

Memorandum

To: Land Owner and Barb Debbert, bdebbert@london.ca
From: Ben Lansink
Dated: September 29, 2014

Woodfield

609 William Street and 510 Central Avenue

City File Z-8141

Planner Barb Debbert 519-661-2500 x5345

Public Meeting October 7, 2014

Table of Contents

Front Page..... 1
Ben Lansink 2
Historic Woodfield 2
Building Types and Population in Woodfield 4
Woodfield New Developments – Recent Low Density 9
Woodfield Future Developments 10
The Woodfield Community Association Inc. 11
The 510 Central Avenue Development 13
Hi-Rise Buildings in Woodfield 15
Walk-up Buildings in Woodfield 17

Ben Lansink

My name is Ben Lansink. My family and I moved to 501-503 Colborne Street in 1985 and sold 501 Colborne Street to the Harlock family. Both families refurbished each property, which are now designated under the Heritage Act.

I served as a member at large of the Local Architectural Conservation Advisory Committee (LACAC) from 1990 to 1992, appointed by London City Council.

My wife and I are life members of Woodfield, now legally called "The Woodfield Community Association Inc."



501-503 Colborne to the left, 505 to the right

About 12 years ago my family constructed a new building at 505 Colborne Street designed to complement the historic look of Woodfield. We believe in heritage preservation but not at any cost. Real estate has and will always change. There is now, and there will continue to be in the future, the need to replace existing buildings with new buildings.

Historic Woodfield

Woodfield is a charming and historic neighbourhood located just north east of the downtown in the City of London. Woodfield is bounded by Richmond Street, CPR, Adelaide Street, and Queens Avenue.



Source: http://www.historicwoodfield.com/woodfield_website_003.htm, Copyright (C) 2012 The Woodfield Community Association Inc. All Rights Reserved

Woodfield is an older eclectic neighbourhood that embodies many forms and patterns of residential development that have developed over the years. Development in this neighbourhood should not be judged by the narrow standards of conformity.

Woodfield, like many London neighbourhoods, does not have many long-life stone/concrete dwelling structures. While some are solid brick, most are wood frame clad in brick veneer, wood clapboard, vinyl, aluminum, or asbestos. Many were not well constructed. Most do not meet today's building code, have an obsolete design, do not meet the needs of today's housing requirements, and many would not be acceptable even as social housing.

Buildings wear out and rot. In most cases it is not economically viable to refurbish given the end result will still be an obsolete design and layout. Most people simply cannot afford to refurbish an existing building.

At some point society must acknowledge that the only alternative is to demolish.

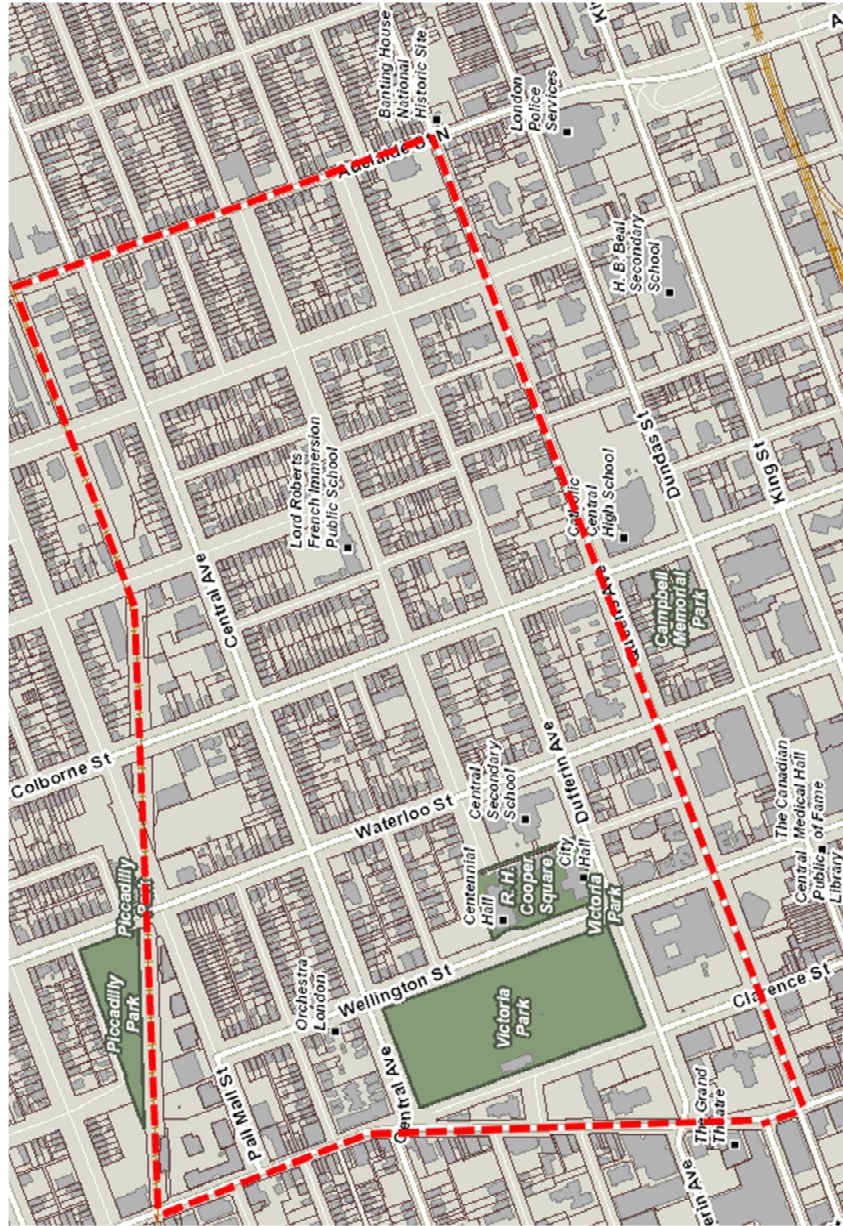
I recall the well-intentioned people who formed a hand holding exercise around the Talbot block in an attempt to preserve the heritage found in the Talbot "streetscape". Eventually all the buildings were demolished and the JLC, now Bud Gardens, was constructed. This complex has been most successful and has brought millions of people and dollars to downtown for hockey and entertainment.

There is an East and a West Woodfield Heritage Conservation District.

Heritage Conservation Districts are created under Part V of the ***Ontario Heritage Act*** for the purpose of conserving something of heritage value that is common to a whole district. The emphasis in a Heritage Conservation District is the collective character of the overall area, as defined by its historical context, architecture, streets, landscape and other physical and visual features. There is no minimum size for heritage districts and they may be comprised of residential, commercial, or industrial areas or any combination of these uses and buildings.

Heritage designation under Part V of the ***Ontario Heritage Act*** is not focused on individual buildings nor concerned with the interior of buildings.

Building Types and Population in Woodfield



Source: <http://maps.london.ca/CityMap/>, Red boundary by Ben Lansink

The Woodfield area has high-rise and walk-up apartment buildings sprinkled throughout a neighbourhood of low-density residences.

The following chart is a list of high-rise buildings located in the Woodfield area and includes the estimated population housed in these buildings.

Hi-Rise Buildings Housing Multiple Dwellings				
#	Street	Stories	Dwellings	Commercial
311	Central	8	65	Main Floor
420	Central	9	104	No
440	Central	6	54	Main Floor
250	Pall Mall	14	112	Car Parking
7	Picton	11	66	No
22	Picton	17	143	No
390	Princess	5	64	No
396	Queens	8	99	Main Floor
498	Queens	9	77	No
620	Richmond	4	30	Main & Second
650	Waterloo	7	54	Main Floor
520	Wellington	10	154	Main Floor
570	William	5.5	30	No
619	William	6	97	No
Dwelling Units			1149	
Average Person Occupancy			1.8	
Total Population			2068	
Source: Ben Lansink, person occupancy estimated				

The following chart is a list of low-rise buildings located in the Woodfield area and includes the estimated population housed in these buildings.

Walk-up Buildings Housing Multiple Dwellings				
#	Street	Stories	Dwellings	Commercial
571	Adelaide	3	28	None
29	Cartwright	2.5	11	
69	Cartwright	2.5	10	
92	Cartwright	2.5	6	
93-101	Cartwright	2, 2.5	11	
563	Central	2.5	12	
235	Dufferin	3.5	19	
350	Dufferin	2.5	22	
388	Dufferin	4	22	
420	Dufferin	3	30	
433	Dufferin	2.5	23	
531	Dufferin	2.5	17	
569	Dufferin	2.5	6	
470	Maitland	3.5	16	
351	Princess	2.5	10	
383	Princess	2.5	12	
280-460	Queens/Wellington	4.5	60	Some Lower
433	Waterloo	4	5	None
482	William	2.5	3	
556	William	2.5	3	
Dwelling Units			326	
Average Person Occupancy			1.8	
Total Population			586.8	
Source: Ben Lansink, Person occupancy is an estimate				

The following chart includes the estimated number of low-density residential buildings located in Woodfield and the estimated population housed in these buildings.

Low Density	Buildings	Persons/ Unit/Bldg	Population
Estimated Number of low density buildings housing one dwelling.	365	2.25	821
Estimated Number of low density buildings converted to house 2, 3 or more dwelling units.	365	6	2190
Source: Ben Lansink based on Aerial Map Count, subject to correction			

The following chart shows the types of buildings and the estimated population living in these buildings in order to estimate the population in the Woodfield area.

Residential Buildings in Woodfield, Estimated Population			
Building Type	# Bldgs	Estimated Population	Totals
Hi-Rise Dwelling Units	14	2068.2	
Walk-up Dwelling Units	17	586.8	
Total Dwellings Bldgs Housing Multiple Units		2655	2655
Estimated Number of low density buildings converted to house 2, 3 or more dwelling units.	365	2190	
Low Density Dwelling Units	365	821	
Total Low Density Buildings / Estimated Population		3011	3011.25
Estimated Population for Woodfield - subject to confirmation			5666
Buildings used for commercial, offices, City Hall, places of Worship, and schools are not included.			
Source: Estimated by Ben Lansink			

The Woodfield area is home to a neighbourhood association known as Woodfield Community Association Inc. Notwithstanding that the Woodfield Community Association's website states "Queen Anne style mansions to tiny Ontario Cottages", the Woodfield neighbourhood is much more.

This neighbourhood has a wide array of land uses that include City Hall, an industrial auto body shop, Station Park Hotel, Victoria Park, and the London Life complex.



Adelaide 589 Industrial Autobody Shop



Victoria Park



Pall Mall Station Park Hotel



Dufferin 300 City Hall



Waterloo Streetscape - all Office in Use

There are some excellent Victorian streetscapes in Woodfield; however, many do not have single dwelling uses. The buildings in the Waterloo Streetscape photo have been converted to office use.

Woodfield New Developments – Recent Low Density

Woodfield is not static and there are always new developments taking place in the area.



Colborne 505 – 3 Units



Maitland 599 – 3 Units



Central 497-499 – 5 Units



Cartwright 86 – 3 Units



Maitland 591 New – 1 Unit

591 Maitland Street was forced to incorporate old and obsolete designs as was 497-499 Central.

Woodfield Future Developments



Wellington 560-562



William 609



Central 510

I understand that each of the above properties is to be redeveloped.

One assumes the executive of Woodfield Community Association Inc. will not oppose removal of these obsolete buildings.

One also hopes that the Woodfield Community Association will work with the owners so that each future building will complement our neighbourhood.

Welcome to Historic Woodfield

Woodfield is a Victorian neighbourhood located in the heart of London, Ontario. This historic community is bordered by Richmond, Dundas, Adelaide and the CPR tracks to the north. Woodfield's roughly 1400 households fall mostly within two Heritage Districts (East and West Woodfield). Homes in Woodfield date from the 1840s, with most homes built between the late 1800s and early 1900s. Woodfield is one of the largest and finest examples of intact Victorian streetscapes in Canada.

The extensive size of the two combined Heritage Districts in Woodfield encompass everything from enormous Queen Anne style mansions to tiny Ontario Cottages. The level of preservation is impressive to say the least. No 'gentrified' district, this well-preserved community includes homes of all sizes, and residents from all walks of life. Victoria Park is found within the boundaries of Woodfield, alive with festivals in the summer and sparkling with beautiful lights in the winter. Tall trees line her wide historic streets.

Source: http://www.historicwoodfield.com/woodfield_website_003.htm, Copyright (C) 2012 The Woodfield Community Association Inc. All Rights Reserved.

Our Philosophy

Woodfield's motto is 'Residential to the Core', and although the community loves the businesses peppered throughout, careful planning has ensured that it will remain a living, vibrant residential neighbourhood.

Woodfield is not a museum, but a bustling community. Porches are ubiquitous and neighbours know each other well. The Woodfield Community Association is strong and vibrant. Each year it organises many events for the community. We have published two books "Residential to the Core" and "Woodfield Cooks".

Source: http://www.historicwoodfield.com/woodfield_website_003.htm, Copyright (C) 2012 The Woodfield Community Association Inc. All Rights Reserved.

Woodfield has an estimated population of about 5,666 persons. Woodfield Community Association Inc. has an estimated membership of about 200 persons, which is less than 5% of the population in Woodfield. (The Association has refused to disclose the actual number of paid memberships.) Woodfield has an executive of about ten people and it is this ten-person executive that alleges to “speak” or is “perceived” to speak for all the residents of Woodfield.

Estimated Woodfield Population by Dwelling Type			
Hi-Rise Dwelling Units	2068.2	36.50%	85.51%
Walk-up Dwelling Units	586.8	10.36%	
Low Density 2, 3, or 4 or more dwelling Units	2190	38.65%	
Low Density Dwelling Units - less Woodfield Members	611	10.79%	14.49%
Estimated Paid Members Woodfield	200	3.53%	
Woodfiel Executive	10	0.18%	
Totals	5666	100.00%	100.00%
Source: Estimated by Ben Lansink			

See pages of this document.

The Woodfield executive does not speak for the majority of persons living within the boundaries of Woodfield nor does the executive speak for all of its membership. In fact, the executive speaks for only a very small minority of residents who live in the Woodfield neighbourhood.

Woodfield Executive as at March 2014:

- Wes Kinghorn – Chair wkinghorn@historicwoodfield.com
- Kate Rapson - Vice Chair
- Wendy Dickinson - Planning Chair
- Rosy Loewith-Strange - Social Chair
- Donna Smith - Treasurer
- Emily Ansari - Recording Secretary
- Hazel Elmslie - Membership
- Lorraine Robbins - Newsletter
- Linda Whitney - Distribution
- Rod McDowell - Heritage Chair

Woodfield can mislead members of the public and city staff when it implies that it is speaking for all of Woodfield. Because of the perception that Woodfield speaks for all, the majority of Woodfield’s residents are not involved in land use issues.

City staff also gives the impression that if the Woodfield executive is against change, so are they. The result can lead to bad land use planning.

Although the well-intentioned people who are the members and executive of Woodfield Community Association Inc. do, for the most part, good work, they must not be allowed to interfere with good land use planning.

The 510 Central Avenue Development

Does the proposed building to be designed and constructed to house five dwelling units each with two bedrooms constitute an acceptable development in a downtown residential neighbourhood?

It is noted that the existing land use does permit a fourplex building if regulations are met.

The development as proposed would maintain, and even add to, the character of Woodfield. Furthermore it would do this while achieving a reasonable measure of infill and intensification which altogether represents a full, but acceptable occupancy of the lot. A building with ten dwelling units, ½ two bedroom and ½ three bedroom would also represent good planning and be desirable.

The proposed arrangement will not have unacceptable adverse impacts; it constitutes a beneficial intensification and infill of the site; and it represents good planning for this site. However, it is noted that:

- a. Existing precious and expensive infrastructure will be NOT be utilized to its fullest if the building is only five dwelling units, it should be at least ten units;
- b. There is a strong demand for family units of three bedrooms, not two;
- c. There is an existing open space parking lot to the immediate north at 609 William;
- d. There are many precedents for new buildings housing multiple dwellings in Woodfield. Consider 22 Picton at 17 storeys, Centennial House at 10 storeys, and 250 Pall Mall at 14 storeys;
- e. Excluding Centennial House, which is on leased land and is not being maintained to a very high standard, 22 Picton and 250 Pall Mall are newer state-of-the-art buildings; in fact, retiring Woodfield residents, our neighbours, are moving into these buildings;
- f. In March 2014 hi-rise buildings in Woodfield had no vacancies; and
- g. Woodfield needs more quality buildings housing multiple dwelling units.

Each of the above hi-rise apartment buildings is next to or very close to existing mostly old Victorian, low density residential housing, many now converted to multiple residential dwelling use and office conversion use. Woodfield also has many hi-rise office buildings including City Hall.

Each of the hi-rise buildings has been accepted by the residents living in Woodfield. In fact, many Woodfield residents have sold their homes and moved into the hi-rise residential buildings, obviously grateful to be able to stay in Woodfield during their retirement years. Based on demographics, the residents of Woodfield will need more apartment buildings.

The character of the community will not be negatively affected just as the existing hi-rise and low-rise buildings have not negatively affected Woodfield. In fact, most welcomed the existing buildings housing multiple dwelling units once each was constructed and became operational.

I support new development at 510 Central Avenue.

I object to the density of only five dwelling units and especially to the two bedroom requirement for each unit which means the units will not be suitable for most families.

I have no comment re 609 William except to note that the rear land is at the rear of 510 Central Avenue which results in an open space feel for 510 Central. These new development rid the neighbourhood of existing eyesore.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Lansink". The signature is written in a cursive, flowing style.

Ben Lansink
505 Colborne Street
London, ON N6B 2T6

Hi-Rise Buildings in Woodfield

Hi-Rise Buildings Housing Multiple Dwellings in Woodfield March 2014, photos by Ben Lansink



Central 440



Wellington 520 Centennial House



Central 420



Queens Ave 396



Queens Ave 498



Central 311



Picton 7



Picton 22



Princess 390



Waterloo 650



Richmond 620



William 570



Pall Mall 250



William 619

Walk-up Buildings in Woodfield

Walk-up Buildings Housing Multiple Dwellings in Woodfield March 2014, photos by Ben Lansink



Dufferin 531



Dufferin 388



Dufferin 433



Adelaide 571



Princess 351



Dufferin 569



Maitland 470



Cartwright 29



William 482



Princess 383



Cartwright 93-101



Dufferin 420



Cartwright 69



William 556



Queens Ave 280 Wellington 460



Central 563



Waterloo 433



Dufferin 350



Cartwright 92



Dufferin 235

As previously stated, I believe in heritage preservation but not at any cost. Real estate has and will always change. There is now, and there will continue to be in the future, the need to replace existing buildings with new buildings.