oranges and reds. We stood for a bit to admire what the driver felt as a sight so worthy as to preserve in a photograph. The colours are indeed spectacular this year. In fact almost every book in our house is filled with leaves, each carefully pressed by my youngest daughter.

Fall in Woodfield is one of my favourite times of year.

It's a season that is bringing about changes to our community. When I wrote this, the municipal election campaign was just coming to a close. Seven candidates were running to capture the empty seat left by Ward 13 Councillor, Judy Bryant. Our thanks to Judy, she gave so much to London and our community!

At a mid-October debate held at the Wolf Performance Hall, where almost every seat was taken, many of us met the new group of hopeful

candidates and listened intently as each discussed key issues. The possibility of an overpass at Adelaide and Central was raised, job creation, the intrinsic value of the arts to London were all discussed at some length. It was an interesting night that showed we were in for a good race.

Indeed it was. Congratulations to our new Councillor, Tanya Park! We look forward to many years of successful collaboration between the City and our community under your thoughtful leadership.

And there have been other changes within Woodfield which I'd like to mention at this time. Wes Kinghorn, with his boundless energy and dedication to our community, stepped down last spring after 10 years; Wendy Dickenson, the planning chair; Rod McDowell, heritage chair; and Linda Whitney also left the executive. Thank you to each of these dedicated folks for their devotion and hard work over the years.

While change has the potential to bring uncertainty, I am thrilled to say

## – A Message from the Chair

that a wonderful group of people came forward to fill these positions. With that, I'd like to introduce the executive:

- Kate Rapson (former vice chair), chair
- Hazel Elmslie, vice chair
- Jason Kipfer, planning chair
- Lincoln McCardle, membership chair
- Lorraine de Blois, newsletter chair
- Donna Smith, treasurer
- Rosy Loewith, social chair
- Linda Palmer, secretary
- Pat Stone, Barry Francis, Judy Elliott, Karen Townsend and Anne Dyer-Witheford, members at large
- Wes Kinghorn, past chair

Our next community event will be Harvestfest on November 20. We all look forward to seeing you there! Maybe I'll frame some of those pressed leaves into a collage for the auction table (if my daughter will let me give some away that is!).

See you soon,

– *Kate Rapson, Chair*

## Old Supertest Lot: a new development proposal

During a meeting on September 23, the City's Planning and Environment Committee (PEC) voted unanimously in favour of a proposed six-storey, 35-unit development by Dr. B.J. Hardick on the corner of Waterloo Street and Central Avenue. At the public participation meeting on September 23, PEC, City planners, and a number of local residents were involved in a lively discussion.

The London Advisory Committee on Heritage (LACH) met on this application the previous week and voted to recommend the advice of the Heritage Planner and approve the application. However, the vote was not unanimous. A division, specifically over demolition of two heritage homes, has been felt throughout the neighbourhood. Heritage and historical buildings are clearly not a renewable resource – once gone, they are gone for good.

Many in attendance applauded Dr. Hardick for having engaged the community and considered the design as a good 'fit'; one that does not diminish from the overall integrity of the heritage district. The City planning staff recommended that the application be accepted citing the redevelopment of a prominent site whose location was ideal for intensification. It should be noted that many near neighbours also supported the project, although not all: like LACH there is some division on demolition. Kate Rapson of the Woodfield Community Association, voiced the community's concerns about the planned demolition of two adjacent homes.

The proposed development has since been supported by council. Outgoing Ward 13 Councillor Judy Bryant has been clear that the corner simply has to be redone as this loca-

tion is critical to the fabric of the community and she sees the development as having a strong social benefit. To ease the concerns, she also noted that while each site is looked at on an individual basis, this one is so unique and would unlikely set precedence for future development plans.

A public meeting for the demolition request is tentatively scheduled for November 18. If Council were to approve the demolitions, then Dr. Hardick will be required to obtain site plan approval prior to being eligible for a building permit. The timing of any future development is at the discretion of the developer so it's difficult to speculate as to when we might see shovels in the ground.

Stay tuned.

– *Lincoln McCardle*





- between 2015 and 2035.
- The costs of growth associated with compact development over the next 50 years could cost us \$2.7 billion less than accommodating the same population growth in a spread configuration.
- 1-in-3 Londoners will be 55 years old or more by 2035.
- Within North America, the 'Millennials' age group (born between 1980 and 2000) is similar in size or larger than the Baby Boomers. Their interests and demands are different than those of the Boomers. The city needs to address their needs in order to attract and retain them.

- About one-in-five Londoners are new Canadians and London's population speaks about 100 different languages combined.
- Through the ReThink London process, Londoners told us repeatedly that transportation is a critical issue that must be addressed.
- A 2014 study by the Urban Land Institute and PricewaterhouseCoopers stated that "...the population has clearly shown a desire to move back to the urban core."
- Only 5% of the Canadian land mass is classified as prime agricultural land. And, only 0.5% is classified as Class 1 Agricultural Land. However, in London, this rare Class 1 Agricultural Land is prevalent, with the majority of our agricultural land considered to be Class 1.

This Plan is important for the City and its future and you still have a chance to get involved. Planners have asked for all comments to be submitted by fall of 2014 for consideration but will receive them up to the statutory public participation meeting which is anticipated for March 2015.

- View the London Plan online at: [www.thelondonplan.ca](http://www.thelondonplan.ca).
- Download the full PDF version: <http://thelondonplan.ca/files/TheLondonPlan.pdf>.
- Contact Heather McNeely, Senior Planner at 519-661-2500 ext. 5074, [hmcneely@london.ca](mailto:hmcneely@london.ca)
- Email: [ReThink@London.ca](mailto:ReThink@London.ca)
- Twitter: @ReThinkLdn
- Facebook: ReThink London

— Jason Kipfer, Planning Chair

### 2014 Historic Street Fair draws a huge crowd

*Above: Competition was fierce at the bicycle decorating contest.*



*Left to right: Jeff Carson on guard at the Kid's Tent. Michael O'Connor and Chris Mackie compete in the Toss the Caber competition*



*Our gracious Café hostess Alex Harkin with Fair mastermind Wes Kinghorn.*



*Gabby O'Neil sold out of trees supplied by ReForest London at her plant booth.*



Thanks to everyone who came out and supported WCA's London Plan Information Night on October 22nd at Lord Roberts. For those of you who missed the presentation, it's not too late to have your voice heard. Here is some background information:

Over the last two years, thousands of Londoners participated in the ReThink London process – a wide-spread community discussion which, at its core, focused on the fundamental question "what kind of city do we want to live in 20 years from now?"

The result is the London Plan, currently a 'draft' version of the next Official Plan which council is

considering. It is a 20 year plan that sets out the vision, principles, priorities, strategies, policies and directions for London to the year 2035. It goes beyond being a land-use document and considers many things such as: demographics, managing the cost of growth, London's economy, transportation, affordability challenges, climate change, managing of farmland and more.

Warning: Do not attempt to read the Plan in one go! The hard copy version is hefty at over 400 pages but as you flip through it becomes less intimidating. The document is filled with images, photos, maps and is laid out for quick reference.

#### Some interesting stats:

- The city's population will grow by over 77,000 people and employment will grow by 43,000 net new jobs

# Every Tree Counts

— by Hilary Moon, Trees for Woodfield



Trees loved this summer and so did we, your Trees for Woodfield Committee – rain, rain and more rain.

For several years we have been trying to solve the problem of watering Boulevard Trees, especially the new plantings. It is so sad, and you must find it heart-breaking also, when you walk through the neighbourhood and see new plantings struggling to stay alive, just because no-one has watered them.

Is it our responsibility – or is it the City's? Clearly the City hasn't yet designated the funding to have trees watered, and until they do – we cannot turn a blind eye and say "it's the City's job." This is OUR neighbourhood, and helping out an ailing young tree is being a good Neighbour and a good caretaker of

the trees. We're all in this together, you, me and the trees!

These past two summers, Nature has stepped in and solved this dilemma for the most part – plenty of rain!

So we, the Woodfield Trees Committee, are temporarily relieved but still looking for creative ways to instigate a Boulevard Tree Watering programme. We cannot continue to wait for the City to find its way to fund a watering programme while watching our young trees die.

As a committee, representing the residents of Woodfield, and the Boulevard Trees, we are in frequent contact with City Hall inquiring, urging, prodding and suggesting. We feel fortunate that we have a good relationship with the Forestry Department at City Hall (519 661-5783).

We would like to thank Judy Bryant who has taken such an interest in trees in our community, putting forward at City Hall, the idea that trees are an integral part of the city's infrastructure and should be included as a major consideration in planning, funding, maintenance and development. Thank you Judy – we look forward to enjoying your participation, your intelligent perspective and your experience.

### Trees for Woodfield Committee

William Funston	433-5618
Chuck Hoch	432-6231
Hilary & Burton Moon	438-8648
Linda Whitney	434-9574

## Call for Nominations

### Streetscape Improvement and Neighbour of the Year

Help us in our search for nominees for the annual Streetscape Improvement Awards. While walking through Woodfield, take note of home or business improvements that are worth our noting and call to let us know. We will put them on the voting slate for a Streetscape Improvement Award and those attending Harvestfest will get a

chance to vote for their favorite.

We are also looking for our 2014 Neighbour of the Year. If you know of someone who is making (or has made) a big difference in our community please let us know.

— *Kate Rapson (Chair)*  
[info@historicwoodfield.com](mailto:info@historicwoodfield.com)



### Over \$900.00 raised at 2014 Plant Sale and Exchange



Many thanks to Starbucks for donating coffee, to Central High School students for helping to bag and distribute the mulch and compost donated by Try Recycling, to Springtime Garden Centre and Superstore (Gammage) for the donation of annuals and all the gardeners who participated in this year's sale.



Wes Kinghorn presents awards to 2013 Streetscape Improvement recipients Adam Strange and Rosy Loewith, Tom Okanski and Neighbour of the Year Judy Bryant.



## Woodfield Membership

If you have received this newsletter, you are living in the Woodfield neighbourhood. Your membership to the Woodfield Community Association is important for the preservation of our neighbourhood. We invite residents not already members to join. \$5.00 for 4 years, Lifetime Membership \$50.00.

Please contact **Lincoln McCardle** at [info@historicwoodfield.com](mailto:info@historicwoodfield.com) for details.

## Christmas Caroling



Thursday, Dec. 18 at 6:30 pm

Come join us in this Woodfield Holiday tradition!

Details will be announced at Harvestfest, or drop Rosy an email ([rosy@rosysells.com](mailto:rosy@rosysells.com)) for details if you miss us there. Bring the whole family – kids love this night even more than the adults!