

# WOODFIELD COMMUNITY NEWS

Fall/Winter 2023

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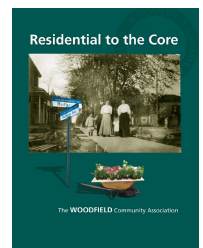
The history of our Woodfield Community Association (WCA) goes back to 1969 with its real activism starting about 1976. The association was originally known as the Northeast Central London Community Association encompassing Lord Robert's, Lorne Ave and Talbot communities. Our current boundaries were quickly recognized as Woodfield. Woodfield is a residential neighbourhood and the Association's original goals were to combat high rise, creeping commercialism, absentee landlords and increases in traffic. Safe to say 47 years later we're still facing the same issues.

We live downtown and we love it here. We have worked hard to retain a strong residential character in the historic Woodfield area, and we plan to keep it that way.

We use the local library, we play in Victoria Park, and we shop at local retailers. We're tenants and homeowners and landlords and we thrive on the mix. We've put down roots and we're not going to budge. Woodfield is our neighbourhood.

We are the individuals and families of the historic residential core of London and we come from all walks of life. Our association, numbering over 225 members, has existed since 1969, making it one of the oldest neighbourhood organizations in the city.

For those new to Woodfield, we highly recommend purchasing a copy of *Residential to the Core* to learn in greater detail about our history through stories written by the folks that helped form the WCA. Please write to [www.historicwoodfield.com](http://www.historicwoodfield.com) to secure your copy.



### RESIDENTIAL TO THE CORE

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

We invite your comments, suggestions and submissions.

Please email  
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*A member of the  
Urban League of London*



**Potluck & Silent Auction is back!**  
**November 10th at 6:00pm**

November in Woodfield means Harvestfest! It's back after a few years hiatus. Please join us for a family potluck dinner at First-St. Andrew's Church the corner of Queens & Waterloo for a community gathering. If you have never attended H'Fest, we encourage you to mark the date on your calendar. You won't be disappointed! For the potluck, bring a favourite entrée, salad or dessert . . . . And please bring along your own plate and cutlery. (We'll have disposables in case you forget.) There will be something for everyone at the silent auction. Donations are always welcome and very much appreciated for this fundraising event. We rely on the generosity of our neighbours and business establishments for our success. All proceeds go to the Woodfield Community Association. Call Rod at 519-870-7879 for more information. *We hope to see you there!*

Met in Woodfield .....



..... Married in Woodfield



Jessie and Tim, two longtime Woodfielders, recently celebrated their marriage in the backyard of their home on Princess Ave. The special event was shared with family, friends and neighbours. Jessie is a well known photographer on social media capturing historic homes in London and in her travels. Her mother, Skye, was at one time on the executive of the WCA. Tim is now a Member-at-Large and is always eager to help out at Woodfield events. *Congratulations!*

## Planning Report - Planning Chair

The City of London has started a significant planning process that affects every single property in the city – ReThink Zoning. The City’s current Zoning Bylaw dates back to 1993 and does not accurately reflect the vision for the city contained in the London Plan. The ReThink Zoning project will inform day-to-day planning decisions on what type of development can take place, where it can be located, and how it can be used. The city is currently working on the new draft of the zoning bylaw, and it is expected to be released this fall. If you would like to learn more, visit <https://getinvolved.london.ca/rethink-zoning>.

Your executive will be monitoring the progress and providing comments on the draft zoning bylaw.

## Plant Exchange 2023 - Better Than Ever

Thank you so much to everyone that helped make our annual Plant Exchange a huge hit! We did things a little differently this year – it was held on Saturday, May 27<sup>th</sup> (a week after the long weekend). In addition to the plant exchange, selling mulch & compost generously donated by Try Recycling and annuals donated by Springtime Garden Centre, we also welcomed a number of great local vendors. Reimagine Co., Sacred Grace, Woodfield Soaps, Holistics by Bailey, Oiche Rua, and Ceramics by Sadie Wasyiko. And of course, our longtime partners “Trees for Woodfield”.

It was a lovely day of shopping, exchanging plants and getting to know your neighbours. Better yet, we raised about \$1400 to contribute to rebuilding the Association’s funds after years of being unable to hold events.

## Christmas Fundraising Event



November 25th



We are again holding our annual Christmas Tree Sale and Artisan Market beginning 10 am at the Variety Cafe corner of Maitland & Dufferin. This is one of our major fundraising events of the year! Beautiful freshly cut Balsam Firs available in two sizes, prices to be confirmed. Pre-order pickups with some walk-in availability. More details will follow closer to the event.

## Woodfield Caroling



December 15th



Join us for an evening of caroling in our neighbourhood. We will gather around a grand piano to warm up our voices before heading to the streets. Details to follow.

**Photos clockwise from left:**  
Lord Roberts is always a perfect backdrop for our Plant Exchange: local vendor Reimagine (they were also at Variety Café on Saturdays this summer) and; Woodfield Soaps ~ Kelly, Arlene, Lynda, Sophie & Alex .



# TREES FOR WOODFIELD ~ Submitted by Hilary Moon, Committee Member

Firstly, and importantly, I want to thank Rod McDowell for undertaking the work of The Woodfield News! I was thrilled to receive his phone call to ask for a 'TREES FOR WOODFIELD' article for the Fall issue of this Newsletter! Little step by little step, Woodfield is regaining its sense of 'Downtown Mixed Residential Community'!

But Trees! Ah ... how we love them and need them - and sometimes how they seem to cause us anguish, and frustration! Trees affect not only your property, but the environment, the air, the shade, and the overall well-being of neighbours, the community, the city and even the whole planet.

We receive many questions regarding the removal of trees on private property.

**If you have a tree on your Private Property that you need/want to remove, YOU MUST FIRST HAVE PERMISSION FROM THE CITY to undertake its removal.**

So before felling a tree on your private property, there are By-laws that you should be aware of. We recommend reading thoroughly the information on [London Consolidated Tree Protection By-law](#) The Tree Protection By-law regulates the injuring and destruction of trees, and it encourages preservation and tree planting throughout London. To destroy a tree would include damaging it by poisoning, uprooting, ripping the bark, cutting off branches, burning etc. This information is clearly outlined in the Tree Protection By-law which may include trees on your private property.

Another option before removing a tree might be to hire an Arborist. A good arborist will know the local By-laws to advise you and may even apply for your PERMIT - the necessary permission to make any changes to your trees.

The 'TREES FOR WOODFIELD COMMITTEE' is here to guide you or point you in the right direction on *Tree Matters* within our community. We have no desire, authority, or expertise to 'police' the planting or removal of trees. We have interest only to be a voice from our community members to the City Forestry Department at City Hall, and from City Hall back to the Community!

Trees are essential for our Well-Being, for the insects, birds, and small animals - Let's keep the WOOD in Woodfield!

HILARY MOON [bmoon@golden.net](mailto:bmoon@golden.net)  
BURTON MOON [bmoon@golden.net](mailto:bmoon@golden.net)  
CHUCK HOCH [ncwhoch@gmail.com](mailto:ncwhoch@gmail.com)  
LINDA WHITNEY [lwhitneyj@hotmail.com](mailto:lwhitneyj@hotmail.com)

Burton, Linda & Chuck ~  
Trees for Woodfield at our  
2023 Plant Exchange



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## Woodfield Neighbour Paul Merritt

***When did you move to Woodfield and why?***

After I graduated in organ performance from Western, my wife, Enid, and I were living in Moncton, NB. We choose to live in Woodfield because we wanted to be close to First-St. Andrew's United Church (FSA).

***Tell us about your music career.***

Being a church musician, I was very attracted to the position at FSA because of its renowned music program and its landmark Casavant Freres organ. I was music director at FSA for 32 years.

***You have recently planted a beautiful garden in the front of your house. What was the inspiration?***

When Nicola's Gardening Art leveled the back yard, several plants had to be moved. I put them in the front garden and added several more.

***Which Woodfield events have you enjoyed in the past. Which new ones would you like to see in the future?***

I have always enjoyed the Street Fair, Harvestfest, and the Plant Exchange. I'd like to see some internationally-themed events. I am proud to be a Woodfielder.



## 560/562 Wellington St. Appeal

At the AGM last spring, we discussed the status of the Woodfield Community Association's (WCA) appeal to the Ontario Land Tribunal (OLT) regarding the City's decision to approve an application from Auburn Development to build a 17-storey (plus mechanical) at 560/562 Wellington Street. Below is a quick summary of that discussion.

This application has been active since 2015. The proposed building was an issue because the site was zoned for only 6 storeys and it was in the West Woodfield Heritage District, which does not support the development. It also went against many other policies. During several years of negotiation between Auburn and City Staff, council upheld its opposition to the development. However, in a subsequent council meeting, a modified application

was approved despite Planning Staff recommendation to refuse it. At this point, the WCA made the difficult decision to file an appeal to the OLT.

As the trial approached, several factors led to board members of the association opting to withdraw from appeal. Considering the length of the trial, which had been set at seven days, the estimated cost for representation at the hearing was \$50,000+. While there is real value in the appeal in terms defending the City policies and heritage, the financial cost was just too high. There are a few things at play here in addition to the high financial burden. Changes at the OLT have been occurring over the past five years designed to deter appeals, particularly appeals from individuals and community groups like ours. It is no longer sufficient to simply represent ourselves, as the WCA has done in the past. Also, the province's current

approach to 'housing at any cost' is having significant influence at the OLT. The odds are staggeringly against this appeal: out of 178 decisions issued by the OLT in 2022 (up to September 2022), only six decisions went against developers, that's 97% of all appeals were lost. Last March the application was officially approved. We have no further updates on the development. It is important to note that, while this process was costly (over \$4,000) to the WCA, our efforts send a very strong message that applications which exceed limits of the current zoning as it applies to Woodfield will be monitored by the association. We hope that going forward, we can have productive conversations with developers. We have had great success historically with a more collaborative approach. Thank you to everyone who supported the board members through what was a difficult situation.

## PAID ADVERTISEMENTS

## WCA Executive Committee

- Acting Chair** - Barry Francis
- Acting Vice Chair** - Heather McKay
- Past Chair** - Kate Rapson
- Secretary** - Laura Wherry
- Planning Chair** - Stephanie Bergman
- Acting Treasurer** - Jean Hewitt
- Acting Membership Chair** - Tricia Mohan
- Acting Newsletter Chair** - Rod McDowell
- Acting Web/Communications Chair** - Leif Harmensen
- Acting Merchandise Chair** - Sandra Black Evans
- Social Chair** - Vacant
- Lord Robert's Rep** - Kate Rapson
- Urban League Rep** - Barry Francis

### Members-at-Large:

Tim Turner, Dawn Marie Deagle & Mandy McDowell



*Our Ward 13 Councillor David Ferreira stopped by for a visit at our Plant Exchange.*

*Please visit his website [www.davidferreira.ca](http://www.davidferreira.ca) for newsletters, ward meetings, current city initiatives and other resources.*

## Woodfield Membership



If you have received this newsletter, you are living in the Woodfield neighbourhood. Your membership to the WCA is important for the preservation of our neighbourhood. For more information about joining the community please email:

[members@historicwoodfield.ca](mailto:members@historicwoodfield.ca)



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