

WOODFIELD

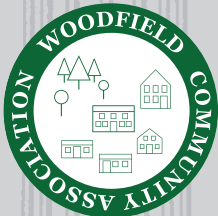
NEWS
SPRING / SUMMER 2018



**Digging into
building's past
reveals rich history**

**Big Bike
Giveaway**

**The Good
Neighbourhood
Conference**



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.

Please email
info@historicwoodfield.com

or mail to:
Woodfield Community Association
Box 542, Station B,
London, ON N6A 4W8

www.historicwoodfield.com

*A member of the
Urban League of London*

2018 Woodfield AGM

Thursday, April 19

Dessert potluck 6:30 pm, Business portion 7:00 pm

BISHOP CRONYN MEMORIAL CHURCH

442 William Street

Join us for the 2018 Woodfield Community Association AGM. At this annual dessert potluck, neighbours gather to learn about the goings on in the community, hear what the executive has been working on and future plans!

Also at the AGM we will recognize the 2017 Neighbour of the Year, as well as the Woodfield Streetscape Improvement Award recipients. We'll also have a demonstration to explain the new Ranked Choice Voting system and what the new ballot will look like (find out more about the new Ranked Choice Voting at london.ca/elections).

Bring a dessert, we will supply coffee and tea, and meet some new neighbours. You will be able to renew or purchase a membership. A robust membership is important not only as an indication of community engagement but more members means we have a louder voice on issues impacting our neighbourhood. The cost of a lifetime membership per household is \$50 and a 4-year membership expiring December 31, 2020 costs \$5.



Annual Plant Exchange and Sale

Lord Roberts French Immersion School, 440 Princess Avenue

**Plant donations accepted from 8 am
Shopping starts at 8:30 am**

Spring is finally here and that means the 23rd Annual Woodfield Plant Sale and Exchange will be on Saturday, May 19. Skip breakfast and treat yourself to coffee, a tasty breakfast sandwich or baked goods while you browse the beautiful selection of plants that your neighbours have dug up and donated. Local nurseries also generously donate annuals and perennials.

[Details inside >>>](#)



Digging into building's past reveals rich history

— *A Message from the Chair*

Why save this little derelict building on Dufferin Avenue? I've been asked that question often over the last several months.

Marigold Development currently owns 467 and 469 Dufferin Avenue: a single story duplex that from the street looks completely unimportant. In the last year or so, Marigold has been working through the process at City Hall to redevelop this property as a

12-unit apartment building, comprised of micro-units. Earlier this year, City staff recommended that the application be refused; and both LACH and Council supported that recommendation. That decision has been now appealed at the Ontario Municipal Board (OMB).

While the Woodfield Community Association will and has supported infill where it is appropriate, the WCA

executive sided with the City on this decision to refuse the application. Why? It's a plain, run-down building that has seen better days. Let's tear it down and put something else there. It's time. But wait.

Gil Warren, Heritage Chair on the WCA, did some digging into the building's past. Turns out, it has a rich history. He spent hours in the London Room, he drove to Ottawa, twice, to spend days at the National Archives. He learned it was the site of the first library in London and the first union newspaper, plus it was the founding place of the labour movement back in the turn of the Century. There is also strong evidence it might be part of the military barracks which, when the base was closed, its buildings were sold off and moved off the grounds. The Dufferin structure could very well have been the gun shed according to current research findings. LACH stated the building is one of the most historically important buildings in the City.

Plus, nothing in the City Official Plan for that site supports a 12-unit structure. In fact, if it were to go in, then any building anywhere could be torn down and rezoned. It's that far off the City Plan.

So what do we do with it? Maybe the answer is simple. But at the end of the day, this building's past, merits careful consideration for its future. Ideas?

— *Kate Rapson
Chair*

Honour a neighbour

Know of a neighbour who has done a little extra for someone or for the community? Been helpful, supportive in large or small ways? Nominate them for a Neighbour of the Year Award by April 9!

Email katerapson@gmail.com

Annual Plant Exchange and Sale

Lord Roberts French Immersion School
440 Princess Avenue

Plant donations accepted from 8 am
Shopping starts at 8:30 am

Come early for the best selection of annuals, perennials and native trees from Trees for Woodfield. There'll be compost and mulch too.

May 19

HOW IT WORKS: Dig up your perennials, put them in a pot. Bring your plants to us, (include plant names and colour) trade them in for tokens (we give you half the value we'll sell them for) and then shop for something new for your garden. If you don't have plants to donate don't worry, all shoppers are welcome!

We look forward to mingling with our neighbours at this great event!
For more information contact us at info@historicwoodfield.com.

467 Dufferin: Rezoning and demolition denied by City Council

— *BY GIL WARREN*

The old union hall and library at 467-469 Dufferin remains after City Council voted on January 29, 2018 to deny requests from the Developer to rezone and tear down one of London's most historic buildings.

The City thinks the building should be restored and repurposed for commercial, retail, or community use. The Developer has appealed the decision to the OMB. A hearing date has not yet been set (possibly this summer or fall). The City will take the lead in defending their decision and cover the costs.

The Developer only paid about \$140,000 for the building and many in Woodfield are hoping that a new buyer would be willing to fix up one of the oldest and most historic buildings in London.

The City Heritage Department and local historians have done an excellent job of documenting the unique history of this Georgian duplex. Thank-you to everyone who has helped.

For further information contact Gil Warren, Woodfield Heritage Chair (519-645-3108).

The Good Neighbourhood Conference

Close to 100 London residents participated in the City's Good Neighbourhood Conference on March 3rd. The event is part of the implementation framework for the London Strengthening Neighbourhoods Strategy (www.london.ca/residents/neighbourhoods/LSNS/Pages/London-Strengthening-Neighbourhoods-Strategy.aspx) and is served to prioritize strategies for the year and organize energy toward action.

Residents and groups participated in an activity that prioritized the top 10 actions for 2018 including community engagement, communication between groups and the City, plus development of strategic planning and funding models.

If you're interested in getting involved in the implementation of prioritized actions, please email neighbourgood@london.ca.

Community Clean-Up Day



It's time again for Spring cleaning in London.

Saturday, April 21
9 am - noon

Meet at the corner of Princess and Maitland

We'll have the necessary supplies on hand.

Curb Hunger Food Drive

June 1-9, 2018



4 easy ways to participate

- Your neighbourhood grocery store
- Your local fire station
- Food in a bag beside your blue box
- Grow a row (sign up: londonfoodbank.ca)

More info: london.ca/londoncares

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2017 Streetscape Awards



The Streetscape Improvement Awards recognize the efforts of Woodfield residents to improve their streetscape through major or minor beautification to their home's front exterior. Attendees at the 2017 WCA Auction voted for their favourite improvement. The 2017 Minor Improvement Award goes to Daniel Ansari and Emily Abrams Ansari at 486 Dufferin Avenue for the care in

restoring and painting their front porch last summer.

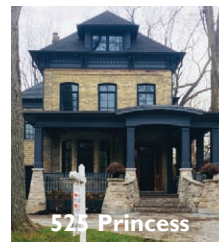
The Major Improvement Award goes to Bobby Marriott for bringing the home at 474 Queens Avenue back from the brink. Work included a new slate roof, porch, eaves and downspouts, windows, repaired gables and corbels and more.



474 Queens Ave



486 Dufferin



525 Princess



504 Colborne



553 Dufferin

2017 Harvestfest Auction and Pot Luck

Last November over 150 Woodfielders gathered at Dufferin Hall to share a meal, catch up with neighbours, and start a little holiday shopping at the silent auction tables. This event is a major fundraiser for the association. Funds raised help the WCA create and host community-building events like the Street Fair (in hiatus for a year, but expected to return this fall) and start new ones like the Christmas Tree lot which raised over \$210.00! Funds also go to Lord Roberts Naturalization

Committee, the Urban League, and are available as needed to hire planning and heritage consultants or acquire other resources needed to help inform decisions involving proposed developments in Woodfield.

We raised \$1,879 at HarvestFest this year! This would not be possible without the many local businesses and neighbours who generously donate items to the auction. We also held a live art auction with works by Jacqui Kipfer, Jessie Gussack, and William Prettie. Our thanks to everyone!

Thank you to the 2017 Harvestfest Auction donors:

Local business owners

- Bloomers
- Boom Box Bakery
- Chez Cheveaux
- Covent Garden Market
- Dr. Cheryl Letheren & Associates
- Grand Theatre
- Locomotive Espresso
- Mandala Book Shop

The Cat Hotel

- The Church Key
- The Morrissey House
- Woodfield Automotive

Friends/neighbours

- Helen Albert
- Jeff Carson
- Glen Curnoe
- Jessie Gussack
- Alex Harkins

Jacqui Kipfer

- Rosy Loewith
- Tom Myles
- Linda Palmer
- Kate Rapson
- Adam Strange
- Patricia Zachos and Lincoln McCardle
- Wendy Dickinson and Wes Kinghorn

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!**

The benefits of trees

– BY HILARY MOON



45 years ago, I bought our house in Woodfield. One feature that sold me on the district was the lovely, graceful trees. It felt good just to take a walk. Whatever happened to that beautiful canopy that lined the streets 45 years ago?

Maintaining and saving our larger or older trees is the City's best investment in our urban forest. Recent research shows that older trees, and species that grow to be large are more cost-effective and efficient than smaller varieties. It makes real sense, economically and ecologically, to take good care of our older trees, and to plant large tree species when we can.

Large front yard trees can boost the value of a property up to 10% and streets lined with larger, mature trees are more appealing for purchasers.

Planting trees is not only about beautifying our streets and gardens. The benefits of urban trees include better air quality and soil water retention. Large trees can remove over 70 times more pollution than smaller varieties and put large quantities of oxygen back into the air!

Large mature trees also improve our well-being and health. Even when people are shown images of trees, or see trees out of a hospital ward window, mood is elevated, stress is reduced, heart rates decrease,

recuperation after sickness is reduced by about 8.5% and pain medication can be reduced. In well-treed environments residents fall sick less often, look younger and tend to live to a ripe old age (just look at us Woodfielders!)

Ecologically, larger, mature trees are home to urban wildlife — birds, small animals, insects, wild plants and fungi. More birds = more birdsong. Birdsong is beneficial to plant growth, and the cheerfulness of humans!

The measurable, well-documented facts of the economic benefits of larger and more mature trees over smaller varieties is dramatic and readily found through a Google search.

Take a moment to stop and notice how lovely our trees are. Breathe in their essence as you walk past them — this is the trendy practice of Mindfulness!

Wherever possible, make a bold statement of beauty; create a larger impact on ecological and environmental health, feelings of well-being and relaxation — plant a large species of tree. Please notice and take care of the mature trees already around us — they are some of our best friends in the neighbourhood. They deserve our stewardship and friendship!

Hilary Moon, Trees for Woodfield



Since 2014, Big Bike Giveaway has given out over 750 bikes to the community, for free!

Big Bike Giveaway is organized by a husband and wife team in Woodfield who are local community ambassadors. They collect and repair bicycles and give them away for free on one day each year. The goal of the program is to get as many people on bikes as possible and to encourage healthier lifestyles in the community. The program is intended to specifically help those needing this resource to get ahead due to poverty. This year's 5th anniversary event happens on September 30 at Boyle Community Centre.

Your used-working bike donations will be accepted at these London events, including the Woodfield Plant Exchange on May 19.

March 24: London Bicycle Café (12-3pm)

April 15: Boyle Community Centre Bike Affair (12-2pm)

May 13: Argyle Mall — NW parking lot (12-4pm)

May 19: Woodfield Plant Exchange (10am-1pm)

June 10: Ilderton Community Centre (10am-1pm)

July 8: White Oaks Mall — NE parking lot (12-4pm)

August 12: Boyle Community Centre (12-4pm)

September 9: Argyle Mall — NW parking lot (12-4pm)

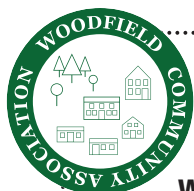
To sponsor this charitable program, online donation are appreciated at www.gofundme.com/xbkkn6xg.

Inquiries:

www.bigbikegiveaway.ca

519-200-5496

donate@bigbikegiveaway.ca



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 today.

Name _____ Telephone _____

Address _____ Postal Code _____

New member \$ _____ Renewal \$ _____ Lifetime \$ _____ Donation \$ _____

Amount enclosed _____ (\$5.00 for 4 years, Lifetime Membership \$50.00)

Please contact info@historicwoodfield.com for details or mail this form to:
Woodfield Community Association, Box 542, Station B, London, ON N6A 4W8