

*Memorandum*

To: Land Owner, Dr. B.J. Hardick  
MHBC Planning, Carol Wiebe  
City Planner, Michael Davis

From: Ben Lansink

Dated: September 17, 2014

**Woodfield, Who, What and the “Supertest” Site**

**City File OZ-8371**

**Planner M. Davis, 519-661-2500 x4650**

**Public Meeting September 23, 2014**

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## Ben Lansink

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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

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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](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.

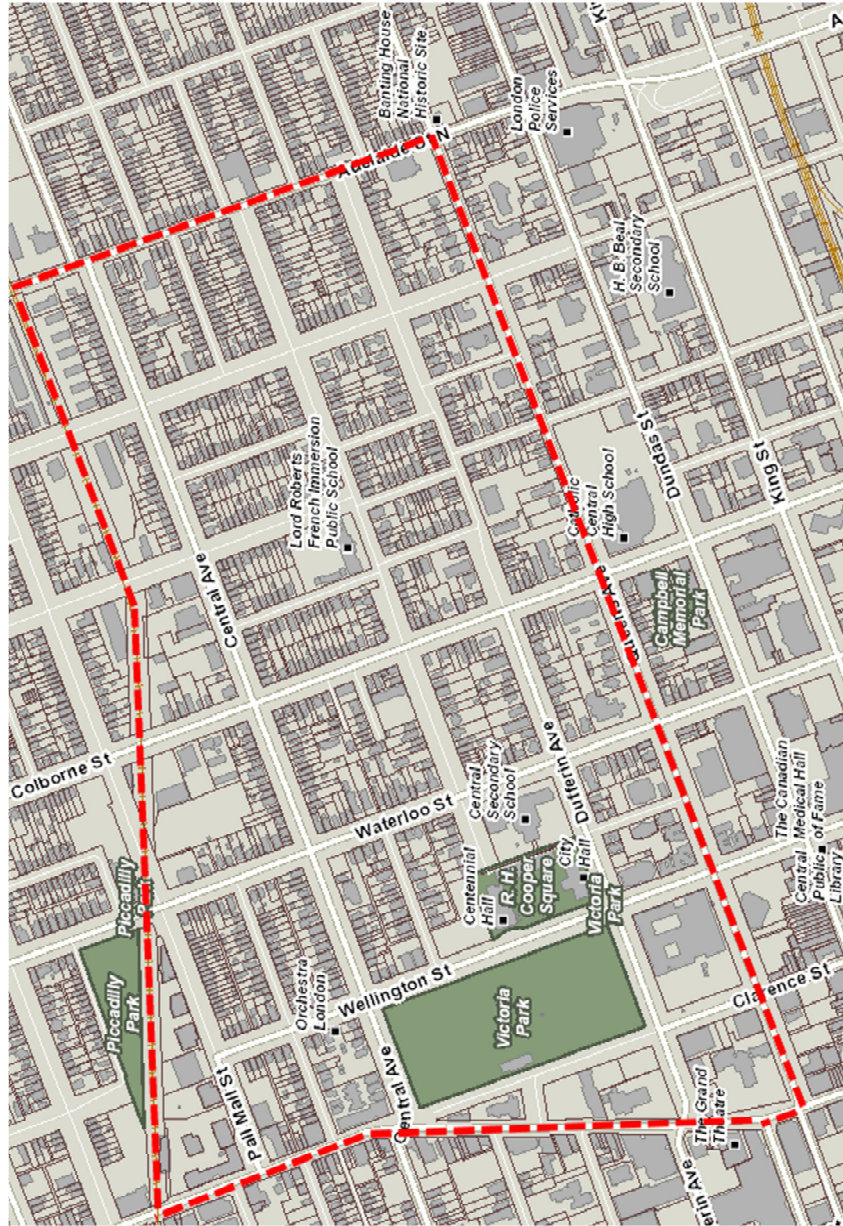
There is an East and a West Woodfield Heritage Conservation District.

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

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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	
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.

<b>Low Density</b>	<b>Buildings</b>	<b>Persons/ Unit/Bldg</b>	<b>Population</b>
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.

<b>Residential Buildings in Woodfield, Estimated Population</b>			
<b>Building Type</b>	<b># Bldgs</b>	<b>Estimated Population</b>	<b>Totals</b>
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			<b>5666</b>
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

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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

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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](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](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](mailto: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 “Supertest” Site in Woodfield

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The proposed multi-unit building to be located at the corner of Central Avenue and Waterloo Street in Woodfield includes a vacant lot known as the “Supertest” site and requires the demolition of 321 Central Avenue and 579 Waterloo Street.



**The Supertest Site**



**321 Central, to be removed**



**579 Waterloo, to be removed**

At a March 27, 2014 public meeting, about 60 attendees voiced concerns that showed:

- i some were against two dwellings being demolished; and
- ii some found the building scale at six storeys acceptable.



KITCHENER  
WOODBRIDGE  
LONDON  
KINGSTON  
BARRIE

## INVITATION FOR COMMUNITY INFORMATION MEETING

### DEVELOPMENT PROPOSAL (Woodfield Neighbourhood)

Dr. B.J. Hardick, Nicholson Sheffield Architects and MHBC Planning will be hosting a Community Information Meeting to present details on a development proposal for the Woodfield Neighbourhood. The project site is located at the southwest corner of Central Avenue and Waterloo Street.

Preliminary information on the proposal and project planning will be provided at the meeting. You are invited to attend the meeting and to provide comments on the proposal.

The Community Information Meeting has been arranged for:

**Date:** Thursday, March 27, 2014  
**Time:** 6:30 p.m. to 8:30 p.m. (*Open House*)  
7:00 p.m. (*Formal Presentation*)  
**Place:** The Great Room  
Metropolitan United Church  
468 Wellington Street, London

Please RSVP below so that we can properly accommodate all who wish to attend.

Scott Allen, Planner (MHBC)  
630 Colborne Street, Suite 202  
London, ON N6B 2V2  
Telephone: 519-858-2797  
E-mail: [sallen@mhbcplan.com](mailto:sallen@mhbcplan.com)

*Date of Notice: March 3, 2014*

202-630 COLBORNE STREET / LONDON / ONTARIO / N6B 2V2 / T 519 858 2797 / F 519 858 2920 / [WWW.MHBCPLAN.COM](http://WWW.MHBCPLAN.COM)

Does the proposed six-storey building constitute an acceptable development in a downtown residential neighbourhood?

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 ten (or more) storey building would also represent good planning and be desirable for the development of this former Supertest site.

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 six stories; it should be at least ten or more storeys;
- b. There is a strong demand for modest one bedroom units wherein the occupant does NOT have a car; therefore no need for additional parking;
- c. There is an existing 9-storey senior assist hi-rise apartment building (Granite House) situated at 440 Central west of and abutting the proposed building;
- d. There will be no single-detached dwellings abutting the proposed building, only the Granite House and a denturist office;
- e. There are many precedents for new hi-rise buildings in Woodfield. Consider 22 Picton at 17 storeys, Centennial House at 10 storeys, and 250 Pall Mall at 14 storeys;
- f. 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;
- g. In March 2014 hi-rise buildings in Woodfield had no vacancies; and
- h. Woodfield needs more quality hi-rise buildings.

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 of these hi-rise apartment buildings.

At six storeys, the site is NOT being developed to its full potential given the existing infrastructure and that it is next to a 9-storey senior assist hi-rise apartment building. The site is on a corner and neighbouring across the streets mostly office and multiple unit converted single dwelling properties are not affected. The driveway will be next to a building housing a denturist practice.

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

I support the new development proposed concept for the corner of Waterloo Street and Central Avenue.

I object to the density of only 35 units and to the low height of only six stories.

The building should be higher, 10 or more stories, have more than 35 dwellings, and take advantage of the precious existing infrastructure. The two existing dilapidated buildings should be demolished to make way for this new development; otherwise this corner will be left as a vacant eyesore for the next 25 years.

Respectfully submitted,

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

Ben Lansink  
505 Colborne Street  
London, ON N6B 2T6



## Hi-Rise Buildings in Woodfield

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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.