

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Olde School Professional Properties Inc.
743 Wellington Road
File Number: Z-9720, Ward 12
Public Participation Meeting

Date: May 22, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Zelinka Priamo on behalf of Olde School Professional Properties Inc. relating to the property located at 743 Wellington Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting June 4, 2024 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Restricted Office (RO1) Zone, **TO** a Restricted Office Special Provision (RO1(_)) Zone;

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020;
2. The recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Rapid Transit Corridor Place Type.
3. The recommended amendment would facilitate the reuse of the existing building with a range of additional uses that are appropriate for the context of the site.

Executive Summary

Summary of Request

The applicant, Zelinka Priamo on behalf of Olde School Professional Properties Inc., has requested an amendment to the Zoning By-law Z.-1 to rezone a property from a Restricted Office (RO1) Zone to a Restricted Office Special Provision (RO1(_)) zone to add Clinics, Emergency care establishments, Medical/dental laboratories, Business service establishments, Day care centres, Personal service establishments, and Financial institutions as permitted uses. There are no proposed changes to the existing building.

Staff are recommending approval of the requested Zoning Bylaw amendment.

Purpose and the Effect of Recommended Action

The recommended action will permit Clinics, Emergency care establishments, Medical/dental laboratories, Business service establishments, Day care centres, Personal service establishments, and Financial institutions to a property that currently permits Offices and Medical/dental offices.

Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Strategic Plan Area of Focus: Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
- **Strategic Plan Area of Focus: Economic Growth, Culture, and Prosperity** by supporting small and growing businesses, entrepreneurs and non-profits to be successful.
- **Strategic Plan Area of Focus: Wellbeing and Safety**, Londoners have safe access to public spaces, services, and supports that increase wellbeing and quality of life.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

No previous reports on this matter.

1.2 Planning History

There have been no recent planning applications at 743 Wellington Road.

1.3 Property Description and Location

The subject parcel is located along the west side of Wellington Road approximately 360 metres north of Southdale Road East. The property contains a vacant office building, and the site is completely fenced. There is a parking lot behind the building that contains 46 parking spaces. Abutting lands consist of a residential neighbourhood to the west, a pedestrian pathway to the north that connects Wellington Road with the cul-de-sac on Eden Street. To the south of the subject parcel is a residential neighbourhood. The Dearness Home Service, Westminster Pond Mills Conservation Area, and the Tourism London building is located to the east of the subject parcel.

Site Statistics:

- Current Land Use: Vacant, office
- Frontage: 71.5 metres (234.5 feet)
- Depth: 64.8 metres (212.5 feet)
- Area: 4.6 ha (11.4 acres)
- Shape: rectangle
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Commercial
- East: Institutional, Open Space
- South: Residential
- West: Residential

Existing Planning Information:






- The London Plan Place Type: Rapid Transit Corridor
- Existing Special Policies: None
- Existing Zoning: Restricted Office RO1



Location Map

Project Title: 9720
 Description: Aerial view of subject parcel and surrounding uses
 Created By: Jasmine Hall
 Date: 4/19/2024
 Scale: 1:2000

Legend

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



Corporation of the City of London

Figure 1- Aerial Photo of 743 Wellington Road and surrounding lands



Figure 2 - Streetview of 743 Wellington Road (view looking west)



Figure 3 - Streetview of 743 Wellington Road (view looking east from Eden Street)

2.0 Discussion and Considerations

2.1 Proposal

No physical changes to the exterior of the building or site layout are proposed. The rezoning is to permit additional uses: Clinics, Medical/dental laboratories, Business service establishments, Day care centres, Emergency Care Establishments, Personal

service establishments, and Financial institutions. The site is currently zoned to permit Offices and Medical/dental offices uses.

2.2 Requested Amendment(s)

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Restricted Office (RO1) Zone to a Restricted Office Special Provision (RO1(_)) Zone. The special provision is to permit the following additional uses: Emergency Care Establishments, Clinics, Medical/dental laboratories, Business service establishments, Day care centres, Personal service establishments, and Financial institutions.

2.3 Internal and Agency Comments

The application and [associated materials](#) were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

There were no issues identified by staff and agencies regarding the application. It is noted that the subject parcel has archaeological potential that could trigger an archaeological assessment if the site is redeveloped. However, as the proposal is to add additional uses there are no archaeological requirements.

Detailed internal and agency comments are included in Appendix “C” of this report.

2.4 Public Engagement

A Notice of Application was sent out on March 28, 2024 and a revised Noticed was sent out on April 18th, 2024 to 78 property owners and residents in the surrounding area. The Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 4, 2024 and the Revised Notice on April 25, 2024. In addition, two “Planning Application” signs were placed on site (one facing Wellington Road and one at the back of the building).

There were 42 responses received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report. Several residents expressed concern that adding Emergency Care Establishments as a permitted use would allow a Hub from the Council approved Hubs Implementation Plan at this location, although there is no proposal for a Hub at this time.

At the time of writing, no comments were received regarding the other proposed permitted uses. Detailed public comments are included in Appendix “D” of this report.

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

The PPS states that healthy, liveable and safe communities are sustained by promoting the integration of land use planning and transit-supportive development (1.1.1.e). Land use patterns within settlement areas shall be based on a mix of land uses which are transit-supportive, where transit is planned, exists, or may be development (1.1.3.2.f). The rezoning application is consistent with the PPS as it increases the range of permitted uses along a planned Bus Rapid Transit Line.

The proposed development meets the intent of the PPS policies by introducing an appropriate mix of land uses along the planned Bus Rapid Transit line. Furthermore, the additional uses will help facilitate the reuse of the existing vacant office building on the property.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

Policy 1092_ states, Emergency care establishments may be located on Civic Boulevards and Urban Thoroughfares, subject to the policies associated with the Place Type. The intent of the policy is to direct emergency care establishments away from the interior of neighbourhoods. The Rapid Transit Corridors Place Type is the highest order street and therefore, the rezoning application to permit Emergency care establishments meets the intent of Policy 1092_ of The London Plan.

The London Plan does not have specific location policies for the other proposed uses:

- Clinics
- Medical/dental laboratories
- Business service establishments
- Day care centres
- Personal service establishments
- Financial institutions).

However, there are policies supporting the adaptive reuse of existing building stock (705, 733). The Rapid Transit Corridors Place Type permits a range of residential, retail, service, office, cultural, recreational, and institutional uses (837_1). The proposed uses are in keeping with the range of permitted uses of The London Plan.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1 Land Use

The proposed use is consistent with the policies of the PPS that promote healthy, liveable and safe communities (PPS 1.1.1) and encourage economic development (PPS 1.3.1). The PPS and The London Plan contain policies to direct a mix of uses, including

public service uses, in areas accessible by public transit.

The subject parcel is in the Rapid Transit Corridors Place Type of The London Plan. The Rapid Transit Corridors Place Type permit a range of residential, retail, service, office, cultural, recreational, and institutional uses (837_1). Wellington Road is classified as a Rapid Transit Boulevard and is the highest order street and the location of the future Bus Rapid Transit line. Additionally, the proposed range of additional uses are permitted in several commercial zones throughout the City and are generally located in transit/commercial corridors or nodes.

4.2 Intensity

In the Rapid Transit Place Type, a minimum height of 2 storeys or 8 metres, and an upper maximum height of 12 storeys are contemplated (TLP Table 9). However, The London Plan policies support the adaptive reuse of existing building stock (705, 733). Although the existing building is only one-storey, the existing built form is not proposed to change through this amendment and instead will focus on the adaptive reuse of the existing building stock for new uses. Any future redevelopment of the subject lands required to go through a *Planning Act* process would need to conform to the minimum height requirements of the Place Type.

4.3 Form

No additional development or site alterations are contemplated as part of this application. As such, staff are satisfied the recommended amendment is in conformity with the Form policies of the Rapid Transit Corridor Place Type.

4.4 Zoning

The applicant has requested to rezone the subject site to Restricted Office (RO1) Zone to a Restricted Office Special Provision (RO1(_)) Zone to expand the range of permitted uses on the subject lands, to include Clinics, Emergency Care Establishments, Medical/dental laboratories, Business service establishments, Day care centres, Personal service establishments, and Financial Institutions uses.

The site has existed with the current built form and lot configuration for an extended period and has achieved a level of compatibility within the surrounding context. Planning and Development consider it appropriate to allow for the continued use of the site for a wider range of potential uses.

4.5 Hubs Implementation Plan

The rezoning application is to add a range of new uses to the subject site to help facilitate the reuse of a vacant building. There is a separate process to approve a Hub that includes a funding request that requires Council approval. The Hub Implementation Plan has set criteria on where the Hubs will be located.

If a Hub is proposed to be located at the subject parcel, the application will be evaluated using the criteria in the Hub Implement Plan.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Restricted Office (RO1) Zone to a Restricted Office Special Provision (RO1(_)) Zone to permit Clinics, Emergency Care Establishments, Medical/dental laboratories, Business service establishments, Day care centres, Personal service establishments, and Financial Institutions uses within the vacant office building. Staff are recommending approval of the requested Zoning Bylaw amendment with special provisions.

The recommended action is consistent with the PPS 2020, conforms to The London Plan and will facilitate the reuse of the existing building with a range of additional uses that are appropriate for the context of the site.

Prepared by: Jasmine Hall, MCIP, RPP
Planner, Municipal Housing Development

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

Copy:

Britt O'Hagan, Manager, Current Development

Michael Pease, Manager, Site Plans

Brent Lambert, Manager, Development Engineering

Leif Maitland, Senior Housing Development Coordinator

Matt Feldberg, Director, Municipal Housing Development

Kevin Dickens, Deputy City Manager, Social & Health Development

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 743
Wellington Road

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 743 Wellington Road, as shown on the attached map comprising part of Key Map No. A107, **FROM** a Restricted Office (RO1) Zone **TO** a Restricted Office Special Provision (RO1(_)) Zone.
2. Section Number 18.4 Special Provisions of the Restricted Office (RO1) Zone is amended by adding the following Special Provisions:

RO1(_) 743 Wellington Road

a. Additional Permitted Uses:

- i) Clinics
- ii) Emergency care establishments
- iii) Medical/dental laboratories
- iv) Business service establishments
- v) Day care centres
- vi) Personal service establishments
- vii) Financial institutions

3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990*, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on June 4, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

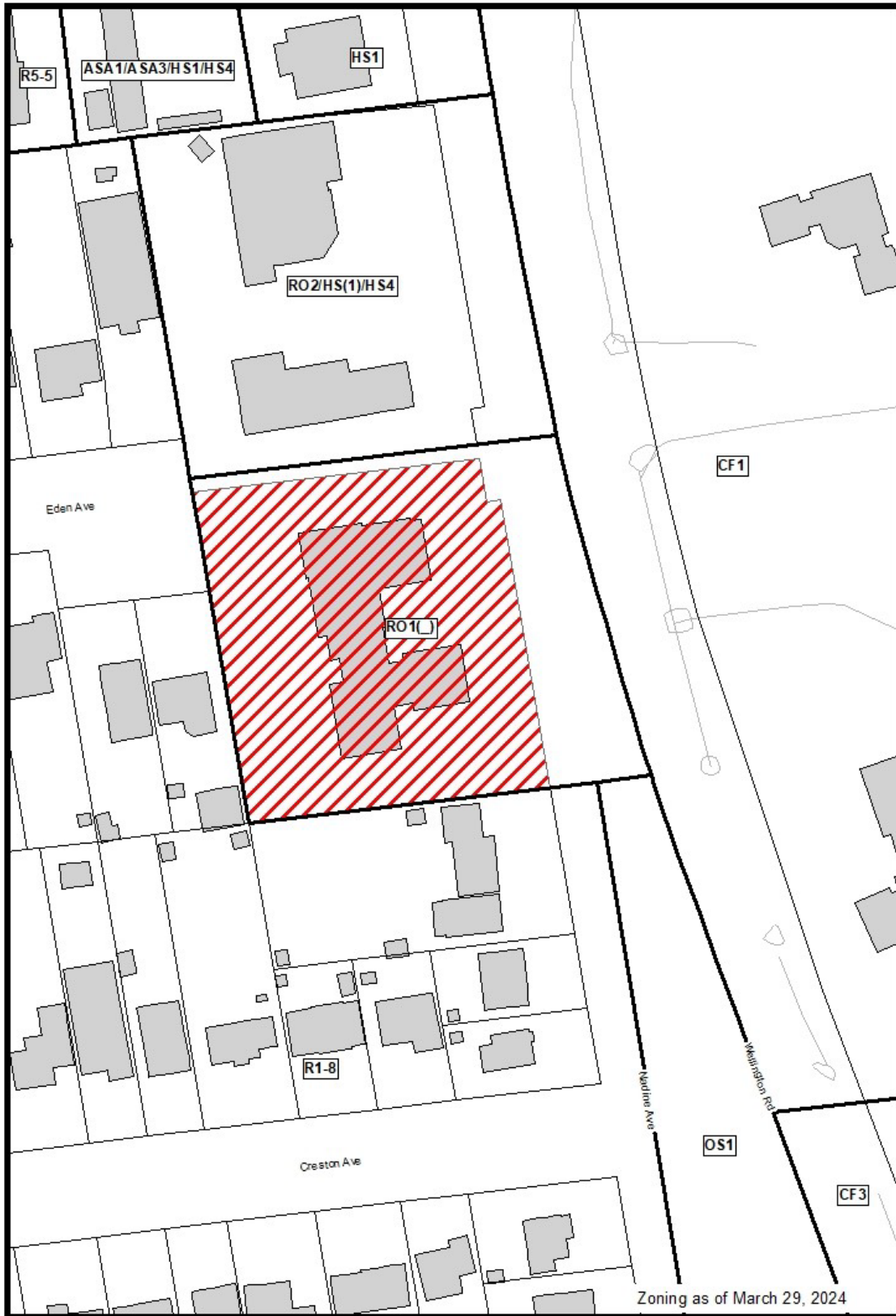
Josh Morgan
Mayor

Michael Schulthess

City Clerk

First Reading – June 4, 2024
Second Reading – June 4, 2024
Third Reading – June 4, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of March 29, 2024

File Number: Z-9720
Planner: JH
Date Prepared: 2024/05/06
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Vacant, office
Frontage	71.5 metres (234.5 feet)
Depth	64.8 metres (212.5 feet)
Area	4.6 ha (11.4 acres)
Shape	Regular (rectangle)
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Commercial
East	Institutional, Open Space
South	Residential
West	Residential

Proximity to Nearest Amenities

Major Intersection	Southdale Road East and Wellington Road, 360 metres south
Dedicated cycling infrastructure	Wellington Road, 0 meters
London Transit stop	Wellington Road and Southdale Road East, 380 metres south
Public open space	Westminster Ponds, 150 metres east
Commercial area/use	715-725 Wellington Road Plaza, 25 metres north
Food store	No Frills, 850 metres southwest
Community/recreation amenity	Westminster Pond Trails, 150 metres east

B. Planning Information and Request

Current Planning Information

Current Place Type	Rapid Transit Corridor Place Type, Rapid Transit Boulevard Street Type
Current Special Policies	None
Current Zoning	Restricted Office RO1

Requested Designation and Zone

Requested Place Type	No change requested
Requested Special Policies	No change requested
Requested Zoning	Restricted Office Special Provision RO1()

Requested Special Provisions

RO1()Zone	Required	Proposed
Permitted Uses:	Offices Medical/dental offices	Clinics Emergency Care Establishments Medical/dental laboratories Business service establishments Day care centres Personal service establishments Financial Institutions Offices

RO1()Zone	Required	Proposed
		Medical/dental offices

Appendix C – Internal and Agency Comments

Notice of Application (Z-9720) – 743 Wellington Road

Zoning Bylaw amendment to permit Emergency Care Establishments and Clinics in a Restricted Office (RO1) Zone.

This e-mail is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

Major issues identified

- No Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation.

Ecology – complete application requirements

- None.

Notes

- None.

Exxon Mobile

- Please be informed, there is no Imperial infrastructure in the vicinity of this location, and there is no need for further engagement.

Landscape Architecture

- I do not have any comments to provide on the ZBA for 743 Wellington St.

London Hydro

- This site is presently serviced by London Hydro. Contact the Engineering Dept. if a service upgrade is required to facilitate the new building. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. **Note:** Transformation lead times are minimum 16weeks. Contact the Engineering Dept. to confirm requirements & availability.
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

Site Plan

- Site Plan is not required

Urban Design

- Urban Design has no comments regarding the above-noted ZBA as there are no significant changes proposed to the building design or site layout at this time.

Heritage

- This is to confirm that there are no cultural heritage or archaeological concerns with this application. There is archaeological potential on the property but as the application does not appear to result in new construction or soil disturbance, there are no archaeological requirements.

Upper Thames Conservation Authority

- The UTRCA has no objections to the application and we have no Section 28 approval requirements.

Appendix D – Public Engagement

Hi

Is it true that a third homeless hub may be proposed in the area... located with the old radio station building on Wellington.

One will be at Parkwood, one at LHSC already. Our area should not have three!!

It is unfair to us taxpayers in the area.

That is too high a concentration compared to other areas in our city. Is our safety and our property not being considered!?!

Please note that we are against any zoning change to allow this.

Thanks

Randy and Beverly Dodman

Bingo!!!

"The request to permit "Emergency Care Establishments" and "Clinics" on the subject lands through the proposed Zoning By-law Amendment will allow for the existing building to become equipped with the necessary facilities to appropriately serve London's community **members currently experiencing homelessness.**"

Hello,

I just talked to you on the phone about the proposed changes to 743 Wellington Road and thank you for providing the link on what is being proposed for that building. See above.

My worst fears. I and the other neighbours here will be fighting this rezoning. It is merely taking the homeless issue and placing it to a different location. Solve the root problem please!! SPend money on the Psychiatric Facilities that were all shut down and reopen them!!!

Nikola Pasic

Concern Regarding Potential Zoning Changes at 743 Wellington Rd

To Whom It May Concern,

I, Alex Farhat, the owner of properties located at in London, have been made aware of proposed amendments to zoning file # Z-9720 for 743 Wellington Rd. It has come to my attention that there are discussions to potentially repurpose this location as a hub for homeless individuals.

I must express my deep concern upon hearing this news, as it is distressing to imagine such a change in the neighborhood. I anticipate that many of our neighbors would strongly disagree with this proposed development. The safety of our children and loved ones could be at risk if such a plan were to move forward. The community is already facing challenges, and introducing a homeless hub could exacerbate existing issues.

As a seasoned realtor with over 8 years of experience, I understand the potential impact that such a change could have on property values and the overall well-being of the neighborhood. I urge you to carefully consider the implications of this decision and to put yourself in the shoes of those who reside in this area.

I kindly ask for your thoughtful consideration of these concerns and for a thorough evaluation of the possible consequences of this proposed zoning change.

Thank you for your attention to this matter.

Sincerely,
Alex Farhat

Dear Jasmine,

I have lived in this neighborhood for 14 years, and my husband has been here for over 30 years. We are currently building our family home on where we planned to raise our young children.

Unfortunately, over time we have witnessed this community being impacted by increased homelessness and drugs but always hoped that things will improve in the near future.

We were extremely shocked to have received the news from CTV regarding the plans to convert 743 Wellington Rd into a "homeless hub." The letters we received in the mail had zero specification regarding the zoning change for "Emergency Care and Clinics" and had we not had a conversation with Daryl Newcomb from CTV news, we would have never known about the actual changes being proposed.

Should this proposed change take place we no longer feel that this is a safe place to live or raise our family, and fear that this will negatively impact the value in both of our properties at

Please take these comments into consideration when reviewing the proposed changes.

Sincerely,
Amanda Clarke

My name is Geoffrey Goodwin and I live at London Ontario

Recently my neighbour showed me a letter about a proposed Re-Zoning Bylaw Amendment of the former BX 93 radio station to permit Emergency Care Establishment and Clinics in a restricted Office [R01] Zone , in the letter I was shown, it indicated in part a London Health & Homelessness Response , Proposed Hubs Implementation Plan .

Why was i not informed about this rezoning application since I and a few other neighbours live right behind said application area .

This area of south London is being over run by the home less now and it is not safe to even walk the streets anymore by ones self and what is it going to do to the property values if you want to sell you end up selling to slum landlords for rental units just like around Western University and Fanshawe College and we all know what goes on there .

I myself had recently open heart by pass surgery and in the future will need another major operation which with the state of the medical system could be a year from now or so . If this proposed rezoning goes ahead and clients who will end up in the neighbourhood looking to steal and break into homes I have over the years had my vehicle broken into and damaged twice , if I was attacked by some one with a mental issue there is a high chance i could have a heart attack or end up dead you paying for my funeral and look after my wife as her health is not great .

I am not against helping the homeless or marginalized population but there has to be a better way to spend not waste money , it would be cheaper in the long run to say build some thing on the Parkwood Hospital site which in the long run could be expanded if required in the future not ruin a neighbourhood for a short term gain which is right now against City Of London Land and Building Zoning Usage .

GEOFFREY GOODWIN

Hello,

My name is Nikola Pasic and I live at London, Ontario

Recently I received a letter entitled NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

743 Wellington Road
File: Z-9720
Applicant: Zelink Priamo Ltd.

What is Proposed?

Zoning Bylaw amendment to:

-Permit Emergency Care Establishments and Clinics in a Restricted Office (R01) Zone.

Unless one digs deeper this sounds benign but very misleading. I had to call the planning Services Dept. and be directed to the City of London Website and buried within that site I then had to download a PDF file. It is the Planning Justification Letter - File FPG/LON/24-01.

On paragraph 2 it states "The subject lands are intended to become a potential "Hub" location as a part of the ""London's Health & Homelessness Response: Proposed Hubs Implementation Plan""

I went around and spoke to at least 20 neighbours and most were unaware of the plan to turn this building into a HOMEless Shelter. Many did not receive the notification letter I got and the ones who did were shocked on what the actual proposal for the building is for. I am also very disappointed that our local Councillor was unaware of this proposal and has not returned any phone calls from myself and a number of my neighbours.

I went through the proposal and found many flaws and violations of the Provincial Policy Statement and the City of London Official Plan. You don't follow your own rules.

I have a number of questions and comments that I would like a response too.

1. Financial Information. Can you give the financial details on this property and who will be paying for the services provided? WHO is involved and what will the City of London be paying. What taxes will they be collecting? I know the land sold for about \$2.4 Million Dollars bought by Olde School Professional Properties Inc. through Zelinka Priamo Ltd. If the building was already sold and the zoning bylaw application applied for afterwards what were these companies promised before any sort of public hearing or discourse? Why would they buy the property then ask for a zoning change afterwards unless they were given assurances?

2. The most disturbing statement in the Justification Letter is the statement in the conclusions section: "It is our professional opinion that the location of the proposed uses within the existing building will not result in any significant undue impacts to the surrounding neighbourhood and proximate land uses." What study is this based on? Where is the data and material to support this? Already with 2 homeless facilities that have been located in South London there has been an impact on the neighbourhoods. We have a number of elderly people and children in this area. They do not feel safe walking around the area at certain times because of the loitering and vagrant individuals that have now permeated our neighbourhood. It will only become worse. Tim Hortons and other business establishments have become the focal point of these individuals and it has made many people feel unsafe. The amount of theft has gone up as well. Neighbourhoods have become unsafe.

3. Who are these homeless individuals? Has any study or data been collected on them? Where are they coming from? With the closures of Psychiatric Facilities is my guess as well as advertising London as a "Sanctuary City". When did loitering and vagrancy which are illegal become referred to as the homeless and who get preferred treatment by Municipalities and Law Enforcement? The Law of Unintended Consequences is what is going to happen. By not enforcing laws and dealing with the underlying mental and addiction issues of these individuals through proper regulated 24/7 facilities you are merely putting band aid solutions on problems and inefficiently spending tax payers monies. Instead of Homeless Hubs we need Law Enforcement Hubs and Detachments throughout the City to protect individual and property rights.

4. In both the Provincial Policy Statement and The London Plan they both call for Protecting Public Health and Safety. As I have pointed out the entire concept of Homeless Hubs merely pushes the problem out to Residential Areas from downtown and creates unsafe conditions for these neighbourhoods. On top of that the economic impact on devalued home and property value will be catastrophic for new home owners and existing home owners. We have just had a number of new homes built in this area and you want to introduce something that takes away from the area instead of adding to it. Why doesn't the city create an actual medical centre in this building or hospital facility which will benefit the neighbourhood?

In Conclusion I would just like to say that this is an ill conceived plan that does not address the root issues of these homeless individuals and it merely transfers the problem to more areas in the city. A race to the bottom as my friend at work said once. It is economically inefficient as there is plenty of land to build facilities at ParkWood Hospital for drug rehab and mental health issues. The City needs to re-open the Psych facilities closed by the Province and to allow the Police to enforce the law. Rewarding people for not working and living off the system is only going to create longer term issues.

Nikola Pasic

Hello,

My name is and I live at London, Ontario

My family received a letter from London Development Services regarding a Zoning By-law Amendment to 743 Wellington Road which would change it to Emergency Care Establishments and Clinics in a Restricted Office (R01) Zone.

We do not accept or agree with this new zoning.

We found the application letter from Olde School Professional Properties Inc looking to create a Homeless Hub on this property.

This does not line up with The London Official Plan framework to create walkable communities and revitalize urban neighbourhoods and businesses. It is not a good fit for our community and neighbourhood and not an appropriate location for a Homeless Hub considering a lot of the homes in our neighbourhood have elderly people and children that use the walkway between 743 Wellington Road and and the plaza at 725 Wellington Road to get to the bus stop in front of this location and to many businesses along Wellington Road including Tim Horton's where we can get out and see others in our community. Citizens would be impacted by this and terrified to walk through the path if there if there was a homeless population right on that property.

What about protecting Public Health and Safety of our children and vulnerable adults when they let Homeless people out during the day to cause havoc on our neighbourhood. We have experienced so much more crime/break ins since the radio station at 743 Wellington Road closed in 2020 and was not being taken care of. Many homeless people used the building to take drugs and scream and smash cement with rebar on the covered porch of 743 Wellington Road waking us up in the wee hours many nights and leaving litter, needles, alcohol bottles, clothing and even burning blankets on our property line which my family members would clean up so we didn't get more people disturbing us.

We had one man break into our home that was staying at the Super 7 motel the city was putting people in during the pandemic and my husband and sons caught him on our 2nd story deck and had to corner him for 25 minutes before the police came and took him away but said they may not be able to charge him. We have called the police many times about this and other problems with disturbing behaviour and people passed out in front of our home. These homeless/addicts have no boundaries and come on my mother in law's front porch and our door to beg for money. We installed many outdoor cameras and see people coming on to our property to check our vehicles and one

smashed my son's side mirror off his new truck. These people come through 2 (6ft) gates to get into our backyard and have crawled under our 6ft chain link fence to get on our property.

My mother in law's back patio which she uses many times a day as a smoker is 10 feet from the lot line and one of the main entrance doors to the proposed Homeless Hub. This would impact her life greatly and cause so much stress and anxiety for all of us. This zoning change would affect our community land values and is strongly conflicting to the 2020 Provincial Policy Statement Section 1.1.1 that reads Healthy, livable and safe communities are sustained by:

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.

At the root of the London Plan is the goal of building a city that will be attractive as a place to live and invest in a highly competitive world and one that will offer the opportunity of prosperity to everyone.

A strong and recurring theme of the plan is to encourage appropriate, adaptive reuse of existing land and resources to facilitate desirable development which our neighbours have done with all the new houses and massive renovations in the old neighbourhood we live in and call home.

This Homeless Hub would be a terrible look for London given this property is on a major road leading into our city and has a Welcome Centre right across from it. London already has a huge eyesore at Wellington and Horton from the Salvation Army Homeless building which lets people loiter at that corner day and night.

Olde School is saying this would be a good fit for a Homeless Hub because 743 Wellington Road is along Rapid Transit Corridor. This construction will still take many years to complete and Homeless people do not have money to take the bus so this doesn't make any sense. Marginalized people on Welfare and disability pensions have trouble getting bus tickets/passes.

I have spoken with many of my neighbours already and they are very upset they didn't receive notice from City Hall with something that could hugely impact their lives.

Questions we want answered:

Is the City of London or Olde School Professional Properties going to compensate homeowners when the property values drop in our neighbourhood if allowed to open in our community.

Is this why our property taxes are going up to pay for these Homeless Hubs?
How much will this cost taxpayers yearly?

Why is there not a plan for a mental/addiction hospital in London when it is clearly needed to move them safely inside, become stabilized, supported and get them the help they deserve 24/7 not just temporary beds that most marginalized Londoners won't feel safe in anyway.

What is the plan for more police presence for our community?

In conclusion, I would like to speak to the Planning Committee on Wednesday May 22, 2024 to make sure they fully understand this rezoning would change many people lives in our community and we are against it.

Thank you for taking the time to read my email and I look forward to hearing the answers to my questions.

Good Morning...My name is and I reside at . I was away for a couple days last week and came home to your letter informing us of a possible zoning Bylaw amendment .I have been informed by a couple of neighbours that Emergency Care Establishment is actually a Homeless Hub.

I hate to come across as a person who says never in my backyard but in this particular case I feel I must. My husband and I are in our 70's and moved into our home 41 years ago today, What attracted us to this was the fact that it was on a quiet cul-de-sac in a well kept area and had a decent sized lot. Over the years the only matter we objected to that I can recall is the opening up of our street to connect to Wellington Road...there have been a couple of things that we were not in agreement with but accepted. We already see a lot of negative activity stemming from the motel 7 I believe it is called located close by .I personally do not feel safe walking down the pathway as there have been people sleeping on the grassy area and others having heated arguments. Police do not seem to respond.

I understand the City want to increase my taxes by 8% this year alone. it is my feeling that the Homeless Hub would make our area less desirable to live in thus reducing the value of our property, and a possible increase in crime.

Please do not get me wrong I have empathy for the homeless and realize not all have a drug addiction or mental health issues .The problem is out of control and needs to be addressed but I do not believe the answer is by having a Homeless Hub so close to a residential area where there are citizens of all ages young children who should not be exposed to this or the elderly who do not feel safe There are already two such Hubs in the area...surely another location could be found in a non residential area.

To be clear I vote no to the amendment. I thank you for your time and hope you will consider this positively.

Sincerely

It has come to my attention that the above zoning bylaw amendment is to change the old radio station, into a Homeless Hub. As a homeowner on Nadine Avenue, I am opposed to this amendment for fear of property devaluation plus all the problems with the homeless drug addicts, trying to break into our cars and pestering for money, will only increase tenfold.

Sincerely,

--

Stephanie Haggarty

I am a long time resident of Eden Ave.

I have received and read the letter of a proposed rezoning of 743 Wellington Rd. and I have visited and read the information supplied by the website. I wish to be on record as totally opposing the proposed rezoning.

I feel the building definitely needs to be occupied, but I do not agree with it being used as an "Emergency Care Establishment and Clinic" or in layman's terms, a Homeless Hub and Addiction Centre.

No longer am I able to take a leisurely walk through our neighbourhood without feeling unsafe. This is a result of a neglected, empty building and now, with the possibility of rezoning, I will feel more threatened for my personal safety, my home and property and also my neighbour's welfare.

Thank you.

Wendy Campbell

Hi,

We are totally against a Homeless Hub in place of the radio station.

Sincerely

Karen & Nick Urbshott

Dear Jasmine Hall,

My name is Gynet Alder and I live at, London Ontario. I am strongly opposed to converting a privately owned facility into a government-funded shelter in an established residential neighbourhood.

This petition is to express my dissatisfaction over the lack of transparency and opportunity of engagement with the existing resident community who are the most impacted party, over the unilateral decision by the city to

approve the site of a homeless shelter.

I have been given to understand the old radio station at 743 Wellington Road is a proposed future site of a homeless shelter. While I understand the importance of addressing homelessness and providing support to those in need, I believe it is essential to consider the potential impacts of this project on our neighbourhood.

First and foremost, I want to emphasize that I am not opposed to assisting the homeless population or supporting initiatives that provide them with the resources they require. However, as a senior citizen living on my own, I am extremely concerned for my safety and that the proposed location of the shelter may have unintended consequences for my community.

One of the primary concerns is the safety of myself and others. Especially considering that the shelter may attract individuals with various backgrounds and challenges. It is crucial to assess the potential impact on the safety and security of my neighbourhood. As a London resident for over 50 years, this is my first time feeling vulnerable. As a senior, I will have to worry about my safety on my walks and going for coffee. My freedom will be limited, unsafe and detrimental to my health in my time of life.

As you are aware, the incidence of break-ins and thefts as well as auto break-ins have increased in a significant way across the city of London. There is a possibility that the presence of a homeless shelter may exacerbate these issues, and even as I email you, our police force is overwhelmed with these occurrences.

I urge the City Council to engage in a transparent and comprehensive dialogue with our community members. We must have the opportunity to voice our concerns and participate in the decision-making process.

I respectfully request that the City Council consider these concerns and conduct a thorough impact assessment before proceeding with the proposed homeless shelter. The project must benefit both the homeless population, our community safety should be the priority, and potential negative consequences are mitigated.

Thank you for your attention to this matter,

Gynet Allder

Hello,

I oppose the proposed zoning to permit a homeless hub at the old radio station.
Please. Thank you

Kind regards,

- karzan Abdullah

Regarding the zoning bylaw amendment. I understand the purpose of rezoning is to provide a hub for the homeless at 743 Wellington Rd,

I strongly oppose this bylaw for reasons of safety for the vulnerable population in this and adjoining neighbour hoods. Also for the possibility of a decrease in property values,

Concerned homeowner

Donna Brimner

Thank you for your reply. Not sure if publishing my name would accomplish anything either positively or negatively so not sure how to respond. Please only publish my name if absolutely necessary.
Regards

To Whom it May Concern,

I, Jolene resident on in London, Ontario have been made aware of potential changes to 743 Wellington Rd.

I am deeply concerned to hear this location may be repurposed as a hub for homeless individuals. While I understand the importance of providing support and resources for the homeless population, I know that the current plan will have significant negative impacts on our community.

Firstly, I am worried about the safety and security of residents in the vicinity of the proposed hub. Homelessness often comes with complex social issues, including substance abuse and mental health challenges. There is a great risk of increased crime and disturbances in the area. The safety and security of my family is my number one priority.

Secondly, I am concerned about the potential decline in property values as a result of the establishment of a homeless hub nearby. The presence of homeless shelters or service centres can have a detrimental effect on property values in surrounding areas. This could have long-term financial repercussions for homeowners in our neighbourhood. This also will impact local businesses.

I strongly urge the city to reconsider the location of the proposed homeless hub. It is crucial that community input is taken into account and that measures are put in place to mitigate any potential negative effects on residents, businesses, and property values. Alternative sites should be explored, and comprehensive plans for security, outreach, and community integration should be developed in collaboration with stakeholders.

Thank you for considering my concerns. I look forward to hearing from you and participating in further discussions on this important issue.

Sincerely,

Jolene

To whom it may concern,

I hope this message finds you well. My name is Jacob Lounsbury, and I am a resident in the East end of London who is currently looking into purchasing property in the South end. Particularly the zone impacted by possible changes at 743 Wellington Rd. I am writing to express my concerns regarding the potential rezoning and development changes that will impact this neighbourhood, particularly in relation to the establishment of more homeless hubs in the area.

As someone deeply invested in the well-being of our community, I have over ten years of experience working directly with homeless individuals in emergency shelters, specifically Men's Mission on York street. I am very aware of the challenges and adversity faced by this population, and I wholeheartedly support efforts to provide them with the necessary resources and support. However, I am also keenly attuned to the consequences and impact of their presence within a community, especially when it comes to safety and livability.

In the East end, my neighbourhood already grapples with significant challenges related to crime, mental health issues, and substance abuse. I am deliberately seeking property outside of this end of the city due to the high population of homeless individuals and the severity of associated issues. It is unsettling to hear that I may be moving to an area where I will be dealing with these same issues and stressors. It also worries me to start a family and risk exposure to potential dangers such as increased vandalism, break and enters, trespassing, property damage, improper handling of drug paraphernalia, thefts and many more.

While I have had many positive experiences working with the homeless population, the negative encounters and safety concerns have, unfortunately, overshadowed these. I firmly believe in the importance of providing support and care for all citizens, but I am apprehensive about the fairness and safety of having numerous hubs in close proximity to residential areas.

I urge the city to carefully consider the impact of rezoning and development changes on neighbourhood safety and livability. It is essential to strike a balance between addressing the needs of homeless individuals and ensuring the well-being of residents.

Alternative approaches, such as dispersing services more evenly across the city or implementing comprehensive safety measures, should be explored to mitigate the potential negative effects on our community.

Thank you for taking the time to consider my perspective.

Respectfully,

Jacob Lounsbury

Dear Jasmine,

I have lived in this neighborhood for 14 years, and my husband has been here for over 30 years. We are currently building our family home on where we planned to raise our young children.

Unfortunately, over time we have witnessed this community being impacted by increased homelessness and drugs but always hoped that things will improve in the near future.

We were extremely shocked to have received the news from CTV regarding the plans to convert 743 Wellington Rd into a "homeless hub." The letters we received in the mail had zero specification regarding the zoning change for "Emergency Care and Clinics" and had we not had a conversation with Daryl Newcomb from CTV news, we would have never known about the actual changes being proposed.

Should this proposed change take place we no longer feel that this is a safe place to live or raise our family, and fear that this will negatively impact the value in both of our properties at.

Please take these comments into consideration when reviewing the proposed changes.

Sincerely,

Amanda Clarke

In recent times, the proposal to develop a new hub at the south end of London has ignited a wave of discontent among the long-term residents who have deeply rooted themselves in this community for over 30 years. The apprehension surrounding this development stems from the perceived negative impacts it could have on the residents and the fabric of the neighborhood they have called home for decades.

One of the primary concerns raised by long-term residents is the potential disruption to the community's harmony and way of life. The introduction of a new hub in the area could lead to an increase in traffic congestion, noise pollution, and a shift in the neighborhood's dynamics. This abrupt change threatens the tranquility and peace that many residents have cherished and cultivated over the years, causing unease and uncertainty among the longstanding inhabitants.

Furthermore, the lack of consultation with the community regarding this development has exacerbated tensions and fueled resentment. Long-term residents feel sidelined and unheard, with decisions being made without their input or consideration of their well-being. This disregard for the voices of those who have invested their time, effort, and emotions into shaping the neighborhood reflects a disconnect between the authorities and the people directly impacted by the proposed development.

The potential consequences of this hub's establishment on local businesses and establishments cannot be overlooked. Established shops and services that have been pillars of the community for years now face the looming threat of being overshadowed or displaced by the new hub, jeopardizing livelihoods and community ties. The erosion of the area's unique character and identity looms large as the specter of change looms over the south end of London.

In conclusion, the development of a new hub at the south end of London looms as a divisive issue that pits progress against preservation, development against tradition. The fears and objections raised by the long-term residents echo a deep-rooted concern for the well-being and sustainability of the community they have called home for generations. It is imperative for all stakeholders to heed these voices, engage in meaningful dialogue, and explore alternative solutions that respect the legacy and resilience of the south end residents. Failure to do so risks not only the displacement of individuals but also the erosion of the neighborhood's history, culture, and sense of belonging. The true test lies in finding a balance that honors the past while paving the way for a sustainable and inclusive future for all residents of the south end of London.

Regards,
David C.

Hello I would like to express my concern with the possible homeless hub. I have lived on for 36 years my parents and now my wife and I for 16. My own personal experience in my day to day job dealing with all the drug addicted people is a nightmare. I know that there are a lot of bleeding hearts out there that want to always use the term mental

health. This is not the case it is an epidemic and it's easy for people to make decisions that don't affect their backyard!!!! My family and not to mention friends and neighbours in the area are absolutely opposed to this. I heard about this on the radio on Friday on the way home from work and was shocked. This is a major health and safety issue for me and my family. Not to mention this radio station eventually looking like a trash can daily and the next thing that will happen is another tent city in the forest across the street next to the Welcome to London information centre, not a real good look!!!

I hope you realize what problems will be associated with this ludicrous proposal!!

Best Regards,
Josh Johnson

Hello,

I am writing this letter to express my concerns about the proposed zoning change to 743 Wellington Rd. I have learned that the current owners wish to have the zoning changed in order to put in a homeless hub. I don't feel that having a homeless hub located directly across from our Welcome to London tourism building a very good idea. I am also very concerned for the seniors at the Dearness home. It has been stated that there will not be any inconvenience to local businesses or residents of the area but that statement can't be further from the truth. Neighbours of 743 Wellington Rd have already been impacted by homeless people destroying their vehicles and causing waste and garbage to their properties. Some have even had homeless people trying to break into their homes. Businesses have sustained great financial hardship due to the destruction and theft on their properties as well.

I am not opposed to homeless shelters I just feel that they could be better suited elsewhere. I wonder why something hasn't been done by the city considering the rather large amount of money the city received last year. Parkwood hospital has a lot of property that could be utilized in some manner. This would give the homeless the much needed medical care that they need. I feel that a homeless hub in this area will cause local businesses to close their doors as they will not be able to sustain constant repair of their establishments. I hope you will consider the opinions of those who live in this area and decline the zoning change.

Regards,
Tia Baron

Dear Ms. Hall,

I'm writing to see where I can send an email/letter to express my opposition to the proposed homeless hub at the former radio station at 743 Wellington Road. I have already sent an email to my councillor, Ms. Pelosa, but I'm not sure if I have to officially voice my opposition on the City's Planning Department website and I'm wondering if addressing an email to you would be sufficient. If not please direct me to where I can send this email.

We live in the area on and with the current proximity to the two other homeless hubs and psychiatric facility at Victoria Hospital, we have had several problems with people pushing shopping carts with their belongings into our townhouse complex and leaving them in the walkway that connects Wilkins Street to Compton Crescent and also to Mitches Park.

We have had to call the city to remove abandoned mattresses and carts and other debris left on these walkways. Also, I have had to tell a gentleman to move his mattress and shopping cart set up from directly in front of our home. As you can appreciate, I was very apprehensive about that but with several seniors, including single elderly ladies, living next to us, I felt it was needed to ensure safety in our area. Thankfully, the man left, although he left many of his belongings strewn across the walkway.

I am concerned about the potential for people living in the woods and lower part of Mitches Park which is secluded and used by many, including seniors and children to walk on the wooded trails. I also have concerns about walking the trails at the Westminster Ponds, at least in some areas close to the hospital.

We should not have to be concerned about taking a walk in our neighbourhood.

I appreciate this is a difficult issue to solve, but simply building more hubs is not the answer. From what I've seen, many homeless need psychiatric and addiction treatment to enable them to make better decisions and choices so they can come off the streets and turn their lives around. I believe these treatments could be done best in a proper facility such as a hospital, and money should be spent improving our hospital system to bring in those that need treatment.

As Ms. Pelosa pointed out in the recent CTV News story, we have two hubs in this area already. If there are to be hubs, surely other parts of the city can have some.

I hope the city will turn down this proposal when it comes before the planning committee.

Thank you,
Andrew Paterson

Hi

We live in South London and have been reading about the rezoning of the old radio station to become a homeless hub.

It is a known fact (not only for London but numerous cities in Canada and the USA) that the homeless issue needs addressing.

The idea of "hubs" may be on the right track but they need to be placed correctly. The proposed Wellington Road location does not meet the criteria of being in the correct location.

I have read many valid reasons that have been sent to you but also want to add to those reasons. Many of the homeless have mental illnesses and this proposed hub is on a very, very busy street. We could put innocent ,careful drivers at risk if anyone wanders or even runs onto Wellington road. Sadly, I remember this being an issue when the London Psychiatric Hospital existed on Highbury Road.

There is a Seniors' Home also directly across from the proposed location. This could be uncomfortable and even traumatizing for residents that enjoy being outside in the good weather. These residents come from a generation where homeless issues did not exist.

Hoping there will be a reconsideration to this issue and more suitable locations will be investigated.

Keith and Cathy Spooner

April 12, 2024

#1. Since the Motel on Jrellington Rd. South became a "Homeless" Invoirement entered Our lines, Our Chain Link fence in our complex has been destroyed on our premises between Jrellington Rd. and 159 Complex on 159 - Sandringham Cres, Gordon. Since then in our back area, Used Needles have been found in various areas, not to mention, alcohol bottles, Condoms (used) etc.

#2 I have a six year old Granddaughter that lives 2 units from me and uses a path made for her to visit daily at my home. It is unsafe now and if this "Radio" building becomes a new home for the "Homeless", I am afraid for my Granddaughter security!!! There is a possibility of Child Molestation, physical altercations, robberies and more, such as multiple types of "Drugs"

#3 I have been a 35yr-plus homeowner at 159 Sandringham Cres, and never have I been a subject to the "abuse" that City Hall, etc, is forcing on myself and other homeowners in our area, trying to denounce our security, our lively hood and our peace of mind, knowing, at the end of the day, being able to sleep at night with "peace of mind"

Jane Carter

I sent the following to E. Pelosa and she advised me to send it to you as well.

I am sending this email to voice my strong opposition to another hub in our neighborhood.

About a year and a half ago I was broken into at 11:00 am... by a homeless man. On my return about 12 noon I saw him walking out of my driveway. I called police at 12:10 once I realized he had smashed the window in my back door and had gone through my house stealing stuff. They did not come until 8:30 the following morning. A very stressful night for me! It has taken me a long time to feel comfortable in my home or leaving my home for any more than a couple days for a getaway and now with this on the horizon it has made me nervous once again. Besides the fact I was left with having to pay for all the damage even with insurance. I am sending this email to voice my strong opposition to another hub in our neighborhood.

About a year and a half ago I was broken into at 11:00 am... by a homeless man. On my return about 12 noon I saw him walking out of my driveway. I called police at 12:10

once I realized he had smashed the window in my back door and had gone through my house stealing stuff. They did not come until 8:30 the following morning. A very stressful night for me! It has taken me a long time to feel comfortable in my home or leaving my home for any more than a couple days for a getaway and now with this on the horizon it has made me nervous once again. Besides the fact I was left with having to pay for all the damage even with insurance.

In my opinion the new owner is "offering it up" for a homeless hub because he can't find anyone to lease it. There have been homeless people in and around it since the radio station moved out. They tore all the metal exterior air conditioners off to get at whatever, windows broken, the gate at the back has been broken off several times. I quit using the walkway between the buildings because of people hanging around in the back area. Don't feel safe.

Other areas of the city need to get a few homeless hubs in their neighborhoods instead of clustering them in ours.

I hope that with all the opposition from the neighbors that this does not become a reality.

M. Stawarski

Hi,

My name is Janisse Handsor and I live at.
I have lived at this address for over 30 years.

I am totally against the re-zoning application of 743 Wellington Road for an Emergency Care Establishment and clinic for the homeless. I was under the impression that the hubs were supposed to be distributed evenly throughout the city, not all clustered in the same area. We already have a homeless hub at LHSC (where I worked for 45 years), and at Parkwood Hospital. These two locations are within a short distance from the proposed area in discussion. Isn't it strange that the North end of the city has not had to have even one homeless hub. The one location at the Black Pearl Hotel was knocked now quickly when the residents of the area disputed it. Of course the "North" end of London doesn't have to put up with this.

I, and other members of my family use the walkway between 725 Wellington and 743 Wellington Road on a regular basis. I would not feel safe doing this if proposal took place. It was bad enough when the homeless were placed in the Super 7 Motel on Wellington Road. I stopped using the walkway then because of the discarded needles and unruly people in that area. Why do we have to feel unsafe in our neighbourhood. It's not right!

If this homeless hub is allowed at 743 Wellington Road it would be another eyesore for our once great city. It's directly across from the Welcome Centre. Welcome to London-Home of the Homeless. It's bad enough that the entrance into the downtown is already ruined with all of the homeless people hanging out at the Salvation Army Centre of Hope. It's a very negative reflection of our city. I always feel uncomfortable in this area, and I know when I have guests from out of town I try to avoid it. Not a good look for London. Now you are going to have two areas on Wellington Road that are unavoidable, when you are entering London from the 401, etc. What an embarrassment!

Our area of the city is a lovely neighbourhood, but it seems that you are determined to ruin it. The homeless population has no remorse for the behaviour that they portray. The combination of drugs and mental health that the homeless possess only adds up to a violence with no regard for other's safety, or property. Working at LHSC for 45 years, and my daughter being a nurse in the Emergency Department at Victoria Hospital we both know this firsthand all too well. It's a scary situation, and it should not be allowed in our neighbourhood. It's only the greed of ours that are sacrificing our safety and wellbeing.

I will be attending the meeting on May 22, 2024.

Janisse Handsor

Jasmine,

Below is an interview the owner gave to the CBC. Seems to me he has made his opinion known. He may not have applied for a homeless hub to be in there but he is trying to change the zoning. He can then apply to have a homeless hub put into that building.

The owner of a building that may become one of London's homeless hubs says he has been moved by the need for more services for marginalized Londoners and wants to help however he can.

Ross Rains is the owner of Olde School Professional Properties Inc., which has applied to rezone the vacant former radio station at 743 Wellington Road, so it can eventually be turned into one of several homeless hubs the city wants to operate. He is also the owner of The Focal Point Group, a commercial landlord in London and St. Thomas.

"It struck me that if the homeless situation was indeed an emergency, that we should all be pitching in with whatever we have to create solutions," Rains told CBC News in an email.

ADVERTISEMENT

"As property owners for years we have experienced the dilemma of homelessness and addiction which too often has involved disruption to our business, clean-ups and even property damage and theft. It has been very costly for us."

"We should have a dozen of these sites in place or in process across London by now, which I believe would result in a dramatic decrease in incidents at the street level of neighbourhoods, and relieve all of our emergency services such as hospital emergency rooms, ambulance and police," Rains wrote.

- [What you need to know about London's proposed homeless hubs](#)

The building is on a bus route, close to stores and health care providers, and on a future rapid transit line.

"We also understand neighbours who may have fears for safety and property value. At the same time, the existing

facility at 743 Wellington Road is a suitable facility, which with 24/7 professional care-givers, could provide wrap around solutions for our city's most vulnerable in a quiet, orderly campus-like space, providing hope for their futures," Rains wrote.

More hubs needed, owner says

There are two homeless hubs open so far in the city, one run by Youth Opportunities Unlimited catering to young people, the other run by Atlohsa for Indigenous people. Both are located nearby the proposed hub, at the Victoria Hospital campus and at Parkwood.

ADVERTISEMENT

Hubs are open 24/7 and help the highest acuity individuals move indoors, stabilize, access supports and eventually move to more permanent housing.

Officials had hoped to open five by the end of 2023, but only two materialized. A third, proposed at a motel in northwest London, fell through after concerns from neighbours and already-vulnerable people living in the motel spoke against the plan.

"Reading the Hub strategy, which is on the City website, had shown me that the City was open to an 'all city' response that could include business people. Lives are being lost and so many are losing hope," Rains wrote.

Councillor has concerns

Rains purchased the building, across the street from the Tourism London office and Westminster Ponds, in December.

The current zoning allows for medical and dental offices to be operate in the building. Rains wants to add emergency care establishments and clinics as one of the allowed uses. The change will be debated at a May 22 planning and environment committee meeting. Those who want to submit comments about the proposal have to do so by April 19.

- **AUDIO [What will the new homeless hubs look like?](#)**

ADVERTISEMENT

Ward 12 Counselor. Elizabeth Pelozza, who represents the area, has been telling constituencies to express their concerns at that meeting. She knew the property owner was applying for rezoning, but not that someone wanted to use the space for a potential homeless hub.

"There are a few concerns. You have the potential rezoning of the property and a future hub. It's two things happening in conjunction. The planning application requires a public participation meeting. The hub does not," Pelozza said.

"Currently, there's no operator, there's no funding allocated for the site, city staff haven't looked at the site. We're going to be seeing a large turnout during the planning meeting because that's where residents are going to want to raise concerns."

Constituencies are worried that there is a long-term care home close by, it's across the street from the city's welcome centre, and near other hubs located at Victoria

and Parkwood hospitals," Pelozza said. "If the community doesn't speak up now, they might not have another opportunity."

Rains said he's hoping a "competent operator agency" will come forward to use the site as a hub. "The site meets the requirements for such uses being applied for but ultimately the city must decide if this site is appropriate to accommodate an emergency care facility," Rains said. He is also marketing the property for office use, pending the zoning outcome.

"Regardless of the outcome of the rezoning process, our hope is to make a positive difference in each city ward where we operate," he added.

Hello,

I live at in London Ontario and recently received a notice about a rezoning amendment to a property at 743 Wellington Rd. to have it potentially become a Homeless shelter. I have talked to many of my neighbours and all feel this is a very bad fit and will be a detriment to our community.

I just want to share some information and websites about this issue which I found very helpful in learning about the Homeless problem being faced across Canada These are some good video stories from CTV News London that give some good background information on the Homeless Hub Pilot Project London City Hall is trying to implement in London. Sad to know South London along Wellington Road seems to be the go to area they are experimenting with. Also in one of the videos you will see CTV reporting that 20-30% of the Homeless are people from outside the country. Asylum seekers and immigrants. Many others have addiction and mental health issues. A study to determine the exact make up of these individuals if not already done would go a long way to finding solutions is my opinion. Where did they come from? Age Sex makeup? How did they end up where they are? etc. What are their stories. I am sure there is not a one size fits all solution. Triaging them like the hospital does in the emergency units would be a good starting point based on severity and chances of re-integration and becoming tax paying members of the public.

That is not the point every one in this area should have been notified when it comes to what will adversely effect the area and property value.

On 2024-04-02 2:35 p.m., Hall, Jasmine wrote:

> Good afternoon Geoff and Laura Goodwin,

>

> Thank you for your email. The address located at is

> just outside the 120 m circulation radius for the notification and

> that is why you did not receive the Notice of Application through the

> mail. Here is a link to the Notice of Application online:

> <https://london.ca/business-development/planning-development-applicatio>

> ns/planning-applications/743-wellington-road

>

> We thank you for your comments and they have been added to the file that will form part of the public record. We appreciate your comments and are taking them into consideration. Please be advised that your comments, including your name, will also be included in a future staff report published on the City's website for consideration by the Planning and Environment Committee

Hello Councillor Pelozza, Ms. Hall, and the Planning and Environment Committee,

I am writing to express my opposition to the zoning amendment application for 743 Wellington Road (Z-9720), currently under consideration. As a concerned resident of London, I believe that this proposed rezoning and placement of a homeless hub would have significant negative impacts on our community.

Firstly, this location is not an ideal option for another homeless hub. In the Proposed Hubs Implementation document from 2023, it states that there will be "multiple locations distributed throughout the community." This is noted as a foundational piece to the success of this plan, yet

two of the operational hubs are already located within 1.7 kilometers of 743 Wellington Road (800 Commissioners Rd. E. & 550 Wellington Rd.) These hubs should be spread throughout the city as originally intended. This is unfair to the people who need this service in other areas of the city and to residents in this existing area who already have two homeless hubs nearby. Per the implementation document, the success of the Homeless Hubs program will come from small locations dispersed throughout the city. Having three locations within 2 kilometers is falling back into old patterns that we already have downtown and in Old East Village.

The proposed location is also not ideal because of its proximity to Westminster Ponds. Westminster Ponds is the largest public environmentally significant area in London. The Proposed Hubs Implementation document stated that hubs should not be adjacent to parks, making this location unsuitable for a homeless hub. The building at 743 Wellington is also directly across the street from the London Tourism centre. People visiting London for the first time will pass by our tourism centre and see a homeless hub directly across the street. This may negatively impact our visitors' experiences and possibly drive away new residents. This should not be the image we want to put forward as a growing and thriving city.

Furthermore, the rezoning and placement of a homeless hub will also have significant negative impacts to the current residents surrounding 743 Wellington Road. We have many young families with small children that play in the cul-de-sac at the end of Eden Avenue and also many seniors that live alone in that area. As a current resident on Eden Avenue, I also see many residents using the walkway beside 743 Wellington to access transit services and businesses. These residents may be negatively affected by the changing surroundings and increased safety concerns. I also worry about my own safety and the future of this neighbourhood if a homeless hub is placed here. As a young woman thinking about starting a family soon, I worry that this will not be a good place to begin this new chapter of my life.

Finally, on Eden Avenue, there is a high-needs care facility adjacent to the proposed rezoning location. Participation House Support Services (PHSS) helps people with developmental, physical, and medical needs. The residents at this location have caretakers that take them out for walks along Eden Avenue and along the pathway to Wellington to enjoy the sun and fresh air. With the implementation of a homeless hub, the residents and workers may lose a feeling of safety and security in the community, and those important daily outings may be discontinued. Neighbourhood residents of all abilities should be able to enjoy their own homes and properties without fear or worries of safety.

I understand homelessness in London is a complex and multi-faceted issue, however I do not think that 743 Wellington Road is a viable homeless hub option. It is too close to existing hubs and will be difficult for people in need from other parts of the city to access the facility, it goes against the recommendation of not being close to public parks, it negatively paints London as an unsafe city to newcomers, and it will negatively impact the current residents in a historic London neighbourhood. I believe that other areas of the city would be a better fit for this proposed hub and would far greatly benefit everyone concerned.

I urge you to please carefully evaluate the potential consequences of this zoning amendment and to prioritize the well-being of our community. I believe that it is crucial for the City Council to listen to the voices of its residents and to make decisions that reflect the values and concerns of the people it serves.

Thank you for considering my perspective on this important issue. I hope that you will take my concerns into account as you review the application.

Sincerely,
Holly Pring

Here is a petition for our neighbourhood. With 12 more hubs being planned we need to send this to all Londoner's to sign because they could be next to go through what we are going through. The Safety of Londoners is being ignored. Send to all your friends to sign!!!!

<https://www.change.org/p/petition-to-oppose-the-proposed-zoning-by-law-amendment-for-743-wellington-road>

Also I wanted to ask this question the other day in our meeting to the City Planners and Leaderswhy are they so stuck on taking existing buildings with all the renovation costs and and then spend \$2.7 million a year on operating costs?

At $15 \times \$2.7 = \40.5 million a year this seems very inefficient.

Why don't they build facilities for these services with this kind of money in places Londoners can live with and be proud of?

The old River Road Golf Course which they shut down can house more than enough buildings for this. You could even split up in 2 or 3 locations depending on what services you want to provide. A triage system!!!!

Nikola

Hello,

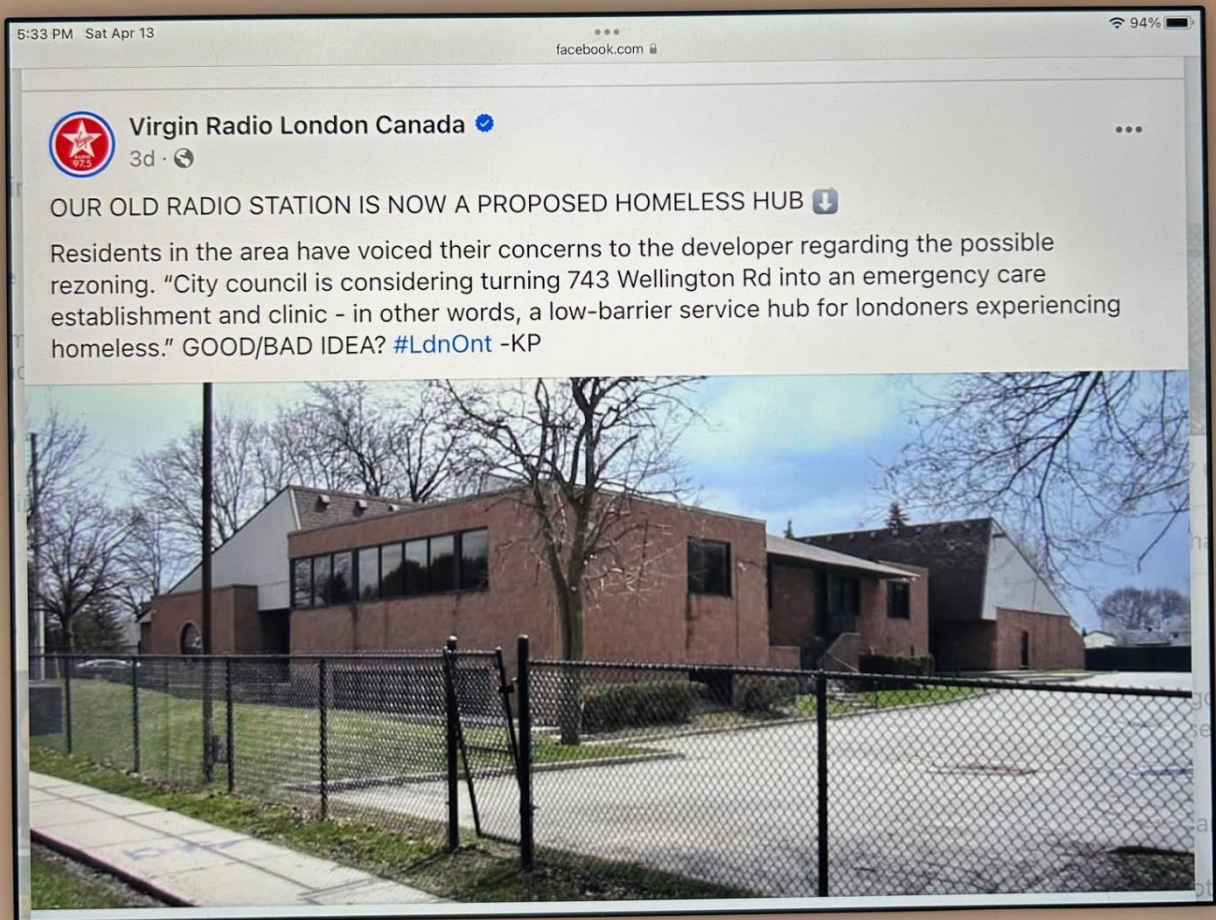
I hope this comment online makes you realize how our family and property will be under threat.

These people are not rational!

I explained to you all the many problems we have already experienced with no help from the police or city.

This is not acceptable.

If anything happens to my family or home and property we will get a lawyer and sue.



My name is Tracy Gilders and I live at London, Ontario

I have lived at this address for almost 20 years with my husband and 2 children. We do not accept or agree with the application for rezoning of 743 Wellington Road to "Emergency Care Establishments and Clinics in a restricted office" (R01) Zone.

This property is very close to ours and we will be severely impacted if this zoning changes.

We have already had repercussions due to the homeless being housed at the Motel 7 during Covid and it has caused numerous safety concerns. We have had break ins to our backyard and also 2 bikes stolen from our shed. We have had our cars broken into numerous times and now feel the need to completely empty any contents, to try and dissuade forced entries. Flood lights and locks are always in place now. The increase in crime and theft has been since more homeless have been on the stretch between Commissioners and Southdale on Wellington Rd.

I have personally witnessed overdoses and drug deals on the walkway beside 743 Wellington road, as I can see it from my house. A few years ago, there were a few different men living in the bushes at different times. They were doing drugs and also defecating on the grass. When calling the police, they ask them to move along. I am often scared when I am alone in the front yard and need to do gardening. I am always vigilant of people walking down the street. I know many homeless have started carrying weapons and this causes me deep anxiety.

These are some of the things I have witnessed and I am extremely concerned about our safety and peace of mind if a hub goes in there. We are already worried now. What will happen when more homeless show up in our neighbourhood? When I moved into this house, I did not have to consider this type of dwelling so close to my home. I would not have chosen it.

I have a 19 and 21 year old that often arrive home late due to work hours and worry for their safety when they exit their vehicle and get to the house. My stress level due to this possible hub has been unbearable. I feel I may have to move and take a loss on our house due a decline in our house value. We have worked hard and have just paid our mortgage off after 25 years. Is this how the city treats loyal tax payers in later years? I am already willing to pay the tax increases and concede to a sidewalk and BRT close by, but now you want a homeless hub less than 120 meters from my front door?

When did homeless, mental health and addicts rights come before my rights to a safe and peaceful home? It has been proven these last few years that bringing more along this stretch has caused chaos, crime, theft, drugs and safety issues.

I have been one of the canvassers for the petition. You would not believe the stories retold, as we spread the news of this rezoning application. The ones that did receive the letter, thought it was for a possible walk-in or dental clinic. How shocked were they and all the OTHER neighbors that didn't get a letter, to learn it was for an eventual application for a homeless hub! Here are a few of the stories I've heard while canvassing:

Red lobster-lost their exterior piping 6 times due to theft, resulting in large food losses. Istanbul Steak house - Man came in and threatened death if they didn't give what he wanted.

Plaza beside walkway- over 100 000 in ongoing damage due to theft and vandalism.

Lady in Condos behind Motel 7 had her deck lit on fire-man climbed her fence

The radio station itself has had multiple break ins, damage, theft and squatting.

Many businesses have had broken windows in theft attempts.

Holes in the fence behind the Motel 7 made by the homeless living there.

Many homeowners have cameras showing people attempting to get into vehicles and houses.

These are just a few of the stories and most franchises/corporate businesses cannot speak out.

Many businesses cannot continue to take these kinds of thefts and losses. They will close and cause even further decline of the area. This would not be a good look as you're coming into London, across from the Welcome Center. These changes have all occurred since the housing of the homeless at Motel7, other various hotels along Wellington and the 2 hubs put in last fall. I do not agree that our neighbourhood, which is already suffering, has a 3rd hub within 1.7 km of each other.

Furthermore, As I have canvassed, I have noticed a large number of elderly widows in this area. I believe a hub is a very bad idea, as they are vulnerable and cannot protect themselves the same way that younger people can. They often walk to Tim Hortons and this would definitely impact their safety and most will not walk that pathway beside the hub. This will affect their quality of life. There are also several young families that use that walkway as well. There has already been an issue in nearby Winblest park with needles and excrement being found there. Lastly, there are 3 participation houses in this neighbourhood. One is at, which is directly beside/across the proposed rezone property. There are people with very high needs that definitely cannot protect themselves. The nurses are also a concern, as they come and go at all hours of the

day and night, due to 24hr supervision. What about their safety? There have already been safety concerns here. There is also the Dearness home across the street, will the elderly be able to enjoy the ponds and the special area and walkway made for them? What about the nursing staff? The community engagement results noted that many Londoners agree a hub should not be near seniors!! 743 Wellington road is actually part of this neighborhood, with butting up directly beside it. There is also another directly behind it. I thought that these hubs were not allowed to be within a neighbourhood? It is not good for the safety and security of our already struggling community.

I am also concerned about the Westminster Ponds which is an environmentally significant spot for Londoners. There has been a rising issue with safety while walking due to the presence of people tenting and making fires in the woods. A hub will further limit the enjoyment of this area.

I want my 5 minutes to speak on May 22/24

In closing, I again state that I do not accept or agree with this new zoning. We need to find a better way to help our homeless and keep our citizens safe.

Tracy Gilders

This communication is in response to the current application for rezoning by Zelinka Priamo Ltd – File Z-9720 and voice our opposition to the rezoning change.

This change is a direct attempt by the applicant to allow the property to be used as a homeless hub. It is also rather disturbing that city representatives would provide inaccurate and conflicting information to media sources when asked for input.

Firstly, it was stated that the city has no intention to place a hub in this location at this time and in theory this may be true – the hub cannot be established without the zoning change. At the same time the city states that it is already in “partnership conversations” with the owner and a city representative interviewed by the local TV news was enthusiastic about the opportunity to work with the owner and encouraged other property owners to come forward.

Secondly, this application by the planner on behalf of the current owner/developer of the property can only be seen as a way to obtain a revenue stream in the interim until the ultimate development of the property.

The placement of another Hub in the area only solidifies the poor approach to the implementation of the overall plan which is flawed to begin with. The current Hub placements have created a rise in criminal and disruptive issues within the neighbourhood and this was previewed when the Motel just north of the current site was used during Covid.

This is not a homeless issue, but an addiction and mental health issue. Currently, from figures provided by the Free Press, agencies are receiving well over \$100 per day per space and if this was truly a need for a home for an individual the \$3000 per month would easily cover a home and even food.

Here is a news clip from a respected national news outlet:

At any given time in London, Ont., there are roughly 1,700 to 2,100 people confirmed to be experiencing homelessness. Of those, about 600 are considered “high acuity,” meaning they require a high level of supports.

Why is over \$100 per day being spent to “accommodate” individuals in a facility with 24 hour supervision when according to the statistics above two thirds of the individuals are not “high acuity” and simply need a place to live. Also, it has also been reported that many of the individuals currently living in encampments do not want to live in a housed facility of any sort. Once again bringing into question the effectiveness of these types of facilities.

There are hundreds of homes within 500 metres of this property that will be impacted by the proposal and it is inevitable that the existence of this facility will only lead to more crime and less safety of the residents within the area.

Dave and Heather Thompson

My family and I are totally against this homeless housing proposal at the old radio station building. The crime, property value and safety for the community is a huge concern for us as well as all our neighbors. I have young kids to use the walkway from Eden to Wellington to go to Timmies this will no longer be an option as it will become tent city with all kinds of needles. I strongly encourage the city to look at other options that don't involve residential neighborhoods.

Thanks

Dave Wojnas

Hello...

First of all we didn't call CTV News, they saw the application on London.ca and came to our house.

Secondly, there is a big difference between criticism and threats. Even if only 10% of homeless people are dangerous and unsafe we still wouldn't feel comfortable with those odds.

Third, it is because of your greed buying this property and trying to make a buck on the Homeless crisis while destroying our neighbourhood's safety and well-being we wouldn't of felt the need to let everyone know what is going on, It would have helped if your company and the city were more transparent with what you are proposing with the zoning change.

I'm not sure why the city doesn't care about it's residents but keeping homeless people away from this community will help with the problems we are experiencing.

Furthermore, sending out the information about apartments at 362 Dundas is not even relevant. Comparing apartments to a Homeless Hub is not apples to apples.

I am not in agreement with the proposed request to change the zoning at this location for the following reasons.

There are people's homes that back on to this property. Directly behind this building and the stretch of Wellington Rd from Wilkins to Southdale are homes, condos, townhouses, detached homes and apartment buildings with families and young children.

The residents of the area use the walkway that has been next to the radio station to gain access to Wellington Rd and the businesses in the area. With the coming rapid bus transit along Wellington Rd if the zoning request is allowed residents will feel uneasy to use the walkway which will hinder their use of the rapid bus transit along Wellington Rd. If the walkway is closed to accommodate the zoning change you are also hindering access to the rapid bus transit by those living in the neighbourhood behind this building.

The tourism office is located across the street from this location and what a greeting the City would give visitors with a care establishment and clinic also known as homeless hub located across the road from it.

Located at the tourism office is also access to the ponds. The ponds have been given special status as one of the beauties of our city and families visiting the ponds or children on a school trip to the ponds could likely encounter clients of the facility should the city approve the request to change zoning of a building across the road to permit a care establishment and clinic.

Any patrons of business located next to this facility i.e. coffee shop, restaurants, services are likely to lose some clients as well due to their proximity to the facility.

In South London there are already two similar facilities located on the grounds of LHSC located at Commissioners and Wellington.

How many of these establishments does South London need? These facilities to help the homeless are the responsibility of all neighbourhoods in the City of London and to my knowledge to date there are only three and two are located in South London not far from the current property seeking a change to zoning.

Please do not allow a change to zoning to permit an emergency care establishment and clinic at the former radio station on Wellington Rd. S.

Dear Planning and Environment Committee, Councillor Pelosa, and Ms. Hall,

I am writing to you today to oppose the proposed zoning by law amendment at 743 Wellington Road. I do not believe that the proposed special amendment to allow emergency care establishments and/or clinics uses is an appropriate amendment to the RO1 zoning currently in place. Although the implementation of a "Homeless Hub" is not being decided on directly in this application, it has been cited as a possibility by the property owner and the proposed zoning amendment would open the door to such a facility. Thus, some of my points will speak to this topic.

To begin, 743 Wellington Road is directly opposite of Westminster Ponds. Westminster Ponds is the largest publicly-owned environmentally significant area in London and an invaluable public resource. Per the [Hubs Implementation Plan document](#), on page 41 it states that hubs should not be located in close proximity to parks or directly park adjacent. This is one reason to reject the proposed zoning amendment.

Further to this, the Tourism London Welcome Centre is located on the grounds of Westminster Ponds; this is a prominent area which attracts a lot of visitors from inside and outside the city. Through its helpful services and access to the beautiful Westminster Ponds, it generates a great first impression of London. The potential installation of a homeless hub facility directly adjacent to this site may contribute to more negative impressions of our city. It would be prudent to reject the proposed amendment and keep the zoning as-is.

The proximity of 743 Wellington Road to the two first homeless hubs is also cause for concern. The Atlohsa Family Healing Services Hub at 500 Wellington Road and the Youth Opportunities Unlimited (Y.O.U.) Hub at 800 Commissioners Road East are 0.9km and 1.7km away respectively. Hubs should be dispersed more evenly across the city - this is a common feedback on community surveys. Also in the implementation document, it states the success of the Homeless Hubs program will come from small locations dispersed throughout the city

Also in close proximity to 743 Wellington Road are two care facilities - Dearness Home and Participation House Support Services (PHSS). Dearness Home is a long term care facility hosting residents with a wide range of needs. PHSS is a high needs facility located right behind 743 Wellington Road, sharing a pathway from Wellington Road to Eden Ave. The residents and their caretakers routinely go for walks and outings on the shared path. This proposed zoning amendment may hinder their willingness or ability to use the shared pathway.

One issue which affects me personally is the issue of safety. As a resident of this community for over three years, I have dealt with a handful of incidents which have made me concerned for my partner and I's safety. I am concerned that the proposed zoning amendment may open the door to a facility which does not help improve the safety of our neighbourhood.

Lastly, in reviewing the Hubs Implementation Plan document, it specifies on page 41 that hubs "should be established within areas that have existing Emergency Care Establishment zoning". This criteria makes the proposed zoning amendment redundant and thus should not proceed.

In conclusion, I oppose the proposed zoning amendment at 743 Wellington Road for the reasons listed above. I think the current RO1 zoning is appropriate for the location and should not be changed. The special amendment is inappropriate and in the context of the Homeless

Hubs Implementation Plan, completely redundant. The criteria listed above show the incompatibility between the Homeless Hub documentation and 743 Wellington Road.

Thank you for taking the time to read my email. Please take my opinions into consideration when you make your decision on May 22nd.

Regards,

Ryan Singh

Dear City Hall Members,

I hope this message finds you well. I wanted to reach out to chat about the proposed homeless shelter location in our neighborhood. The 715 Wellington Rd S is a commercial plaza with our neighbor: Fantastic Nails. Hakim Optical, Indian House, etc. We all have our own business to take care of, however, all of us care for the safety of customers, clients, and our employees. For many years, we have been alerted to countless situations such as break-ins, trespassing, business operation interruption, and complaints from customers about the cleanliness of the plaza. As a local business owner and resident, I would like to share some real-life examples of issues I had when a motel nearby housed homeless folks during COVID-19:

- Someone climbed up on top of the roof of my business and stole the copper wires from my AC, leaving me with a hefty repair bill in the middle of summer.
- One of my customers had their wallet stolen from their car during the day. They smashed the window to get in.
- Someone defecated in front of my business and left large pile of human waste at the front entrance
- Needles and drug paraphernalia were littered all over my business's parking lot and near my front entrance
- We had reports of car break-ins all over the place, causing stress and losses for locals and visitors alike.

Given these issues that I personally experienced the last time a homeless shelter was in close proximity to my business, I am very concerned about putting a shelter here again. I understand the importance of providing shelter for the increasing homeless population but, as much as we are concerned with homelessness care, we are more importantly prioritizing the safety and operation of the plaza. We need solutions that work for everyone while keeping our community safe and thriving. Moreover, I found out about the "Homeless Hub" proposed plan from a local living in the back neighborhood. There was no information provided to us from the

City Hall, nor any parties involved. Our voices and opinions are not heard, and it seems like it is not important when considering the operation of the "homeless hub" here. I hope that our community's voices will make a change, for a different perspective towards this plan and a reconsideration for the Hub.

Thanks for listening,

Sam Nawabi,

I am opposed to the rezoning of the old radio station so that a homeless hub can potentially be built. I have lived on and payed taxes for 25 years .We bought this house to raise our kids in and to be on a quiet street and neighborhood.. We did not buy a home that was zoned next to a emergency medical building that could become a homeless hub.Rezoning this building is just wrong, this building, as stated in the proposal for hubs will be a no wrong door facility, meaning addicted and mentally unstable will be encouraged to use it.

These people have mental health and drug problems which need to be addressed on institutional grounds away from neighborhoods. There is a big difference between people that need housing and the addicted and mentally unstable.

In the past few years, we have seen an increase in problems in our area.

Stoned people on the walkway beside the building(if you call the police they just tell them to move along on, if they come out)

We've seen drug deals and people shooting up and needles in the walkway.

Sheds being broken into and if you dont lock your car at night it will be ransacked in the morning.

There are many older residents in this area, as well as 3 special needs houses. The seniors home across the street.

Are you going to pay for my depreciated home value?

When did the rights of mental health and addicts override our right to safety?

Please respect our right to a safe neighborhood.

George Gilders

Hello,

My name is Jacqueline Durand and I live at London, Ontario

My family received a letter regarding a Zoning By-law Amendment to 743 Wellington Road looking to Rezone to Emergency Care Establishments and Clinics in a Restricted office (R01) Zone.

We do not accept or agree with this new zoning.

The application letter from Olde school professional Properties Inc clearly states they are planning to use the space for a homeless hub. I am very aware of the homeless crisis in the city but this is not an appropriate location to house the homeless. We have families, children, elderly and individuals with complex disabilities all living within 1 kilometer of this property. My children take the city bus regularly and walk to Tim Hortons with their friends. They will no longer feel safe to walk freely in their own neighborhood. I work as a psw in the community and look after vulnerable members of our community who would not feel safe with a homeless hub in our neighborhood. Our Family enjoys hiking westminister ponds year round. We have already witnessed the destruction of the wooded area behind Dearness home last fall where they left behind needles, tents, garbage that had been lit on fire and shopping carts. Since the hub was

built behind Parkwood we have seen an increase in homeless and drug users roaming the neighborhood looking for a safe place to sleep. Last summer my 15 year old daughter was chased and nearly attacked by a mentally ill individual. Her and her friend were waiting for a city bus near the emergency department on commissioners rd when a man came running at them screaming with his hands in his pockets. They ran into the middle of the median on commissioners road fearing for their lives, terrified that he may have a weapon. The man continued chasing them up and down the median while cars honked their horns. Thankfully a good Samaritan stopped and gave them a ride to safety. The police did not show up until 30 minutes after the incident occurred. Police informed us that the man that chased them was mentally ill and had been kicked out of the emergency department. This situation could have been avoided if the city would just build a hospital to support the mentally ill and drug addicted individuals of our city instead of them having no other place to go other than the emergency department which is already overwhelmed. My Daughter Sylvia is now terrified to walk anywhere at night. My 12 year old son enjoys walking to Tim Hortons with his friends from the neighborhood. My teenage children catch the bus right in front of this building to go to the mall and visit their friends. Please consider the health and wellbeing of the residents in our neighborhood who will no longer feel safe catching a bus or going for a walk or grabbing coffee with their friends. Our community is already suffering from the isolation we endured during covid 19. This Homeless Hub will push our neighbors further into isolation as they will not feel safe walking in their own neighborhood. My questions for you are: How will you ensure the safety of my family and neighbors? How will you maintain the cleanliness of the neighborhood and property when there is an increase in garbage and needles from the increase in homeless and drug users in the area? Will there be 24 hour security or police patrolling the neighborhood? Will the property owners in the neighborhood be compensated for the decrease in our property value? Please consider looking at housing the homeless in a larger more suitable area that can provide support for these people without jeopardizing the safety and mental health of the individuals who have worked very hard to live in a safe and clean neighborhood. I will be at the meeting on May 22nd and would like my questions and concerns addressed before this rezoning is considered. Thank you for your attention to my concerns in this matter.

Please feel free to call or email me.

Dear Jasmine,

We spoke on the phone last week with regard to the Homeless Hub that is possibly going to be at 743 Wellington Road.

My husband myself and our family are very concerned to hear there could possibly be a hub at the top of our street and directly in our community. It is our understanding we currently have two shelters in our immediate community WHY put another one so close to each other?

We have six schools, two churches, Dearness home with elderly patients, numerous children's playground's and two care homes for the medically fragile, also many, many elderly living in the community. This proposal isn't a good fit for this neighbourhood.

Our neighborhood has experienced homeless males sleeping around the proposed site all winter, with garbage everywhere.

A male was trying to cook on a BBQ while it was lying on its side.

An elderly lady in her seventies found a male sleeping on her porch, She is now terrified to leave her home.

We are experiencing homeless drug users at our children's playgrounds and leaving needles on the ground. We have two small grandchildren whom love to play at the playground, IT IS NOT SAFE they don't understand what is safe to touch. This is an extremely serious problem. Which will get worse if this Hub takes place.

What the unfortunate homeless community needs is help. They need medical care, dental care, most importantly they need mental health care treatment, this hub is a band aid not a solution. To provided the proper care for these individuals that need rehab. Many have become homeless through no fault of their own, many have taking to drugs and alcohol through job loss, lost their way during covid, lost their job and or family because of addiction. They need guidance through rehab, the need to relearn life

skills, learn or relearn working skills to be able to become a productive citizen and member of society.

The property owner of the building is in this for the money. Its our understanding the city are willing to pay this property owner \$180.00 a night per person to house 90 people. He/they are in it only for their benefit not because they care. Is it in their community probably not!! Where are they going to go during the day? Wander around the neighborhood?

There is a women's shelter on Wellington Road. These women are there through no fault of their own. They receive care and help. They are helped with learning new skills for working, how to live a life after abuse, how to provide for their children.

To become a productive citizen and member of society.

We don't hear much about them but know the program is working for them.

Addicts too can be helped if given the right opportunities.

Ask anyone that was an addict that went to a Teen Challenge Program it works.

These poor souls need help not to make a RICH property owner RICHER.

A bed and hot meal is not enough.

With regards.

Michelle and Richard Jennings

Hello,

My husband and I live at, and we have lived in this community for more than 30 years.

Regarding the zoning proposal for 743 Wellington Rd to create a Homeless Hub **we disagree** with the proposal for the following reasons:

There is a group home at, a walking distance of 150m from 743 Wellington Rd. This home has vulnerable people that are often taken out for walks in their wheelchairs by their attendants and they deserve to be in a safe environment/community where they will not be harassed by homeless people and exposed to drugs, needles, squatters, obscenities and crime.

There is a children's park near 650 Winblest street which is 450 m from 743 Wellington Rd. This will no longer be a safe place to play.

Tourism London Welcome Centre is 400 m from 743 Wellington Rd, there are already squatters behind the tourism centre in Westminster Pond Conservation area and having a homeless hub will increase the number of people that hang out there. This used to be a good place to go for a hike, but I no longer feel safe to go over there and enjoy the woods and trails as a senior citizen.

The homeless hub will also become an unwelcome site for those entering London, a main corridor street into the city.

I like to walk daily around my neighborhood and would like to continue walking through the path from Eden Ave. to Wellington Rd, to use the businesses or catch the bus, but if this homeless hub comes to be, I will no longer feel safe to do so.

Thank you for listening to our concerns.

Ida and John Williams

Hello,

My name is Hamza Kadri and I currently reside at a couple meters away from the proposed application building. I reside with my wife Amina and my 2 year old daughter and another daughter soon to be born in July. To begin, receiving this letter was a huge sigh of relief thinking the proposed rezoning was to create a medical institution that could benefit the community, my family and wellbeing. However, the proposed changes and notification received by mail was EXTREMELY MISLEADING. After much discovery the proposed changes may be attributed to a construction of an "emergency homeless hub" or shelter. Nothing against the homeless or those in need; however with being a protective father and husband, I have the responsibility of caring for the safety of my 3 beautiful girls. First and foremost, the proposed application puts an already moderate fragile community at more harm than ever. I have received several break-ins and encounters of thieves from my cars, my backyard and even my house (can provide police reports/videos if needed.) Again I am not against the homeless population and would hate to stigmatize an at risk population, but the proposed application would indeed increase the risk of thefts in a heavily resided community.

Secondly, I currently work with populations affected by homelessness and the proposed location is detrimental as many have concurrent substance abuse disorders that could negatively be displayed, especially putting several kids/families at risk with potential sharps, smoke and substances. The proposed location is off one of the busiest streets in London across from "tourism London". There must be a better location to accommodate these populations.

My wife and my kids are always walking to Tim Hortons and down to the pond by London Tourism, the proposal would put my kids at risk of potential safety hazards, possible exposures any parents would hate their kids to see. When does walking down a sidewalk to a local tim Hortons put your kids at a safety risk a good idea for a proposed application to create a "homeless hub" in your community.

Yet again, i work with this population and I truly appreciate them and they deserve to live, however I have observed the negative impacts it will have to my family and the community at large. These populations are effected by mental health challenges that could potentially put my family at risk.

I believe i speak on behalf of my community at large and am extremely against the proposed rezoning application. I will provide facts following in a latter email to support my claims.

Thank you,

Hamza Kadri

Jasmine,

It has come to my attention from our neighbors in the area and the news that there is a request to rezone the old radio station on Wellington to accommodate a homeless hub.

I would like to state my opposition to this request for the following reasons:-

- 1) The whole process seems to be a sneaky way to do whatever to prop these hubs all over the city with minimum notifications of the residents & businesses in the area, knowing fully that the homeless hub would not be static and will bring in a lot more people from downtown to the residential area. As residents, we

can expect a rise in crime such as break ins, damage to property, theft, use of drugs, unsanitary disposal of needles and such. This is totally unacceptable.

2) Our special needs son, often walks in the street in front of our house during the day greeting the neighbors and cleaning up the front lawn. This would become impossible due to the influx of so many strangers in the area and it would become unsafe.

3) We already have 2 homeless shelters in the area we don't need a third that is going to be located so close to the residential area.

4) There are many school children in the area that take the school busses in the morning and return in the afternoon. This will add some risks due to a lot more strangers in the area.

5) There are already panhandlers at each major street intersection in the area, we don't need more at where we shop, eat and go for a walk or bike ride. Some of the panhandlers are aggressive and intimidating. We tend to avoid all businesses that have panhandlers waiting in front of the storefront.

This whole plan of having homeless hubs throughout the city is flawed and not very well planned. It will be opposed by the businesses and residents once they are aware of what is involved and the safety risk factors.

If city council or the mayor insists of having these, I would suggest the first one should be located at city hall. There is a big court yard at the back that can accommodate several portables for this project if they don't have any available space inside the building.

Max Touckly

Hello,

I'm writing to you to express disbelief about plans for creating another honkers hub in our area! It's a residential neighborhood with lots of your children and teens, our kids use the walkway from Eden Ave to Wellington Rd to go to timmies or different spots.

It's unacceptable to create something so unsafe around our kids and families. We want our neighborhood to stay safe with no crime. We do go to downtown London on very rare occasions and see what's happening there with homeless people who are mostly addicted to drugs or other substances.

I urge you to stop that!

Sylwia Wojnas

My husband and I live close to the old radio station on Wellington road I hear and see the owner wants to put in for a rezoning to include a Home Less Hub in said location.

I am not against helping people down on there luck like what our church has been doing for decades but having some thing like that in our neighbour hood is something

I would be against since there are two so called hubs close by , What we need is a set up in a building that can separate the people using it, if they have mental issues

drug issues or just down on there luck for reasons beyond there control . Having a set up where you are only there for six to eight weeks and then passed on to some

other agency who are overwhelmed to begin with , some professionals say it could take up to two years to help certain peoples situation .

In the passed we did have places for people to go with different needs and different treatments but they are no longer around .

The owner of said building is only out to make a might dollar on us the taxes payers and we get not help from our elected official will remember that the next time a election is called .

My husband had major surgery last fall and part of his rehab is to exercise daily weather permitting outside .

I know he has been harassed and followed by the home less population when out side as he does not move as fast as he once did .

I have seen what I can best describe as drug deals going down at night and have in the past seen people passed out on our neighbours lawn .

What ever happens will remember at the ballot box at the next election.

Laura F Goodwin .

It has come to the attention of the residence, in close proximity of this proposal, that there will be a homeless hub developed within the near future.

Although the majority are not apposed to help the homeless we just feel there are areas in the city that would be more appropriate as well as better suited than 743 wellington rd.

Eg: closer to hospitals, closer to necessities of life, living, and hygiene.

This area is directly next to businesses, as well as, a high density of residential homes, and apartments impacting potential revenue, disturbances, sanitation, and property values.

This area is also located on a very busy street (wellington rd.) and could be fatality dangerous to the homeless who are crossing at any given time.

The impact of this proposal will be negative for both the residents in the area and the homeless by not helping the situation for either.

Luigi Liberatore
Joseph Ruscio
Valerie Ruscio

Dear Jasmine,

We are writing this letter to you to express our concerns, fears and opposition to the current application for re-zoning of 743 Wellington Road by Zelinka Priamo Ltd.

It is our understanding that the re-zoning is a direct means of establishing a Homeless Hub. There have been many articles written verifying that this is the goal of the owner of 743 Wellington.

There are currently two existing hubs in close proximity to our location and that another would further increase the many problems and crimes already occurring in our neighborhood . The addition of another hub in our area only increases our concern for the safety of the children and families.

There are schools, private daycare and parks in our area all within a short walking distance of the potential hub.

We are not against helping most of these people, many of whom have fallen on hard times, but we feel there should be more thought given the way it's approached.

The issue is not homelessness as much as it is related to mental health and addiction issues.

According to one news agency between 1,700 and 2,100 people in London experience homelessness but only 600 of them require a high level of support.

That means that 2/3 of these people only require a place to live and do not require the 24 hour supervision and the cost of providing it.

According to the Free Press, agencies are receiving over \$100 per day and the over \$3,000 per month would easily cover more permanent housing and cover or assist in the providing of food instead of a night or two at the hub and then back on the street.

I'd also like to point out that this address is almost directly across the street from London's Tourist Information Center. We're not sure this is the image you want to project to people coming to visit our city

We have lived at our residence for 47 years and sadly in the last few years have seen decline in the quality of life in the neighborhood.

A year ago we opposed the easement requested by the builder of a home on our street citing safety concerns if the easement was granted. Our petition fell on deaf ears and the easement was granted. Those concerns have turned out to be true and we deal with these issues on a daily basis.

Our point is that the people who live here know the risks of the potential hub. We want to feel safe when we come home and be proud of the time and money we have put into our homes. We don't want to fear for the safety of our grandchildren if they step outside.

Thank you in advance for taking the time to view our concerns.

Fondest regards,

Jim and Gerda Hunter

Hello Jasmine Hall and counselor Pelosa,

I'm sending this email to voice my support for the referenced application. The creation of a homelessness hub on Wellington South is an important next step in helping our most vulnerable neighbors.

Thanks for your work on this project. I hope the City and the property owner are able to move it forward.

Best regards,

John Griffiths.

Hi Elizabeth,

Portland's "band-aid" approach to Homeless problems on YouTube

This drug counselor says 80% Homeless are addicted to drugs.

More shelters didn't help the problem there. It just got worse.

London needs a detox centre with all the funds they are spending on Homeless Hubs.

These Homeless Hubs are a waste of taxpayers money.

We need positive long term solutions not to spread them all over the city.

Many people are saying they don't want to do renovations on their homes because City Hall is trying to destroy our neighbourhoods and communities.

How is London going to grow and prosper when people won't know if there are any safe neighbourhoods in this city. We hardly have any new home construction as it is and now City Hall is trying to stop the renovation business out there too.

Please do your research. Change can still happen. It's not too late!

Councilor Elizabeth Pelosa

We are residents at We have lived in our home for the past 38 years. Our home is one block from the proposed HUB on Wellington Rd.

We are saddened that we as taxpayers have to write to our city planners and ward councilor to ask you to keep our home and neighbours safe. This should be very obvious to our elected officials that placing a HUB in a residential area poses a threat to our home and the safety of those living in this area..

We attended a community event on Saturday April 27 at Winblest park to gather more information from our neighbours.

Many homeowners and retailers owners shared stories about the damage, vagrancies, needles, trash and theft that has already increased with having 2 other HUBS in close proximity.

We shouldn't have to check the park for needles and overnight homeless sleepers before taking our kids and grandkids to play.

We no longer feel the freedom to leave our front door unlocked, in case a person high on drugs feels its ok to just walk in.

The three Participation Homes in our homes have become easy targets for violence the safety of their clients and support staff is questionable.

Our trails at Westminster park suffer from campfires and vagrancy.

The alleyway adjacent to 743 Wellington Rd and Eden St has become a haven for overnight encampment, drug use and theft.

The list goes on as many of our neighbors have experienced personal loss and fear for their safety.

Many of these violences have been reported to police but no show or interest from our police.

We have been longtime supporters of helping our local agencies to feed and cloth our homeless but we are also well aware that this is a stop gap measure as this HUB will be as well. Who continues to look after them when they leave the front door with fresh clothes and their bellies full? Who monitors where they go from there?

Many of our homeless friends need more than a meal. They need constant long term mental and addiction help which we believe will only be possible if we pour our tax dollars in creating a long term facility/ hospital to get them off the streets and into sustainable long term care. As councilor you are very aware of the millions that we pour into these stop gap measures.

We strongly oppose that the zoning application File Z-9720 for 743 Wellington Rd not be granted for the above reasons.

As citizens we also have a right to live in a safe neighbourhood.

As our elected official Ms Pelozo, please represent us with your voice on May 22 and vote no to this proposal.

Kees VanDaalen
Marg VanDaalen

I am sure you have already heard from residents and businesses in the immediate area of the proposed homeless hub, as to the horrendous conditions they are experiencing from the homeless already camped, rendering it unsafe for residents and visitors to enjoy one of London's remaining wild- life habitats.

This is the gateway to London prompting the position of the visitor info centre, thus a very, very poor choice for a homeless hub!

I will definitely oppose this rezoning application !!

Bryan Mills

Hi Jasmine,

My wife and I are on and just got the notice about the revision.

I see that the zoning bylaw was just amended from simply "Emergency Care Establishments, and Clinics" to "

Clinics, Emergency Care Establishments, Medical/dental laboratories, Business service establishments, Day care centres, Personal service establishments, and Financial Institutions."

I'm curious as to how this affects the actual plan for the space? Is it still meant to be a Homeless Hub, or has the purpose changed as well?

Thank you so much,
Erik

Dear Jasmin,

I am writing to express my strong opposition to the proposed homeless shelter in our neighborhood that will be located .

While I fully support programs that help those in need, I have serious concerns about the negative impact it would have on my family and child. Studies have shown that the presence of a homeless shelter can lead to an increase in crime rates in the surrounding area. As a parent, my top priority is the safety and well-being of my child, and I cannot risk exposing them to potential dangers that come with a higher crime rate.

Additionally, property values in neighborhoods with homeless shelters often decrease, making it harder for families to build equity in their homes. This could have long-term financial implications for my family and hinder our ability to provide a stable and secure living environment for my child.

I urge you to reconsider the placement of the homeless shelter in our area and explore alternative solutions that address the needs of the homeless population without compromising the safety and livelihood of residents.

Thank you for your attention to this matter.

Sincerely,

Martin Svensson

Hi Jasmine and Elizabeth,

What does Permit Emergency Care, Business service, and personal service establishments mean? I think London needs to be very careful of what business is allowed right across from Tourism London. If it has anything to do with a homeless center, I am 100 % against that happening. I signed a petition against a homeless shelter at that location.

Sincerely,

Terry Schley

We are opposed to the Zoning By-law Amendment at 743 Wellington Road. Our address is. The road is a major entrance into the city by Visitors and this would not paint a very nice picture of our City which is already looking uninviting with the "hanging around" by the residents at the Men's Mission at Wellington and York Street. The road is too busy and with the upcoming construction of the bus route it could be dangerous.