

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

Hi Ms. Hall,

I am one of the residents living on Eden Ave, a small pathway away from the proposed rezoning space. Myself and some other residents have some concerns about potential plans for the space. Namely that the rezoning allows the possibilities of clinics, which could include Safe Injection Clinics or one for the unhoused.

I'm sure you've already heard about the other Homeless Hubs that are within close proximity to this building, when the city initially stated that they would be spread throughout London.

What we are concerned with is having a safe injection clinic or space for high risk people so close.

In the Homeless Hub application it states: "Hubs should not be located in close proximity to: Elementary schools Splash pads and wading pools Not directly adjacent to licensed child care centres Not in parks or directly park adjacent Not within residential neighbourhood interior..."

To have an Injection Clinic or space for the unhoused steps from people's residences, 3 parks and two schools makes residents worried about the safety of our community.

I'm happy for you to pass these concerns on when this matter is being discussed.

Thank you,  
Melissa Higbee

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Thank you,  
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Hi Jasmine.

This email is in regards to the zoning application at 743 Wellington Rd. London, On. The city of London, Mayor, Word Councillors and property owner Ross Rains need to sit back and re-evaluate the safety of our neighbourhood and anyone using this facility.

We are concerned that a Homeless Hub will be set up in this building.. Homeless Hubs should NEVER be in a residential area. We may not have a school close to 743 Wellington but we do have busloads of children picked up and dropped off every day. We have seniors, grandchildren, pets and 3 Participaction Homes (one right behind this location) that need to be considered.

Shortly after the city of London put Homeless people in the Super 7 Motel, theft increased dramatically in our neighbourhood.. I personally experienced a Stoned Homeless man try to

get into my car while I was waiting with a friend for the bus to arrive so she could board it safely in the dark. We chose to drive to the next bus stop and wait only to find him follow us and attempt to get in our car again. Very scary to say the least. Other neighbours have come home to a homeless man in his house. The number of stories we have heard is very concerning.

Homeless hubs should abide by the same Property Standards By-Law-CP-24 as the rest of the City of London TAXPAYERS. There should be no double standards. You can be sure if we the taxpayer broke this bylaw we would be charged and made to pay a fine and clean-up our property. So far we have not seen any effort to keep the Homeless Hubs clean. Putting 15 Homeless Hubs spread out throughout London will definitely turn most of London into a ghetto. My husband has a business downtown. He is constantly picking up clothing, garbage, needles and foil packets off the streets in front of his property left behind by the homeless. He cannot put his garbage out the night before as it will be rummaged through and spread all over the street, thus won't get picked up..This will happen to our neighbourhood too as there are no consequences to their actions.

**Build it and they will come.** By building 15 Homeless Hubs in London we will be inviting more busloads of people to London costing The Taxpayers of London will have to pay 20% of the cost of subsidized homes. You raised our taxes 8.7% this year alone. Many of us are on fixed incomes. Seniors can sell their homes and move into a retirement home only to run out of money to go where? Nursing homes are not available to all. So we displace the hardworking citizens of London too.

A small number of Homeless Hubs are needed to help those who want help but NOT IN ANY NEIGHBOURHOOD what-so-ever..

I have been proud to be a Londoner for my whole life, **please don't make London a Ghetto.**

Cindy and Dave Williams

Thank you Mark and Cindy for your notes addressed to Jasmine.

The guard rail is not at our property, but rather next door, however your point is taken, Mark. There is no doubt that safety for all concerned should be a priority in your neighbourhood. What we have heard from you, Cindy and many others has shown us how traumatic things have been in your area since the start of Covid. It is very sad and we understand the anxiety felt by many. The concentration of homeless in your area requires focused attention. I thought this property could be part of the solution with the right agency, the right security and a professionally operated campus. Something that could help bring order out of some of the chaos and get many lives back on the path toward supportive and affordable housing.

To repeat what we have said at our April 30th meeting when we invited neighbours to come for a second visit and chat:

1. We asked the City to consider an expanded list of allowable zoning uses which they are doing.
2. It includes 'emergency care.' The planner and I understood from City staff in January that this was all that a Hub application involved. Councillors have since told us that there is a process after the zoning is approved. The problem is that no one knows what the process is and that it may not be until Fall that it is clear. We are a small family business and said we could not hold on past July 1 to make this offer to the neighbourhood and the City. Six months of carrying costs, improvements and re-zoning costs have all gone into this offer. Our property matches all the criteria for a Hub as outlined in the plan and we thought the City/neighbourhood would embrace it. We were wrong.
3. The May 22nd public meeting at City Hall is not about a Hub application, which is now dead in the water for us. It is only about the list of zoning uses.
4. Even if 'emergency care' were to be recommended by the Planning Committee to Council it would be too late for a Hub to happen as there is no defined process and certainly nothing that can happen by July 1. Maybe under 'emergency care' a hospice or palliative care centre could emerge instead if there is a need. Who knows? Under 'clinic use' it would open up a lot of medical specialties. And so on. Each 'use' opens more options that can serve the community.
5. This application is also a challenge to the City's resolve to implement the Hub plan which is sputtering, as our collective expression of 'whole community response' has revealed.

One day your community may feel there is a need for a Hub at some better site or some better resource for the needs you see all around you which are not being addressed. Some of your neighbours felt positive about our offer. We came in good faith, listened and adjusted our plan. We also took some unfair hits at public meetings we hosted.

Meanwhile, we are all left with the age old question ... who is my neighbour? In closing, I attach a brief reflection from a common story on that theme...

Sincerely,

Ross

Jasmine Hall  
Planning and Development, City of London  
Cc: Elizabeth Pelosa Councillor Ward 12

Dear planner Jasmine Hall and Councillor Elizabeth Pelosa:

I am writing to voice my opposition to the proposed Zoning Bylaw Amendment at 743 Wellington Road, File: Z-9720.

It appears from the comments by Ms. Pelosa in the CBC Apr. 5/24 article that there are two issues happening concurrently... the rezoning of the property and the homeless HUB controversy.

First off, the new owner of 743 Wellington Road, having purchased the property last December, has found himself with an issue in which he has latched onto as his “knight in shining armour” solution to the homeless crisis we have in this city. I find it quite interesting that the owner Mr. Ross Rains, has now realized that his property hasn't yet found a new tenant under the old zoning designation these past 4 months, and has now resorted to making 2 subsequent zoning bylaw amendment applications, now adding “Emergency Care Establishments” to his application, in order to broaden his chances of renting out his new- found property. I'm not sure whether this approach was always his intent all along, but it seems convenient that he now has found the homeless issue to be his new *raison d'être*.

Instead of giving a reasonable amount of time to secure a new tenant, he has in an emergency, hired Zelinka Priamo Ltd., a private land use planner consultant. As the agent for aiding him in navigating this process, the firm has, of course, “cherry-picked” the most convenient wordings within the London Plan, in which to support his application. And that is their job, naturally, working in the best interest of their client. So, it is quite evident that Mr. Rains has ‘doubled down’ on the homeless issue and is attempting to increase his prospective rental opportunities in the marketplace, now squarely focusing on the City of London, as one such tenant. He is a businessman and wants to make a quick and timely buck on his new purchase and ‘damn’ the existing zoning rules... he'll do whatever it takes to improve his return on investment.

Speaking of investment. This leads me to the second issue... the homeless. This area already has 2 homeless hubs in close proximity to 743 Wellington Ave. ... one run by Youth Opportunities Unlimited and Atlohsa for Indigenous people situated at Victoria Hospital and Parkwood . The local geography already is doing their fair share of providing services and by permitting another location on Wellington will certainly not lead to a better and improved investment for the surrounding neighborhood. The fact that the building is across from Tourism London Welcoming Centre and the Westminster ponds will not be compatible to the southern transportation gateway to the city, not to mention the residential neighbours to the west, north and south along Wellington, Nadine Ave. Eden Ave. Winblest Ave., Creston Ave. and Mitches Park to the west.

Currently there are homeless folks being accommodated at the Super 7 motel to the north of 743 Wellington and neighbours have lately witnessed some unfortunate activities with our homeless persons during their daily interactions with the surrounding neighborhood.

I know this is a complex issue but allowing this zoning application to pass would not only jeopardize the people in need of a more appropriate location, but also compromise the safety and well-being of residents and businesses in the area.

I ask you to refuse this application for these reasons and let Mr. Rains play by the existing zoning bylaw rules and 'take his chances' on the open rental market, as that building already has sufficient zoning criteria in which for him to attract his next tenant.

Thank you  
Darryl Stacey

Hi Jasmine Hall,

The following are thoughts in opposition to re-zoning 743 Wellington Road for "Emergency Care Establishments" and "Clinics". The truth is this is ultimately a plan to put a "HUB" into our residential neighborhood.

Proposed Zoning By-Law Amendment suggests it would be "appropriate", "desirable", "compatible" and "Complimentary". How can anyone believe that people addicted to drugs will be a "desirable" influence in a residential area with a playground nearby? It will be desirable for the land owner making money. Provincial Policy Statement (2020) Policy Analysis Table Policy Response Section 1.1.1 Healthy, live able and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term; [this will only deplete the financial wellbeing of the Province and its tax paying citizens, creating higher taxes.]
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.

A HUB will clearly create public health and safety concerns – who will be responsible for litter and who will reimburse neighbours – would the developer/land owner or City Council or the "Hub" be financially responsible – two of those three coming out of our own taxes that will increase. If the clients cause any property or health care needs to the neighbours/public, will you provide services to us? What will you do to protect us?

Regarding Section 1.3.1 "Planning authorities shall promote economic development and competitiveness....." The application refers to 743 Wellington stating it will "help the long-term needs of the White Oaks community." [The 743 Wellington location is part of the Cleardale area, not White Oaks. If there is a need in the White Oaks area, perhaps it should be found in their neighbourhood. There are already two HUBS not far from 743 Wellington.]

Section 1.6.4 ".....to ensure the protection of public health and safety...." What will either Zelinka Priamo Ltd or our London City Council do to ensure the protection of public health and safety? Calling the police for help when they take 25 minutes to arrive is not acceptable. Who will be held responsible for vandalism/litter/theft/personal injury by homeless?

Why put so close to Highway #401 giving human traffickers quick access for abduction?

I believe proximity to the "Rapid Transit Corridor" is not beneficial. Are we making it convenient for drug dealers to access them? Wouldn't they be better off removed from all the convenient temptations of the city? Could they enjoy a more productive life in a farm-type setting?

If we truly believe they are vulnerable, they should be protected away from rapid transit.

Under Section 1.7.1 "At the root of The London Plan is the goal of building a city that will be attractive as a place to live." This location is opposite our London Tourist Welcome Center. Will that make a good impression of our city? The 2016 Official Plan (The London Plan) continues to say "... will offer the opportunity of prosperity to everyone." It is more likely that a HUB in our neighbourhood will cause the property value of many homes/places in the surrounding area to go down. Maybe the property owner will prosper but not the majority of us.

In the conclusion of the Zelinka Priamo Ltd Zoning By-Law Amendment application dated March 14, 2024, it states "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." Can Zelinka Priamo Ltd or London City Council be held to account if this statement is proven to be false?

Will HUBS in London attract more homeless people to our city, costing the taxpayer even more?

The cost to house the homeless is higher than we spend on ourselves. Taxes are going up higher than inflation, city up 9%. The higher the cost of living, the more homelessness you cause.

What is the percentage of homeless people who return to becoming working, drug-free, non-alcoholic citizens?

Please take these thoughts into consideration.

Iris Ansell Hi Jasmine Hall,

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Please be aware that placing a HUB in this area will bring down the property values and increase drug use and crime. You cannot possibly want to be responsible for this to happen.

Mike Ansell