

# **APPENDIX '1'**

## **PUBLIC COMMENTS**

**0Z-7941**

**519 York Street**

**1209571 Ontario Limited**

**Musicco, Nicole**

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**From:** Frank Filice [mailto:filicefrank@hotmail.com]  
**Sent:** Wednesday, April 27, 2011 12:08 PM  
**To:** Musicco, Nicole  
**Cc:** Bryant, Judy  
**Subject:** file #Z-7879

**Categories:** Red Category

Dear Nicole;

It is my view that this change in zoning should not be approved at this time. If this additional use is approved, it clears the way for a methadone clinic to be established at this site. There is currently a temporary by-law restricting any new methadone clinics in London, which is being challenged, and Planning is considering what controls, if any, should be put in place with regards to those clinics. This work should be completed before this additional use is considered as it may have implication for the nature of the clinic considered for the site.

Frank Filice,  
831 Elias St.  
London

**Musicco, Nicole**

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**From:** Mark Brunnenmeir [mailto:mark@budgowan.com]  
**Sent:** Tuesday, April 12, 2011 6:04 PM  
**To:** Musicco, Nicole  
**Subject:** File Z-7879  
**Attachments:** CCF04122011\_00003.pdf  
  
**Categories:** Red Category

Dear Mrs. Nicole Musicco,

Please find attached a letter in response to the Application to Amend the Zoning By-Law for 519 York St. which I am **strongly opposed to.**

Mark Brunnenmeir  
Owner / Operator  
Bud Gowan Formal Wear  
551 York Street  
London, ON, N6B 1R6

[Redacted]  
[Redacted]  
[Redacted]

<<CCF04122011\_00003.pdf>>

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Head Office & Showroom  
551 York Street  
London, Ontario N6B 1R6  
(519) 672-6210  
Fax: (519) 672-5713  
e-mail: [info@budgowan.com](mailto:info@budgowan.com)

London Whiteoaks Location \* Sarnia \* Chatham \* Kitchener \* Woodstock \* Goderich

April 12, 2011

RE: File Z-7879

Dear Nicole Musicco,

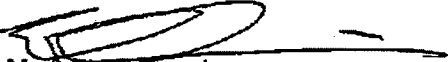
I am writing to you to express my strong objection to the proposed Zoning amendment of 519 York St. to have the addition of 'clinic' included in the list of uses.

RSC2 / RSC4 already permits a wide range of uses including medical / rehabilitation type uses covered in the categories of Animal Clinics, Pharmacies, Day Care and Personal Services. The addition to add the word 'clinic' to me specifically would allow the property to be used as an establishment such as the Methodone Clinic which there is already one located within 500 meets just 2 blocks North of the proposed location. That usage there has cause a sever negative implication to the property owners and business in that area as these type of business attract a human element which is prone to loiter, as well as due to their often financial needs are often engaged in criminal activity to offset the drug habits they may have. I hate to stereotype in this way, but it unfortunately is a reality. My personal belief on that specific subject is that if that service is deemed necessary it should be government controlled ideally at a hospital so proper records can be kept to measure results, security can be established to prevent loitering and the negative elements which this may attract would not be in neighborhoods near households, schools, and businesses.

The proposed area is directly across from one of the larger high schools in London. It is also in very close proximity to the Salvation Army, Men's Mission and a Methodone Clinic already in existence. These types of business draw a negative element into the area already. As a direct result of the negative clientele these establishments drawn into the area, we have already experience numerous accounts of theft, vandalism and loitering making is difficult to do business and in one case ever retain a staff member who expressed safety concerns. The last thing we need is to have more facilities resulting in an even great draw of this type of negative element to this area.

When the Notice of Application was received, I was personally visited and / or called by 4 local property owners and / or businesses in the area who expressed alarming levels of concern before I myself have even opened the letter myself. I think you will have head from them already and can add my voice to their strong objections. For the Applicant, and possibly the individuals who may use the facility (but they could get this service elsewhere), you will adversely affect all other stakeholders in the area including residents, business owners, property owners and area students. This hardly seems like a responsible decision and I am sure you will see it this way as well.

Should you wish to clarify anything within this letter with me, I may be contacted directly through any of the contact mediums listed in below my signature.



Mark Brannenmeir  
Bud Gowan Formal Wear  
551 York Street  
London, ON, N6B 1R6  
P: 1-519-672-6210  
F: 1-519-672-5713  
C: 1-519-777-3076  
[www.budgowan.com](http://www.budgowan.com)

**Musicco, Nicole**

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**From:** Mark Brunnenmeir [REDACTED]  
**Sent:** Monday, April 18, 2011 3:39 PM  
**To:** Bryant, Judy  
**Cc:** Musicco, Nicole  
**Subject:** RE: re: Z-7879 / 519 York St / Additional information

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Thanks Judy for the reply,

I have read the comment from Nicole to yourself which stated the application is not going to be a Methadone clinic and a special provision may be enclosed to prevent a Methadone clinic in the future.

Since we are discussing making an amendment to the allowable uses to the RSC2/RSC4 list of permitted uses, could stakeholders like myself not simply be directly informed of that the proposed use is (rather than is not) and then if it is agreeable enclose a provision adding that specific use rather than the broad use of "clinic except methadone clinic". For example, if a dental office wishes to establish itself, we could amend the zoning to give an exemption to allow a dental clinic. This would prevent the dental clinic from then switching to be some type of clinic similar to, but not exactly, a methadone clinic or other addiction treatment center.

There are still many non methadone clinics which will have very similar negative consequences to an area which is already plagued by social assistance type of buildings and has correlating negative implications due to increase vandalism, crime, loitering etc. All of these things is what myself along with other business owners, residents, students and patrons to this area would like to not see increase further that the level it already is at presence. I think knowing exactly what is planned and allowing that use only if it agreeable will help this amendment be properly discussed and commented upon. Unless I know exactly what the reasons for the amendment is and I believe that type of use to be beneficial to the community, and the amendment is written in such a way to only allow that type of use in addition to the current zoning, I will be against Amending the Zoning By-Law to allow an additional permitted use.

Mark Brunnenmeir  
Bud Gowan Formal Wear  
551 York Street  
London, ON, N6B 1R6

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**From:** Bryant, Judy [<mailto:jbryant@london.ca>]  
**Sent:** Wednesday, April 13, 2011 3:29 PM  
**To:** Mark Brunnenmeir  
**Subject:** FW: re: Z-7879 / 519 York St / Additional information

Hi Mark;  
I had enquiries earlier and here is the reply I can understand the concern I hope this helps.  
Thanks  
Judy

Judy Bryant  
Councillor, Ward 13, City of London, Ontario, Canada  
(519) 661 2500 ext. 0370

## Musicco, Nicole

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**From:** Mark Brunnenmeir [REDACTED]  
**Sent:** Friday, July 22, 2011 10:38 PM  
**To:** Musicco, Nicole  
**Subject:** RE: File Z-7879 and now OZ-7941

Hi Nicole,

I received a Notice of Application for 519 York St. which is extremely similar to the file number Z-7879 except with the addition of "service office" along with "clinic" as a list of uses. Without a delimitation of Service office and my strong opinions expressed about the amendment with respect to "Clinics", I will continue to strongly object to amendment.

Should I reissue my original letter and the listed concerns?

Also, in a subsequent email regarding the original application I had offered a solution which other business owners in this area agree would lead to our potential support of the proposal. Please see attached information for this. Please consider this as a potential viable option to resolve this issue by listing only the exact desired use of the building rather than the general term "clinic".

Thanks,

Mark Brunnenmeir  
Bud Gowan Formal Wear  
551 York Street  
London, ON, N6B 1R6  
P: 1-519-672-6210  
F: 1-519-672-5713  
[www.budgowan.com](http://www.budgowan.com)

"

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**From:** Mark Brunnenmeir  
**Sent:** Monday, April 18, 2011 3:39 PM  
**To:** 'Bryant, Judy'  
**Cc:** 'nmusicco@london.ca'  
**Subject:** RE: re: Z-7879 / 519 York St / Additional information

PLANNING DEPARTMENT

Thanks Judy for the reply,

I have read the comment from Nicole to yourself which stated the application is not going to be a Methadone clinic and a special provision may be enclosed to prevent a Methadone clinic in the future.

Since we are discussing making an amendment to the allowable uses to the RSC2/RSC4 list of permitted uses, could stakeholders like myself not simply be directly informed of what the proposed use is (rather than is not) and then if it is agreeable enclose a provision adding that specific use rather than the broad use of "clinic except methadone clinic". For example, if a dental office wishes to establish itself, we could amend the zoning to give an exemption to allow a dental clinic. This would prevent the dental clinic from then switching to be some type of clinic similar to, but not exactly, a methadone clinic or other addiction treatment center.

There are still many non methadone clinics which will have very similar negative consequences to an area which is already plagued by social assistance type of buildings and has correlating negative implications due to increase vandalism, crime, loitering etc. All of these things is what myself along with other business owners, residents, students and patrons to this area would like to not see increase further that the level it already is at presence. I think knowing exactly what is planned and allowing that use only if it agreeable will help this amendment be properly discussed and commented upon. Unless I know exactly what the reasons for the amendment is and I believe that type of use to be

**Musicco, Nicole**

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**From:** Mark Brunnenmeir [REDACTED]  
**Sent:** Saturday, August 27, 2011 2:16 PM  
**To:** Musicco, Nicole  
**Subject:** RE: File Z-7879 and now OZ-7941

Hi Nicole,

I received a follow up letter in the mail for the above file. I am ok with the Service Office amendment based on the uses being limited to " a building or part thereof, in which one or more persons is employed in the management, direction or conducting of a travel agency, an insurance agency or a real estate agency".

However, as long as the application request has any reference to clinic I will remain opposed. I would be in favor of the application if it asked only to add Service Office"

Mark Brunnenmeir  
Bud Gowan Formal Wear  
551 York Street  
London, ON, N6B 1R6  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Musicco, Nicole [mailto:nmusicco@London.ca]  
**Sent:** Monday, July 25, 2011 8:43 AM  
**To:** 'Mark Brunnenmeir'  
**Subject:** RE: File Z-7879 and now OZ-7941

Good morning Mark,

Thank you again for your comments on this application. I have your comments from the previous circulation, so there is no need to resend them to me.

Thanks again,

Nicole

Nicole Musicco  
Planner II - Community Planning and Urban Design  
206 Dundas Street - City of London  
519.661.2500 ext. 5887

*DISCLAIMER: A reasonable effort has been made to ensure that the information in this letter is correct. The opinions in this letter reflect the writer's interpretation of the information provided. Any opinion set forth in this letter may be changed at any time during the review process. Only the final report to Built and Natural Environment Committee reflects the position of the Planning and Development Department. The Corporation of the City of London accepts no liability arising from any errors or omissions. Every Applicant should consider seeking independent planning advice.*

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**From:** Mark Brunnenmeir [REDACTED]  
**Sent:** Friday, July 22, 2011 10:38 PM

**Musicco, Nicole**

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**From:** Betsy Kouklakis [REDACTED]  
**Sent:** Saturday, April 16, 2011 8:40 AM  
**To:** Musicco, Nicole  
**Subject:** 519 York Street

Dear Nicole:

I thought I would send you an email about my concerns on 519 York St. so it could be on record along with my verbal concern.

As you saw with all the property that my family and myself own in the area of Dundas/William...King/William our concern is great. I don't feel that another Meth Clinic should be opening up within 2 blocks of the other one. The existing clinic has managed to ruin are neighbourhood, our business, our rental properties after opening in 2002. It is sad that my parents have worked so hard over 50 years to build a solid future for their children only to be washed away by the word "clinic". Between the coffee house and the meth clinic on Dundas and William this area has a bad reputation now.

There is no reason another one should open within 2 blocks. Others should share our misfortune.

Thanks  
Betsy Kouklakis



**Musicco, Nicole**

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**From:** Betsy Kouklakis [REDACTED]  
**Sent:** Sunday, July 24, 2011 9:42 AM  
**To:** Musicco, Nicole  
**Subject:** 519 York Street - File No. OZ-7941

Hi Nicole:

Again.....we do not want this amendment to go through as it wants to add the word "clinic" again.

This email pertains to the following addresses also disagreeing with this amendment:

- 551 King Street
- 541 Dundas Street
- 533 Dundas Street
- 540 Dundas Street
- 422 William Street
- 399 William Street
- 424 William Street

Thank You  
Betsy Kouklakis

PLANNING DIVISION  
SCANNED

**Musicco, Nicole**

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**From:** Betsy Kouklakis [REDACTED]  
**Sent:** Monday, August 29, 2011 8:49 AM  
**To:** Musicco, Nicole  
**Subject:** 519 York St.

Good morning Nicole:

Why is there so many applications for this file?

For all my properties NO to this application again.

Thanks  
Betsy Kouklakis

# O'Neil Funeral Home

(London) Limited

350 William Street

London, Ontario N6B 3C7

Joseph E. O'Neil

Joseph G. P. O'Neil

14<sup>th</sup> April 2011

By E-mail

Subject: 519 York Street

File #: Z-7879

Attn: Nicole Musicco

Tel: 519-661-4980

Fax: 519-661-5397

Email: [nmusicco@london.ca](mailto:nmusicco@london.ca)

Dear Ms. Musicco;

Thank you for this notification. I am writing on behalf of our business at 350 William Street, my family who reside at 356 William street, and my parents who live at 575 King St.

We wish to thank the city for their assurances that they will make sure that the amendment to include the word "clinic" will also specify "but not methadone".

However we are still concerned. If I read the allowed uses of this land correctly according to the document mailed to all of us, animal clinics and pharmacies are already permitted, and the official plan already allows medical and dental clinics, so we are all confused as to why the specific word "clinic" needs to be added.

If we seem overly paranoid, bear in mind that a proposal to open a new methadone clinic just a three blocks away on Bathurst street was narrowly avoided not more than two months ago, and it is my understanding that the company who wished to open at that location is still looking for another location.

If we were told explicitly that a dental or a chiropractic clinic was to open at this location, we would have no issue. However, the vagueness of the word "clinic" by itself combined with the fact that the "no man's lands" between official downtown and Old East has become the defacto location to place the majority of London's social service agencies means until we have specific information, we oppose and cannot support the proposed amendment.

Yours

Joseph G O'Neil

**Musicco, Nicole**

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**From:** O'Neil Funeral Home  
**Sent:** Sunday, July 24, 2011 1:32 PM  
**To:** Musicco, Nicole  
**Cc:** Bryant, Judy  
**Subject:** 519 York Street

[http://www.london.ca/Planning\\_and\\_Development/PDFs/LIC/OZ\\_7941na.pdf](http://www.london.ca/Planning_and_Development/PDFs/LIC/OZ_7941na.pdf)

24<sup>th</sup> July 2010

To:

Planner: N. Musicco  
Tel: 519-661-4980  
Fax: 519-661 -5397  
Email: [nmusicco@london.ca](mailto:nmusicco@london.ca)

Topic:  
File: OZ-7941  
519 York Street,  
Planned Amendment to the Official Plan & Zoning Bylaw.  
(see link above to PDF file if needed)

Dear Ms. Musicco;

Thank you for your notice. On behalf of myself, my family and our business, we all stand opposed to the proposed amendment.

First the proposal is too vague. When our business back in 1978 exactly one half block south from the corner of King & William St to 350 William Street, we had to seek changes to the zoning, and at that time, we had to state exactly who we were (not just a numbered company) and exactly what type of business was going in. In addition, we had proof that funeral directors had been living and working at the William Street address since the 1880s (Ferguson Undertakers, who would later go on to be one of the co-founders of the Globe Casket factory), but we still had to go through a completely transparent process at the time.

We all feel the failure to identify exactly who is going in and exactly what they plan to do open and / or operate is unfair and a double standard compared to our experience. We also feel failure to state in plan language the exact plans is dishonest.

One of the many reasons we feel this way, we know for a fact that the company that wished to open a methadone clinic not far away on Bathurst Street was blocked and they are still trying to open a new clinic in London. We also know that the city by-law regarding methadone clinics was challenged at the OMB.

This is not NIMBY, this is NAMBY - Not ANOTHER In My Backyard. If it is the intent of our community to deliberately concentrate all social services and agencies, including methadone clinics in one small area of the city, those of us who live and work here should be told up front.

One last point. Even if it is not the intent of this numbered company to open a methadone clinic, we still oppose the application. To repeat ourselves, we should be told exactly what is going in, and exactly who is

**PLANNING DIVISION  
SCANNED**

## Musicco, Nicole

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**From:** O'Neil Funeral Home [REDACTED]  
**Sent:** Tuesday, August 23, 2011 1:18 PM  
**To:** Musicco, Nicole  
**Subject:** RE: 519 York Street

23 August 2010

Good Afternoon;

Thank you for the notice of application for another amendment to the zoning of 519 York.

For the record, I am replying on behalf of our business, O'Neil Funeral Home, 350 William St., my mom and dad (Joseph & Kathleen O'Neil) at 575 King Street and my own family (Joseph, Suzanne, Tristan and Siobhan O'Neil. ) at 356 William Street.

As before, our concerns deal specifically with the word "clinic" and it's potential uses. While the term "service office" is explained, we still don't know what "clinic" means.

Let me give you a direct example. In the London Free Press online today there is a news story that London will be receiving - quoting here:

"Ontario's first publicly funded residential centre for adults with eating disorders will be set up in London. "

Now if that eating disorder clinic is the specific "clinic" that plans to setup here, or conversely a pain management clinic - such as the one just opened on Adelaide Street just north of th CPR tracks in the old Bernie's restaurant, we would have not problem.

However it is the lack of specifics, and the known fact that the company was denied permission to open a methadone clinic on Horton Street is actively trying to open one in our area quite frankly scares us. We effectively now have not one, but two methadone clinics in our area - the one at Dundas near William, and the pharmacy over on the old East business area has expanded it's methadone distribution that is has effectively become another large clinic. It seems that in the case of the pharmacy, they have "slipped through the cracks" and are able to operate a second clinic.

That is specifically our concern, will somebody else try to use vague language and try to slip in another clinic "through the cracks" Until we know exactly for sure, we oppose the change and application.

Again, as always, thank you very much for keeping us in touch, we really do appreciate it .

Yours

joe

## Musicco, Nicole

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**From:** O'Neil Funeral Home [REDACTED]  
**Sent:** Friday, April 15, 2011 8:44 AM  
**To:** Musicco, Nicole  
**Subject:** RE: 519 York Street

Hi;

Thank you for wirtting back so fast.

Yes I do know that there is an interm by-law preventing any more methadone clinics being palced in certina locations - such as 500 meters of a high school, but I am also aware that there is an OMB challange to this interm bylaw coming up this summer.

I think the City - both the staff and councellors - have been great to deal with on this subject, so it's not you guys I have an issue with, it's the unknown factor here. For example, I think you people are doing your best to prevent a nother methadone clinic form going into this same area, but what happens if the city looses the OMB challenge? I think the city is really trying hard to tackle this issue and allt heproblems we have with the crrent methadone clinic on Dundas Street, but frankly from my point of view, provincial and federal laws are tying your hands behind your back on you guys.

If another methadone clinic goes in here down at the corner, my property values will sink to near zero overnight. In both poltics and business, perception is often more important than reality, and if my business is encompassed north and south by methoadone clinics, then we are ruined. I live here, I cannot pick up my business and move it overseas like the large corporations all do. No matter how small the possibility, and since everything we own - our business, our jobs, our homes, our futures - are all riding on this, I'm not in a position to take a chance. Even if it is only a one out of a million chance, there's no good reason for me to let this go. Would any of you let this go if you were in my shoes?

So again thank you for your time, I much appreciate it, but we still stand opposed to the addition of the word "clinic". When this issues comes up to public participation at BNEC, would you be so kind to let us know?

thanks again

joe

## Musicco, Nicole

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**From:** Musicco, Nicole  
**Sent:** Friday, April 15, 2011 8:51 AM  
**To:** 'O'Neil Funeral Home'  
**Subject:** RE: 519 York Street

Good morning Joe,

Thank you for your email. I will certainly ensure that you are circulated on the BNEC Notice of Public Meeting.

I really appreciate your comments.

Regarding your question about the City possibly losing the OMB challenge - I am unfortunately unable to give you an answer on that, which is why I understand your uncertainty on the issue.

Please let me know if you have any other questions or concerns.

Thank you,

Nicole

Nicole Musicco  
Planner II - Community Planning and Urban Design  
206 Dundas Street - City of London  
519.661.2500 ext. 5887

-----Original Message-----

**From:** O'Neil Funeral Home [<mailto:ofh@start.ca>]  
**Sent:** Friday, April 15, 2011 8:44 AM  
**To:** Musicco, Nicole  
**Subject:** RE: 519 York Street

Hi;

Thank you for writing back so fast.

Yes I do know that there is an interim by-law preventing any more methadone clinics being placed in certain locations - such as 500 meters of a high school, but I am also aware that there is an OMB challenge to this interim bylaw coming up this summer.

I think the City - both the staff and councillors - have been great to deal with on this subject, so it's not you guys I have an issue with, it's the unknown factor here. For example, I think you people are doing your best to prevent another methadone clinic from going into this same area, but what happens if the city loses the OMB challenge? I think the city is really trying hard to tackle this issue and all the problems we have with the current methadone clinic on Dundas Street, but frankly from my point of view, provincial and federal laws are tying your hands behind your back on you guys.

If another methadone clinic goes in here down at the corner, my property values will sink to near zero overnight. In both politics and business, perception is often more important than reality, and if

**Musicco, Nicole**

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**From:** Rob May [REDACTED]  
**Sent:** Monday, April 18, 2011 4:44 PM  
**To:** Musicco, Nicole; Bryant, Judy, [REDACTED]  
**Subject:** 519 York Street Notice of Zoning Amendment

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Re: File Z-7879

Nicole Musicco,

We have been informed that 519 York Street (Budget Car Rental) has an application to amend the zoning by-law. The amendment application is to allow a "clinic" to operate from the said location. I am writing this letter to tell the City of London that we do NOT approve the zoning application to commence. We have been directly impacted from the Methadone "Clinic" operating at 538 Dundas Street and have witnessed the increase in crime and vandalism in Ward 13 first hand.

We were told that if the city allows the zoning amendment to occur, the application can open and operate a Methadone Clinic from this location. We have all so been told by the city that the corner of Horton and Wellington streets has also been approved to open a Methadone Clinic. How many drug clinics does the City of London need within 3 blocks of each other?

How can you allow a clinic to operate in front of London's largest high school and then approve an application to allow a second location directly behind this school.

We do NOT agree with this zoning amendment to go through.

We request that the city provide us with any further information regarding meetings or amendments related to this application.

Thank-You for your immediate attention in this urgent matter

Rob May  
President  
MacTop Publishing Inc.



**Musicco, Nicole**

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**From:** Paul Pritiko [REDACTED]  
**Sent:** Monday, April 18, 2011 4:16 PM  
**To:** Musicco, Nicole  
**Cc:** Bryant, Judy  
**Subject:** 519 York Street Notice of Zoning Amendment  
**Attachments:** Paul Pritiko.vcf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**Re: File Z-7879**

**Nicole Musicco,**

**We have been informed that 519 York Street (Budget Car Rental) has an application to amend the zoning by-law. The amendment application is to allow a "clinic" to operate from the said location. I am writing this letter to tell the City of London that we do NOT approve the zoning application to commence. We have been directly impacted from the Methadone "Clinic" operating at 538 Dundas Street and have witnessed the increase in crime and vandalism in Ward 13 first hand.**

**We were told that if the city allows the zoning amendment to occur, the application can open and operate a Methadone Clinic from this location. We have all so been told by the city that the corner of Horton and Wellington streets has also been approved to open a Methadone Clinic. How many drug clinics does the City of London need within 3 blocks of each other?**

**How can you allow a clinic to operate in front of London's largest high school and then approve an application to allow a second location directly behind this school. When I attended Beal Secondary High School, the city would not allow a pin ball arcade to open within 500 meters of a school's property. Now you have a drug house in front of the school and an application to allow another directly behind a high school. Do you realize how many kids walk by those locations each day ?**

**We do NOT agree with this zoning amendment to go through.**

**We request that the city provide us with any further information regarding meetings or amendments related to this application.**

**God help us all if this application is approved.**

**SOPHIE'S GOWN SHOPPE**  
**517 YORK ST, LONDON, ONTARIO – N6B 1R4**  
**TELEPHONE: 519-679-1810 – FAX: 519-679-1810**  
**OPTHOLDINGS@BELLNET.CA**

April 14, 2011

Municipal Council of London

Attn: Nicole Musicco

File Number: Z-7879

My name is Olga Traher and I am the owner of the parcel of land at 517 York St which is adjacent to the property at 519 York St up for rezoning to "*clinic*". I own and operate Sophie's Gown Shoppe and have been in this location since 1985. I object to the proposed amendment since the allowed uses already include "medical and dental offices and clinics", as well as many other uses. I do not understand the need to include specifically the word "*clinic*".

My fear is that whoever wants this amendment may try to sneak in a methadone clinic. I feel this would be very unfair. My customer base is single women, their friends, and mothers. I am located in an area that is home to an overabundance of group homes and social agencies. There is a methadone clinic two blocks away on Dundas St. For over 25 years I've struggled with many break ins both to the store and customers cars, graffiti and many other issues. My three other stores combined have only had one break-in in over 20 years. I have had to tear down a 3000 square foot warehouse behind the store because it was being broken into and drugs were being used. I got sick of picking up needles and syringes both in the warehouse and in the parking lot. Locating a methadone clinic next door would be devastating to myself and the other businesses located in this area.

I have put in many years building up a successful business in spite of all the obstacles – without the aid of any government grants or subsidies. I fear for my business and for my property values if this amendment goes through. I specifically want the zoning amendment to exclude "methadone clinics" locating in this area.

Next week I will email you photos of the graffiti and damage done to the property.

Thank you,

Olga Traher  
Owner – Sophie's Gown Shoppe

**Musicco, Nicole**

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**From:** [REDACTED]  
**Sent:** Wednesday, July 27, 2011 3:15 PM  
**To:** Musicco, Nicole  
**Subject:** Regarding File # OZ-7941 - OPPOSED  
**Importance:** High

Hello Nicole,

I am contacting you on behalf of the property owner as he is away.

This regarding our opposition to the change in zoning for the former Budget Rental Car property.

This is your file # OZ-7941

Please respond to ensure you received this email and our vote has been made.

--Jon Lemaire  
York Auto Centre  
575 York Street  
London, On N6B 1R6

[REDACTED]  
[REDACTED]

PLANNING DIVISION  
SCANNED

**Musicco, Nicole**

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**From:** Musicco, Nicole  
**Sent:** Thursday, May 19, 2011 12:47 PM  
**To:** [REDACTED]  
**Subject:** RE: Methadone clinic

Good afternoon Mr. and Mrs. Thompsom,

Thank you for your email.

I am the Planner on file for the rezoning at 519 York Street.

As you know, the application is to amend the zoning by-law to permit "clinic" use.

Currently, the application is on hold as the application is in the process of amending their application to possibly and "clinic" and "office use".

If you would like to provide me with you mailing address, I can add you to the circulation list for Notice of the upcoming Public meeting (I am assuming that this will be in a couple of months)..

Please let me know if you have any other questions.

Thank you,  
Nicole

Nicole Musicco  
Planner II - Community Planning and Urban Design  
206 Dundas Street - City of London  
519.661.2500 ext. 5887

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**From:** Nancy [REDACTED]  
**Sent:** Saturday, May 07, 2011 3:32 AM  
**To:** Fontana, Joseph  
**Subject:** Methadone clinic

Dear Mayor Fontana, We have been informed there is a good possibility that there could be a new methadone clinic opening at 519 York St in the old thrifty car rental building. My wife and I live in one of the Colborne Center condos(363) and over the past 22 years we have lived there has been through great expense and effort to keep the units in excellent conditions. We fear if there is a methadone clinic opened in that location it will greatly depreciate our property values and make the condos virtually unsaleable, not to mention the very great concern of public safety. The area is one of the most densely populated area in the city not to mention the downtown area and is home to many seniors and professionals. We strongly oppose any possibility of a clinic in this area as we already have more than our fair share of shelters in the area. We certainly don't think this location would be good for downtown revitalization as there certainly would be a spill over to all parts of downtown, not just our area, and the media attention it would draw would do nothing but scare more people from living and shopping in the downtown area something the city and we are trying to reverse. Thank you Ken and Nancy Thompson 506-363 Colborne St. [REDACTED]



COMMUNITY ASSOCIATION

Dear Ms. Musicco;

I am writing to you on behalf of the SoHo Community Association in regard to Notice of Application to Amend the Zoning By-Law Z-7879. As we understand this application, it is an application to add a use to the current zoning restriction, namely to permit use of the property at 519 York Street as a 'clinic'.

It is not explicitly stated what kind of clinic the developers would like to permit with this change. However, given that we have had some recent discussions within the neighbourhood about *methadone* clinics in particular, we assume that this change might be meant to accommodate that use. These discussions were spurred by a London Free Press report that a developer was proposing to open a methadone clinic on Bathurst Street, and so we have very recently been actively considering such a proposal.

During our recent discussions as a neighbourhood association, and our participation in a recent public participation meeting about the provision of methadone therapy in London, it is clear that such clinics are necessary, and important. It was also clear that the existing methadone clinic on Dundas Street- a few blocks from the 519 York Street property- appears to have created some disruption in the neighbourhood surrounding it. It is also clear that these problems become problems for the patients of that clinic. It was these kinds of problems that many people raised in our discussions about the possibility of a methadone clinic opening on Bathurst Street in SoHo, and which raised a significant level of concern for residents.

If this application to amend a zoning restriction is meant to provide for the use of the property as a methadone clinic, then I have to report that residents of SoHo have some serious concerns about such a use. First, this clinic would be very close to a residential area, namely the blocks of houses around the intersections of William Street and Horton Street, Maitland Street and Horton Street, and Bathurst Street and Horton Street. While this corridor is not densely populated, it is a quiet and relatively little-travelled area. Our concern is that a nearby clinic would concentrate the kinds of problems associated with the existing clinic on Dundas Street, which would spill over into nearby residential areas.

Second, we have some concerns about the proximity of 519 Bathurst Street to the residential facilities at the Men's Mission on York Street, and the Centre of Hope on Wellington Street. The Centre of Hope is within our neighbourhood, and while we can't speak for them, it does concern us that a concentration of the kinds of problems associated with the existing clinic on Dundas Street would complicate life for residents at these two facilities.

Third, we have some concern about the timing of this application. That is, it concerns us that this change might permit a new clinic to open even while the process of reviewing the City's ability to regulate these kinds of facilities is underway. As we learned at the public participation

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email: [soho.london.ca@gmail.com](mailto:soho.london.ca@gmail.com)

website: [www.soholondon.ca](http://www.soholondon.ca)



**COMMUNITY ASSOCIATION**

meeting about the City's plans to revise its by-laws regarding the permitting of methadone clinics, such enterprises simply require some special regulation to protect both their patients and the clinic's neighbours. This application for a zoning revision at this time seems to subvert the spirit of the review of zoning for methadone clinics that is underway, and the City's efforts to take patient's and neighbour's concerns into consideration.

In summary, then, the SoHo Community Association position is that methadone clinics are necessary, important, and they can likely be regulated so as to meet that need while respecting both their patients' and neighbours' interests. We urge the Built and Natural Environment Committee to recommend that this application for a zoning change be set aside until the City's review of regulations regarding methadone clinics is complete.

Sincerely Yours

Mark D Woodward  
President  
SoHo Community Association  
Website: <http://www.soholondon.ca/>  
Email: [soho.london.ca@gmail.com](mailto:soho.london.ca@gmail.com)

**Musicco, Nicole**

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**From:** [REDACTED]  
**Sent:** Tuesday, April 26, 2011 11:14 PM  
**To:** Musicco, Nicole  
**Subject:** Re: FW: 519 York Street Clinic Comments - extention April 28th 2011 (noon)

Hi Nicole,

I'm writing to formally state that I personally approve of the zoning change for 519 York Street.

Thanks,

James Shelley  
317 Simcoe Street

On Tue, Apr 26, 2011 at 3:35 PM, Bryant, Judy <[jbryant@london.ca](mailto:jbryant@london.ca)> wrote:

Dear Constituents;

Any comments should be submitted to Nicole Musicco as soon as possible. This matter will be before the Built and Natural Environment Committee on May 2 (Currently Scheduled for 8pm.) It will go to Council on May 30<sup>th</sup>.

Sincerely,

Judy

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Good afternoon Judy,

This email is to confirm that comments for 519 York Street can be submitted to me up until **Thursday April 28<sup>th</sup> at noon.**

Thank you,

Nicole





***"Deeds Not Words"***

**Bradley S. Duncan, M.O.M.**  
**Chief of Police**

April 29, 2011

Ms. Nicole Musicco  
Planner  
The Corporation of the City of London  
300 Dufferin Ave.  
P.O. Box 5035  
London, ON N6A 4L9

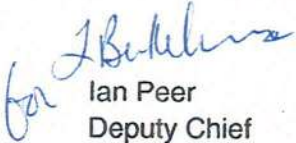
Dear Mr. Musicco:

**Re: Notice of Application to amend the Zoning By-Law**

Attached, please find a report in response to the zoning application for 519 York Street. This report contains numbers relating to 528 Dundas Street.

I can be reached at 519-661-2694 if you have any questions.

Yours truly,

  
Ian Peer  
Deputy Chief  
Administration



*Address all Correspondence to the Chief of Police*  
601 Dundas Street, P.O. Box 3415  
London, Ontario N6A 4K9  
Tel: (519) 661-5670 Fax: (519) 645-1908  
website: <http://police.london.ca>





# LONDON POLICE SERVICE

## **Notice of Application to Amend the Zoning By-Law**

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-519 York Street, London, Ontario-

**Michelle Serpa**

**4/20/2011**

**[Statistical data on calls for service, types of calls for service, and Provincial Offence Notices that London Police have investigated at the methadone clinic located at 528 Dundas Street]**

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**Title Page**

**Calls for Service.....Page 1**

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**Summary of Calls for Service.....Page 3 & 4**

**Projects relating to the methadone clinic.....Page 5**

**Provincial Offence Notices.....Page 6**

### Calls for Service

Since 2006 London Police have responded to 260 calls for service to the methadone clinic located at 528 Dundas Street. In comparison to random neighbouring businesses the methadone clinic has a substantial increase in calls for service. When comparing the methadone clinic to the next busiest neighbouring location - Pizza Pizza, the methadone clinic has three calls for service for every two calls at Pizza Pizza (3:2 or 154%). When comparing the methadone clinic to the least busiest neighbouring location - Hi Lunch, the methadone clinic has nine calls for service for every one (9:1 or 928%).

See the chart below for all calls for service that the London Police investigated during this same time frame at neighbouring businesses.

Name of Business	Location	Number of Calls for Service
The Methadone Clinic	528 Dundas St	260
Pizza Pizza	543 Dundas St	169
Marvelle Beauty School	496 Dundas St	73
Needhams Funeral Home	520 Dundas St	66
Provincial Lock	572 Dundas St	61
Hi Lunch	533 Dundas St	28

Completed calls from 2006-Apr-19 to 2011-Apr-19

### Types of Calls for Service

Here is a breakdown of all the calls for service that the London Police have investigated at the methadone clinic located at 528 Dundas Street. They are listed by year and broken down into three categories of offences; Persons Offences, Property Offences, and Other.

	2006	2007	2008	2009	2010	2011	Total
<b>Person Offences</b>							
Weapons	0	0	0	1	1	0	2
Assault	1	2	2	5	1	0	11
Threats	0	1	0	1	1	0	3
Trouble with Person	12	10	3	6	6	1	38
<b>Property Offences</b>							54
Break and Enter/Alarms	2	2	4	3	1	1	13
Theft	2	9	4	5	1	0	21
Property Damage	0	0	0	0	2	0	2
<b>Other</b>							36
Drugs	5	10	4	1	0	0	20
Fraud	1	1	3	1	0	0	6
Mental Health	1	0	5	1	1	0	8
Assist Public	5	8	8	9	4	0	34
Suspicious Person	1	3	5	1	1	0	11
Disturbance	2	8	2	4	2	0	18
Other (Mislead/Breach/CPIC Hit/Provincial Offences/etc)	12	19	8	23	6	5	73
							170
<b>Total Calls</b>	<b>44</b>	<b>73</b>	<b>48</b>	<b>61</b>	<b>27</b>	<b>7</b>	<b>260</b>

Completed calls from 2006-Apr-19 to 2011-Apr-19

**Summary of Calls for Service**

Listed below is a sample of the calls for service with a brief summary that the London Police have investigated at the methadone clinic, located at 528 Dundas Street .

<b>Date</b>	<b>Type of Occurrence</b>	<b>Summary</b>
Mar 17, 2011	Trouble with Person	Trouble with a client who didn't have funds to pay for her methadone and threatened staff. Female was trespassed from the property.
Mar 1, 2011	CPIC Hit	Male arrested on outstanding warrant also charged with suspended driving.
Feb 25, 2011	Drugs	Investigation on known person who is selling drugs at the methadone clinic. Resulted in them being charged with trafficking in sch I substance x2 and possession of sch I substance for trafficking x 4. Total drugs seized included; 11 x 30 mg hydromorphine, 7 x 80 mg oxycontin, 3 x 40 mg oxycontin, and 2 x 5mg percocets valued at \$504. Total of money seized was \$838.
Oct 4, 2010	Trouble with Person	Trouble with client who didn't want to pay for their methadone. Male was trespassed from the property.
Sep 22, 2010	Assault	Two females got into a physical altercation. One then threatened the other. Grounds for charges however victim didn't want charges laid.
Aug 21, 2010	Property Damage	Window of pharmacy broken, no suspect information.
July 27, 2010	Mental Health	Female threatening to get a knife and slit her wrists. Female was placed on a form and taken to hospital.
May 3, 2010	Property Damage	Client had their vehicle keyed while in the clinic. One party arrested and charged with mischief under \$5000.00
Apr 23, 2010	Domestic	Male charged with assault and uttering death threats x3 against his wife.
Jan 23, 2010	Weapons	Police called to the methadone clinic for a male with a gun. Male located however no gun found.
Dec 20, 2009	Theft from vehicle x 4	Vehicle broken into and items stolen. No suspect information and no witnesses.
Dec 1, 2009	Domestic	Male charged with uttering threats against his former common law.
Nov 11, 2009	Trespass	Male continuously causing problems at the methadone clinic, charged with fail to leave premise when directed.
Oct 2, 2009	Weapons	Male in front of the methadone clinic shooting off "Atom Bombs. " Male arrested and charged for breach of

		undertaking.
Sep 9, 2009	Theft	Male had his bicycle stolen from in front of the methadone clinic.
Aug 21, 2009	Weapons	Male in front of the methadone clinic with a gun. Police arrived and could not locate the male.
Aug 9, 2009	Threats	Female threatened by another female they are casual associates.
June 17, 2009	Fraud	Male passing forged prescription.
May 9, 2009	Mental Health	Male placed on form by Doctor at clinic. Transported to hospital.
Mar 26, 2009	Breach	Male on court order not to be in the area, and was found in the area and charged for trespassing.
Feb 12, 2009	Break and Enter	Employee notified by alarm company that alarm at the clinic is sounding. Employee and police arrive on scene to find the break in.
Jan 7, 2009	Drugs	Employee contacted police as they observed a male selling drugs in the clinic. Male located but not enough ground to lay a charge.

### **Projects Relating to the Methadone Clinic**

#### **Spring Clean: May 26 & 27, 2010**

East London Business District (ELBD) has historically had increased problems with drugs (including: use, trafficking, discarded needles and other paraphernalia), prostitution, intoxicated persons, loitering, trespassing and general nuisance behavior. London Police Service regularly fields complaints to this area. One location that has been identified in this area as a hotbed for criminal activity is the methadone clinic.

-This project resulted in five persons being charged under the Criminal Code of Canada and Control Drug and Substance Act.

#### **Pumpkin: July 8, 2008 – July 10, 2008**

Numerous complaints from business owners and citizens in the area of Dundas Street and William Street regarding the ongoing drug use and drug trafficking.

As stated in the 2005 Public needs survey, the public prioritized the top five crime related problems facing the community. Drug and drug related crimes ranked as number one.

The methadone clinic is a known area of concern for drug trafficking and related issues. Both dealers and buyers come from all over the city to the methadone clinic. This area is known for the wide variety of drugs readily available for purchase.

-This project resulted in 24 persons being charged under the Criminal Code of Canada and Control Drugs and Substance Act in ONLY three days. Total value of drugs seized \$2732 and total cash seized \$1185.

#### **Corridor: June 5, 2006 – June 30, 2006**

The Old East Village is an area intersected by Dundas Street which runs from Adelaide Street to Egerton Street consisting of residential and commercial dwellings. This district has historically been an area where sex trade activity, drug activity and other issues negatively affecting the areas quality of life have occurred causing community concerns related to public safety, public perception as well as inhibiting revitalization. These concerns continue to be articulated to the London Police Service by citizens who live and work in the area. The methadone clinic which is in this above mentioned area has been a constant source of complaints to police regarding drug activity, loitering, trespassing and other disturbances to neighbours. 15 other locations were also identified for this project.

-The methadone clinic alone resulted in several charges including one incident where 16.5 g of cocaine, several types of prescription medications, over \$4700 in cash seized, and a vehicle valued at \$25 000 was seized. Other drug related charges included persons being found in and around the clinic either injecting or preparing to inject non-prescribed medications. Officers also addressed trespassing issues by moving along those loitering and issuing nine offence notices under the Trespass to Property Act.

**Provincial Offences Notices**

The chart below lists the Provincial Offence Notices issued at the methadone clinic and its nearest intersection.

<b>Location</b>	<b>Number of Provincial Offences Issued</b>
528 Dundas St	13
Dundas St at William St	374

Between the dates of 2010-01-01 to 2011-04-19 (\*\*PON's are only kept on filed electronically for the current year and the previous year\*\*)





April 15, 2011

Nicole Musicco  
Planning Division  
City Hall  
P.O. Box 5035  
206 Dundas St  
London ON N6A 4L9

Re: Notice of Application to Amend Zoning Bylaw – 519 York St

Nicole,

The London Police Association represents the 800 members who employed by the London Police Service. The London Police Association has its head office at 330 William St which is across the road from 519 York St. As well we own the lot directly south of 519 York St at the corner of William St and Bathurst St.

It has come to my attention that the intended use of 519 York St should this amendment be allowed may be a Methadone Clinic.

I have grave concerns that this use be allowed as there would be a serious detrimental impact on this neighborhood should a methadone Clinic open in this area.

There is currently an existing Methadone Clinic being operated at 538 Dundas St. Should a new Methadone clinic be opened at 519 York St that would have two Methadone clinics operating less than two blocks away from each other.

In between 519 York St and 538 Dundas St Beal Secondary School is situated. The school and adjacent football/soccer field occupy virtually all the land between 519 York St and 538 Dundas St. Each day 1800 students and 120 staff attend Beal Secondary. I see hundreds of them walk along William St daily as they go to and from school. As well

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330 William Street, London, ON, N6B 3C7 (ph) 519.661.5360 (fax) 519.660.6018  
email – [lpa@lpa.on.ca](mailto:lpa@lpa.on.ca)

each day many of the students involved in physical activity are required to run along William St and York St in front of 519 York St.

As a police officer who has worked in the city of London for over 25 years I can attest to the fact that the existing Methadone Clinic has dramatically increased criminal and suspicious behaviour since opening. Each morning people are lined up awaiting entry to the clinic for their daily dose. These are all recovering drug addicts and create a perfect market for unscrupulous drug dealers to peddle their illicit merchandise in hopes of dealing to people addicted to their wares.

These dealers and addicts spend a great deal of time loitering about the area near the Dundas St clinic which is evidenced by the amount of time foot patrol and mobile patrol officers will spend in the area dealing with problematic people.

By allowing a second methadone Clinic two blocks away from each other will only intensify criminal activity within this area which is visited by 1800 students every day.

Since the Dundas St clinic opened many of the Beal students consciously refrain from being at the front of Beal and now tend to congregate in larger numbers at the rear of the school on King St so they feel safer.

By allowing 519 York St to become a Methadone Clinic these students will be exposed daily to criminal and suspicious activity at both the front of their school and at the rear of the school. This would make students feel even more unsafe while they attend school then they already do as a result of the Methadone Clinic on their front doorstep.

The London Police Association is strongly opposed to a zoning change which would allow a Methadone Clinic to open at 519 York St.

I look forward to an opportunity to speak personally with the Built and Natural Environment Committee when the Committee deals with this matter. Please advise at your earliest opportunity when that meeting will occur.

Sincerely,

Dan Axford  
Administrator

---

330 William Street, London, ON, N6B 3C7 (ph) 519.661.5360 (fax) 519.660.6018  
email – [lpa@lpa.on.ca](mailto:lpa@lpa.on.ca)

**H. B. BEAL SECONDARY SCHOOL**  
525 DUNDAS STREET, LONDON, ONTARIO N6B 1W5  
Tel: (519) 452-2700 Fax: (519) 452-2729  
<http://www.tvdsb.on.ca/HBBeal>

**Don Macpherson, B.A., B.Ed.,**  
*Principal*  
**Connie Bray, M.Ed., Ed.D.,**  
*Vice-Principal*  
**Donna Vachon, B.A., B.Ed., M.B.A.,**  
*Vice-Principal*  
**Dan Clarke, B.A., B.Ed., M.Ed.,**  
*Vice-Principal*

May 3, 2010

Municipal Council for the City of London  
Planning division

Attention Nicole Musicco, Planner  
John Fleming, Manager Land Use Planning  
P.O. Box 5035  
206 Dundas Street  
London, On  
N6A 4L9

**CITY OF LONDON  
PLANNING DIVISION**

MAY 17 2011

FILE NO. \_\_\_\_\_  
REFERRED TO \_\_\_\_\_  
SUBSEQUENT REFERRALS \_\_\_\_\_  
ACTION \_\_\_\_\_  
INFORMATION \_\_\_\_\_  
REPORT \_\_\_\_\_

To: Councillor Bud Polhill  
Chair of the Built and Natural Environment Committee

Please accept this written submission opposing the application to amend the zoning by-law, Z-1, advertised in the London Free Press on March 11, 2011 (File # : Z-7879).

I am writing to express concern regarding the change in the by-law that would allow 'clinic' to be added to the existing list of acceptable uses to the Restricted Service Commercial (RSC2/RSC4) zone as it relates to the property at 519 York Street specifically, and to properties generally within the City of London. My concern is that "Clinic" is not specific and would allow for the addition of methadone and other similar clinics to exist in proximity to H.B. Beal specifically and in the vicinity of any other school generally.

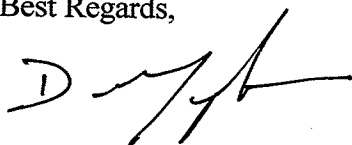
As principal of H.B. Beal Secondary School I am writing on behalf of the students, staff and parent community. H.B. Beal Secondary School is located at 525 Dundas Street and has approximately 1600 students in grades nine through twelve. Beal is operated by the Thames Valley District School Board and will celebrate its one hundredth anniversary in 2012.

I would advise at the outset that we in no way find fault with methadone as a treatment option for addicted persons. Our issues lie with the impact that such clinics have on their neighbours and community. As you may be aware, the existing methadone clinic at 528 Dundas Street is directly across the street from Beal. It is from this first hand experience that we are able to identify several concerns related to this type of clinic being located in proximity to a school.

The addition of a second methadone clinic in the vicinity of the school will, in my view, exacerbate the problems particularly if located to the south of the school adjacent to our athletic field, as is the case with the property at 519 York Street. In addition to being used for sporting events the athletic field serves as a classroom for our health and physical education classes. It is inappropriate to have students directly exposed to the activities associated with methadone clinics while in their classroom space.

We are requesting notification of any and all future proceedings on the matter and would seek an opportunity to present our concerns in person in a public forum. Thank you for your consideration and attention to this matter.

Best Regards,

A handwritten signature in black ink, appearing to read 'D Macpherson', with a long horizontal flourish extending to the right.

Don Macpherson  
Principal, H.B. Beal secondary School

**THAMES VALLEY DISTRICT SCHOOL BOARD**  
**BILL TUCKER, DIRECTOR OF EDUCATION AND SECRETARY**

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In addition to the clinic there is currently a heavy concentration of social support services surrounding the school (Mission services - Men's Mission, Children's Aid Society, My Sisters House, United Way Coffee House, Methodone Clinic). These services create a significant adult, pedestrian presence immediately around Beal and often on Beal property. Many of the clients accessing these services suffer from the effects of mental health and poverty and as a result present an intimidating presence to our students and parent community. There exists a significant loitering issue with this adult group as they socialize around Beal's perimeter.

This concentration of mostly male adults hanging around in the vicinity of the school raises issues of school safety for parents and students. Parents dropping their fourteen and fifteen year old sons and daughters off at school do not feel safe and in fact question the safety of the school, given the nature of their perceptions about the concentration of adult pedestrians near the school.

We are prone to clinic related intruders using our Dundas Street entrance. We have had adult intruders walk through the school to use it as a thoroughfare to go north or south and or to use the washroom facilities. There have been instances of finding intruders, under the influence of prohibited substances, in our main floor washrooms.

In response to a Ministry of Labour (2008) workplace safety survey that reported high levels of staff anxiety regarding intruders, we are required to lock the north entrances to the school after students arrive. Guests who arrive for school programs in our auditorium and or pool must now access the building on the south side of the school at the King Street entrance.

Immediately to the west of the school a driveway runs north and south from Dundas Street to King Street. Unfortunately this driveway has been used as a thoroughfare by the adult population previously described. In addition, drug users have been taking shelter behind our portables and in our bulk lift area. Each morning custodial staff scour the area and collect used needles to remove them as a danger to students and other staff.

The safety issues are not limited to the work day as Beal is one of the most heavily used schools for after hours community programs for both youth and adults. Safety for our custodial staff is also a concern. In addition to the risk associated with needles, our custodial staff are required to access this area after dark as they clean the portable classrooms and access the bulk lift area. Contact with drug users and or the suppliers in the west alley at night is a serious concern. In an effort to curb the problem the Thames Valley District School Board has had to erect fencing in the area and remove doors to our bulk lift area and we have required custodians to work in pairs for safety reasons. The costs of additional lighting and additional security camera surveillance are also being reviewed by our Operations Services Department.

Our community resource police officer reports that drug dealing by those who prey on methadone clinics occurs regularly. The presence of the methadone clinic brings an element of illegal and unsafe behaviour to the school's front door every day. This has resulted in a few issues between students and adults in the area that have required assistance from police services.

Transition to high school is an anxious time for parents and students. During this registration and transition process we receive many questions from parents about what is going on Dundas Street and how it impacts the school. Parents are simply worried about the safety of their children. The proximity of the methadone clinic to the school brings with it a series of negative consequences and although unintended they do effect both the safety of the school and the perceived safety of the school. We are concerned about intruders, the safety and the perceived safety of our students, teachers and custodians. The presence of drug dealers and the remnants from drug use so close to the school and the high concentration of adult males around the school damages the school's reputation. For reasons of safety and the school's reputation we oppose the amendment of the by-law and any other opportunity to locate a methadone clinic close to a school.



Bill Tucker, Director of Education and Secretary

May 20, 2011

Councillor Bud Polhill  
Chair, Built and Natural Environment Committee  
City of London  
P.O. Box 5035, 206 Dundas Street  
London, ON N6A 4L9

Dear Councillor Polhill:

**Re: File # Z-7879**

As Chair of the Thames Valley District School Board, I am writing to express the unanimous opposition by all Trustees to the application to amend zoning by-law Z-1 at 519 York Street as advertised in the London Free Press on March 11, 2011.

Beyond the specific concerns raised by the Principal of H.B. Beal Secondary School – after careful observation of the effects of the existing methadone clinic on Dundas Street – Trustees are opposed to locating such facilities near any school building.

The Board of Trustees believes it is inappropriate for anyone to operate a methadone clinic within a regulated distance from any school. Our students – most are legal minors – should be protected from exposure to methadone clinics. Worse yet are the drug dealers and others who prey on the clients, as documented in our local media (*Methadone clinic fight looming*: London Free Press, Feb. 2, 2011). The possible addition of a second methadone clinic in the vicinity of H.B. Beal will only multiply the problems already faced by our students, staff and school community.

We in no way oppose methadone as a treatment option for addicted persons. Our issue lies with the proximity of such clinics to school property. As you know, certain adult entertainment businesses are restricted from operating within a regulated distance from schools, churches and daycare facilities. We ask you to apply the same principles to clinics whose main purpose is dispensing methadone.

The Thames Valley school district encompasses a large geographic area and it is our wish that the bylaws of all of our municipal neighbours will reflect this concern for the safety, security and well-being of our children.

Thank you for your consideration and attention to this matter.

Best Regards,

A handwritten signature in black ink, appearing to read 'Tracy Grant', is written over a light blue horizontal line.

TRACY GRANT  
CHAIRPERSON

c: Mayor Joe Fontana  
City of London Councillors  
Nicole Musicco, Planner  
John Fleming, Manager, Land Use Planning  
T.V.D.S.B. Trustees  
B. Tucker, Director of Education

**Thames Valley District School Board - Office of the Chairperson**

1250 Dundas Street, P.O. Box 5888, London, Ontario N6A 5L1 Tel: 519-452-2000 Ext. 20219 Fax: 519-452-2396 website: www.tvdsb.on.ca

*A Caring, Learning Community*

**Musicco, Nicole**

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**From:** Richard Hoffman [REDACTED]  
**Sent:** Tuesday, May 10, 2011 11:55 PM  
**To:** Fleming, John M.  
**Cc:** Musicco, Nicole  
**Subject:** Re: 519 York Street  
**Attachments:** 52797867-Methadone-Clinics.pdf

Hi John

The issue was raised during Board meeting tonight and there was unanimous approval to support the submission of letters of opposition from administration and the Board of Trustees to the application, specifically, and the placement of such facilities near any schools in general.

I ask that you keep this confidential until letters are filed. In meantime, I came across the attached document from Windsor council. similar concern.

best regards

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Richard Hoffman, Public Affairs Coordinator  
Thames Valley District School Board, 1250 Dundas St. London N6A 5L1  
[REDACTED] [REDACTED] [REDACTED]



**Musicco, Nicole**

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**From:** Richard Hoffman [REDACTED]  
**Sent:** Wednesday, May 11, 2011 10:08 AM  
**To:** Fleming, John M.  
**Cc:** Karen Wilkinson; Musicco, Nicole  
**Subject:** Re: 519 York Street

John

I mentioned during our meeting at Beal that the long-time owners of hair salon Five-Forty (at 540 Dundas at William) fled their premises because their clients felt menaced by the growing numbers of clinic-related adults in the area which, ultimately, had a detrimental effect on their business.

They have reopened in Old South after many, many years at 540 Dundas.

One of the owners is happy to be contacted:  
Lana Tangen  
Five-Forty (now located at 156 Bruce, London, ON N6C 1H1)  
519-438-5660      [ltangen2@sympatico.ca](mailto:ltangen2@sympatico.ca)

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Richard Hoffman, Public Affairs Coordinator  
Thames Valley District School Board, 1250 Dundas St. London N6A 5L1  
[REDACTED] [REDACTED] [REDACTED]



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**Bibliography of Information and Materials (OZ-7941)**

**Request for Approval:**

City of London Official Plan / Zoning By-law Amendment Application Form, completed by Stephen Cornwell June 23, 2011.

**Reference Documents:**

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 01, 2005.

City of London, Notice of Application, July 15, 2011

City of London, Revised Notice of Application, August 18, 2011

City of London, Living in the City – July 15, 2011

City of London, Notice of Public Meeting, September 8, 2011

City of London, Living in the City - Saturday September 10, 2011

**Correspondence: (all located in City of London File No. OZ-7941 unless otherwise stated)**

**City of London**

Rick Postma (Parks Planning) Email to N. Musicco, April 18, 2011.

L. Burgess (ER Division) Memo to N. Musicco, April 18, 2011.

**External Responses**

D. Dalrymple, London Hydro, Memo to N. Musicco, March 16, 2011.

C. Creighton, UTRCA, Letter to N. Musicco, April 12, 2011.

**External Responses- (Emails / Letters)**

Mark Brunhenmeir / 551 York Street / 519-672-6210 - Email dated: April 12, 2011

Joseph O'Neil / 350 William Street / 519-432-7136- Email dated: April 14, 2011 / April 15, 2011

Olga Traher / 517 York Street / 519-679-1810 - Email dated: April 14, 2011

Dan Axford / 330 William Street / 519-661-5360 - Email dated: April 15, 2011

Barry Heffernan (London Police) 519-661-5559 - Email dated: April 15, 2011

Paul Burwell/ 485 York Street / 519-438 5175 - Email dated: April 18, 2011

Paul Pritiko / 538 Dundas Street / April 18, 2011

Rob May / 416-627-3740 / MacTop Publishing - Email dated: April 18, 2011

Betsy Kouklakis / 519-871-4543 - Email dated: April 16, 2011

Frank Flice / 831 Elias Street – April 27, 2011

James Shelly / james.shelly@gmail.com / Email dated: April 26, 2011

SOHO Community Association / Mark Woodward / Email dated: April 26, 2011

London Police (Ian Peer) Deputy Chief Administration / Letter dated: April 29, 2011