

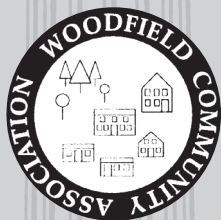
WOODFIELD

NEWS
SPRING 2015

**AGM
April 23**

**Woodfield
Wants You**

**The Value
of Heritage
Conservation
Districts**



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, and suggestions.

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A member of the
Urban League of London

The Historic Woodfield Street Fair

Saturday, June 13, 10am to 3pm • (rain date Sunday June 14)

Come to the 4th Annual Fair! Music and fun at the Main Stage! The Woodfield Café and Big BBQ! Horse Drawn Carriage Rides! Kids Games! The Mini Highland Games!

This June we will again hold our very popular Historic Street Fair in beautiful Woodfield, celebrating our unique history through music, shows, food, displays, Victorian Fairground games and children's games. We will be closing down Princess (from William to Palace) and transforming the street into a 1900 pedestrians-only Fairground with free performances and activities for the whole family. We will even have a Mini Highland Games component if you want to toss a caber or hurl a shot put (both in safe foam versions). Come for all of the fun – you won't want to miss this event!

WE NEED YOU WOODFIELD! *Calling all performers or people with something to add to our fair! If you have a talent you are willing to share, something to do or display at the Fair please call! Also, this year we are adding 'Community Vendors' if you are interested or know someone that might be. Contact Wes (grand-marshal) for more info (519-439-0004).*

Annual Plant Exchange and Sale

Lord Roberts French Immersion School ~ 440 Princess Avenue

Spring has sprung in Woodfield, or at least I hope it has by the time you read these words. We all endured a cold winter and it's time to get out in our gardens and reap our rewards. As such, our 20th annual Plant Exchange will take place this May 16th, 2015 from 8 am to noon at Lord Roberts school. Since this is our 20th Plant Exchange (yes, you read correctly, 20 years!), we would like to have a bit of a celebration. This year we will be cooking up breakfast sandwiches and serving hot coffee and treats in addition to our amazing assortment of donated plants and flowers. So don't miss it! Dig up your perennials, throw them in a pot and come on down on May 16th. If you don't have any perennials to donate, that's ok! You can still purchase our compost, mulch, and all the beautiful plants including many annuals. Finally, we are looking to put together a collage of plants that have been grown from purchases made at the plant exchange over the years. So please email me any photos you may have of plants that came from our plant sale. I can be reached at rosy@rosysellslondon.com or 519-434-8854.



Is it April already?

It's been a busy year for Woodfield! Can't believe how time flies. We've accomplished a lot over these 12 months since the last AGM, thanks to the diligence of so many dedicated Woodfielders. I'd like to take a minute to summarize some of the things that have gone on in the 'hood in recent months. Read on.

The development proposed for the empty lot at Central and Waterloo passed City Council (the rezoning and demolition of the two houses) and is moving forward. With the executive's support, I presented at both public input meetings. At the first meeting, which dealt with zoning, I spoke in favour of the infill project as it puts a residential development on a lot that has been empty for over 20 years. Corners like this one are important to a vibrant streetscape. At the second public meet-

ing, I voiced the WCA's objection to the demolition of the two heritage houses on the lot. I want to say here what both the City and developer explained to me: all options to try to save one or part of the houses were extensively examined. It's an unfortunate fate for those two buildings; there's no doubt about it. The site plan is expected to begin next. I want to add that the developer, Dr. B.J. Hardick, has been great to work with. So, if you're walking by, take a minute to notice the two homes to the immediate South and West of the lot: they will be taken down at some point. Features from the homes will be preserved and offered to the community.

In other planning notes, a smaller development passed at 510 Central Ave, which was a hard fought compromise thanks to the diligence of several near neighbours. Site plan approval process is next and there will be a public input meeting; stay tuned for an announcement. We've also been to the Committee of Adjustment a number of times for variances regarding business use of home and boulevard parking. And, just recently, a major development was announced for the end of Wolfe Street. A public input meeting will take place later in the spring about this. Watch for updates.

On the lighter side of life, I'd like

— A Message from the Chair

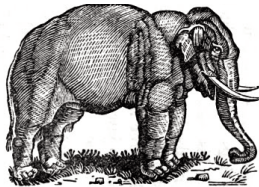
to announce the launch of our new website! Adam Strange, a marketing specialist in our community, designed and built the site, which can be found at historicwoodfield.com. The site is a work in progress, so more features and information will be added, such as links to pertinent City web pages. If you have ideas of what you'd like to see on the new site, let me know!

In February a group of intrepid Woodfielders braved the cold and participated in the Coldest Night of the Year walk-a-thon to raise money for the London Mission Services. We raised just over \$2,100!! Thank you to all the donors and supporters, not to mention the walkers.

There's been a change in the executive; Pat Stone, a long-time Woodfield Executive member, resigned. We're really sad to see her leave; her humour and dedication will be missed. But I'm really happy to say, that Pat and her sister, Penny, will continue to help us with newsletter distribution and our events. They are both truly wonderful for giving so much of their time to the community over the years. Join me in thanking these two remarkable people!

I'll see you all at our AGM which is April 23! – *Kate Rapson, Chair*

**Remember to
pick up after
your pets...**



**London
CLEAN
&
Green**

**Community
Clean-Up
Day**

**Saturday
April 25
9:00 am - noon**

Spring is here, and boy, have we earned it! To kick it off let's clean up our beautiful streetscape.

We have two locations: the corner of Princess and Maitland; and 311 Hyman Street, between Waterloo and Wellington. We'll have supplies on hand. – See you then!

Heritage Alteration Permits



If you are receiving this newsletter, you likely live in one of Woodfield's two Heritage Conservation Districts! If you are planning any (even minor) exterior renovations remember to call Don Menard or Kyle Gonyou (City Heritage Planners) 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, easy and FREE!**

2015 Annual General Meeting Thursday, April 23, 6:30 pm, Dufferin Hall, 445 Dufferin Ave

We invite all Woodfield members to come out to hear about or comment on activities and developments in the past year. As usual we will gather for a dessert pot-luck, then get down to business with a report from the executive, Trees for Woodfield, and our annual presentation of the Neighbour of the Year and Streetscape Improvement Awards!

This is a voting year! Most of the hard working members of the current executive have agreed to stay on for the coming term, so we are happy to announce that we have a full slate of volunteers this year. If someone would like to stand for a specific position, let us know by April 9 and we will add your name to the nominations. *See you there!* – *Kate Rapson, Chair, info@historicwoodfield.com*

Where Every Tree Counts

Trees for Woodfield's mandate is to help protect every tree standing in our neighbourhood, and ensure that we all keep planting, and maintaining the health of new ones. It is not good enough to just replace trees that have come down. We need to be pro-active. Our five committee members cannot do this alone – we need your enthusiasm, support and ideas. We also need involvement from the Urban Forestry Dept and we are getting it!

In April, London Urban Forester Ivan Listar is coming to Woodfield to present the formally adopted 'Urban Forest Strategy' of which he is the primary author. He will present the vision to create London as the Forest City we claim to be, and the strategy to realize the vision. Join us on **Wed, April 29, 2015 at 7:00 pm** at Lord Roberts School and bring your questions. We all benefit from Mr. Listar's talks, and this one will be essential for anyone interested in keeping our City in the best 'Tree Shape' of anywhere in Ontario!

Mr. Listar is also conducting a **TREE WALK** around Woodfield, focusing on the health and longevity of boulevard trees on **Thur, June 4, 2015 at 7:00pm** (meet at the main entrance of Lord Roberts School, Maitland St.). We know from past experience that when large numbers attend these walks it is hard for everyone to hear (once 100 people turned out for a Woodfield Tree Walk). Let us know that you will be joining us and secure your place at the front of the group so you can hear and ask questions. We are not restricting the

number of Woodfielders that can saunter the streets, trailing the talk that evening – everyone is welcome. However, we cannot guarantee that more than the first 20 walkers will be able to hear the talk. So please be in touch right away to hold your place.

E-mail us if you plan to attend either or both of these great educational events or for more information at **trees4woodfield@yahoo.com**.

The third "Date with the Trees" is

Woodfield Wants You!

Maybe you can't change the whole world, but you CAN change your corner of it. But when you change your corner of the world, you DO in fact change the world.

Some people concern themselves with global events, others on federal or provincial politics. It is clear in today's day and age that even global issues have an impact on each and every one of us. It is also true that others, myself included, have focused mostly on the municipal level for the simple reason that it most directly impacts our day-to-day lives. But what if we were to follow this thinking through to its next logical conclusion? That is to say, by making our immediate neighbourhood better we can trigger a 'butterfly effect' that makes our city better. And beyond.

The Woodfield Community Association is here to help you. Among other things we host a variety of social events year round, promote others' events and try to ensure that the city and developers manage growth in innovative ways that respects both our history and diversity. Admittedly, and we may be a little biased on this matter, but

– by Hilary Moon, Trees for Woodfield

the **Plant Exchange on Sat, May 16**. We will be there with many lovely, reasonably priced, healthy trees. Come, grab a coffee and we'll help you select a suitable tree for your garden.

Remember when planting a backyard tree that your neighbour's garden is affected. It alters the sunlight and shade, and may re-shape their garden. Please discuss your tree planting plans with your neighbour so they can be prepared for their changing garden.

it's clear to us that we are lucky to live in a truly amazing area. We hope and aim to keep it this way. However, and this is key, in order to make the decisions and represent the entire neighbourhood, we need your input. Sadly, not all decisions will be agreed with by all members, or residents of the community – simply because that is impossible. But we're trying. What is also key here is that we do make and present a decision we need to ensure our voice is heard. Quite simply? It comes down to this. The more members we have the louder our voice.

One of my personal goals is to endeavour to increase our association's membership numbers in 2015. This will be achieved not only through renewals – but for the first time in recent memory a concerted membership drive. The details will be announced at the AGM as well as via email and our social network channels. Stay tuned! In the meantime, please consider renewing your membership if you have not lately and helping to spread the good word. Thanks in advance and have a great day!

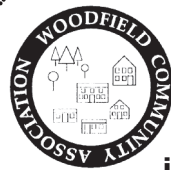
– Lincoln McCardle



OAKWOOD

On November 6, 2014, neighbour Glen Curnoe spoke at the plaque unveiling of the former residence "Oakwood" located at Adelaide and Queens

Ave. Originally built in 1880-82 for Mary and Benjamin Cronyn Jr. the present owner is Info-Tech Research Group. They received the Urban League Green Brick Award for their sympathetic restoration.



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 for details.

The Value of Heritage Conservation Districts

For the last couple of years, I have had the honour of sitting as the Chair of the London Advisory Committee on Heritage (LACH), and in that role I have developed an even deeper love and respect for our Heritage Conservation Districts (HCDs). London is a very well preserved city indeed. Did you know that with the addition of the Downtown HCD, it is now possible to walk all the way from the forks of the Thames to the Western Fair Market without leaving an HCD (except for one block) if you dip up into Woodfield and the Old East Village?

This is remarkable, but of course it means that in a very short number of years we have gone from 377 designated properties in only 2 districts (2005) to 3,785 designated properties in 7 districts today (if you include the nearly complete Blackfriars and Wortley HCDs). Two more districts are finding their feet this year, and happily at long last we have a new heritage planner (the truly excellent Kyle Gonyou) to share the workload with the tireless, incomparable Don Menard.

Still, when the idea of a new HCD is put forward a lot of myths get repeated. One big one is that there is a loss of property values due to more stringent requirements. The research though, simply does not support this idea. A Brookings Institution publication which reviewed 272 studies found that designation overwhelmingly exerts neutral to positive, but not negative effects on economic value (Mason 2005).

For example, one study of six locations in the United States found that “homes in designated historic district(s) had higher sales prices, at statistically significant levels, compared with homes in comparable (non-designated) neighbourhoods” (Ijla, Ryberg Roesntraub & Bowen 2011, p. 277). Similarly, one recent study in Ontario looked at 64 of our oldest HCDs, including Woodfield. The authors found that 43% of proper-

ties had above average sales trajectories, 34% fell within average trajectories, and only 23% performed below the average. The authors noted that “considerably more properties in HCDs are selling at higher rates than properties in non-designated areas [and that] in many cases HCD properties were better able to resist real estate downturns than non-designated properties” (Kovacs, Galvin & Shipley 2014, p. 5). Notably, this study also found that 78% of residents were ‘satisfied’ or ‘very satisfied’ with living in or owning property in an HCD.

There are wider city benefits as well. District designation may hold value as an important tool for allowing a rapidly changing city to hold on to the architecture that defines it, and the characteristics that make it unique. Local businesses benefit as the need for repair and custom construction is more easily met by local contractors with experience in the specific housing stock of their city (Shipley & Snyder 2013). In fact, that huge Brookings Institution review mentioned earlier concluded that “nearly any way the impacts are measured – generation of jobs, income, [and] tax revenues – historic preservation exceeds other sectors” (2005, p. 8).

On top of all of that, HCD guidelines are more flexible than most seem to think. Houses can be painted any colour of the rainbow, gardens can be wild or formal, and interiors can resemble Manhattan condos. As seen recently in the BJ Hardick building approval, even new developments are envisioned in these guidelines – but they must be carefully considered and located, and are held to a high design standard.

So HCDs are economically stable, flexible, beneficial to the community and city and most importantly unique and wonderful places to live. We all knew that already – but let’s spread the word!

– *Wes Kinghorn, Chair, London Advisory Committee on Heritage and Past Chair, WCA*

Harvestfest

Our 2014 Harvestfest was a great success and we would like to thank everyone that donated items for the auction, volunteered and came out to support the evening. We would also like to give our special thanks to Jacqui Kipfer for her donation of an original painting of The Woodfield Variety. It was wonderful to see it go to Mike and Dorothy, the owners of the store. All of the funds raised at the Harvestfest support the many community events that we host here in Woodfield. We couldn’t do it without you.

3M

Andrew Douglas Clothier
Auto Spa
The Bag Lady
Boxwoods
The Cat’s Bark
Central Cat Hospital/The Cat Hotel
The Church Key Pub and Bistro
D’Arcy Lane Incorporated
Entrenous Hair & Beauty
Frame Space
Grand Theatre
Insomniac Press
Jill’s Table
Joe Kools & Jim Bob Ray’s
Locomotive Espresso
The Morrisey House
Orchestra London
Palace/London Community Players
Quantum
Roto-Static
Stoney Creek YMCA
Wendy the Potter
Woodfield Automotive

Residents and Friends

Glen Curnoe
Wendy Dickinson/Wes Kinghorn
Jessie Gussack
Alexandra Harkins
Jacquie Kipfer
Rosy Loewith
Lincoln McCordle
Rod and Joey McDowell
Linda Palmer
Richard Philip
Michael Robbins/Lorraine de Blois
Kate Rapson
Dr. Arnold Spozak
Pat and Penny Stone



Hippie Trippie General Store now open

A curious neighbour stopped in to the new Hippie Trippie recently and reported that the owner constructed most of the display units and was sewing stuffed monkey dolls on a small portable machine during her visit! The owner is eager to carry local products and aims to stock fresh veggies, bread, milk, freshly brewed coffee, etc.