



*"Family Built, Owned and Managed For Over 50 Years"*

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April 30, 2018

**City Clerk's Office  
Planning and Environment Committee**

City of London  
300 Dufferin Avenue  
London, Ontario  
N6A 4L9

**Letter via email only**

**Attention: Chairman Turner & Members of the Planning and Environment Committee**

**Re: Letter of Concern: Planning and Environment Committee for the Supervised Consumption Facility Location (446 York Street) – Scheduled Item 3.6, Delegation by Dr. C. Mackie, Middlesex London Health Unit**

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Dear Chairman Turner & Members of the Planning and Environment Committee:

We are submitting this letter expressing our concern with respect to the above-noted matter.

The Middlesex-London Health Unit has recently proposed a "Supervised Consumption Facility" (SCF) for individuals to use pre-obtained drugs (i.e. opioids) at 446 York Street. On behalf of Drewlo Holdings, we are providing this communication to express our concerns that we strongly oppose this location.

The location of the permanent Supervised Consumption Facility is proposed directly adjacent to our 18-storey residential apartment building located at 433 King Street. This proposed location will only exacerbate the issue we already face with respect to the safety of our tenants and the up-keep of our building. Daily loitering of individuals experiencing homelessness and battling drug addictions has led to vehicle break-ins, theft, damage to property and people obtaining access into the building using the front entrance and lobby area as a place to sleep and go to the bathroom. Tenants have been constantly harassed while entering and leaving the building making them feel afraid and

unsafe during all hours of the day. The immediate area already houses the Men's Mission Services at 459 York Street and the Methadone Clinic at 528 Dundas Street East. To locate the SCF nearby will only add to the problems within the surrounding neighbourhood, which was a major concern voiced by the many residents (including our tenants) and business owners who attended the April 26, 2018 meeting located at the Middlesex-County Building at 399 Ridout Street North hosted by the Middlesex-London Health Unit.

The Thames Valley District School Board along with the Separate School Board have also expressed their concerns to the Middlesex-London Health Unit that they do not support this proposed location as it is within 300 meters of H.B. Beal Secondary School and surrounding residential housing. Separation distances from sensitive land uses within the current City Zoning By-law Z.-1 do not allow Body Rub Parlors to be located within 300 metres from a school, why would it be different for the Supervised Consumption Facility?

The City of London, local business owners and developers have invested significant amounts of money in their properties while helping to revitalize the Old East Village. The Dundas Street commercial corridor connects the City's downtown within minutes by bus, bike or foot. Located nearby are restored regional attractions like the Aeolian Hall, the Palace Theatre, the London Clay Art Centre, the Western Fair (Casino & Sportsplex) and the Farmer's and Artisan's Market that attracts thousands. The many cafés, restaurants and small businesses make it a rich centre of commerce. These are tourist areas and Dundas Street, York Street and King Street are major travel routes for people attending any of these amenities. This has now become a revitalized community and increasing the density of homeless and impaired drug users in this area is not appropriate for the well-being of the community.

The public consultation process has been next to none as the community was only notified on April 23, 2018 that the Health Unit would be holding a meeting on April 26, 2018 to discuss their newly proposed sites. We believe the rate at which the Health Unit is moving to force the approval of this location is inappropriate and not following the proper channels with the City. There has not been sufficient study to analyze all potential sites nor evidence provided to justify this site as being the most appropriate in terms of location or other socio-economic planning considerations. It appears that the Middlesex-London Health Unit is jumping at the first available site a property owner offers for the proposed SCF rather than creating a locational criteria matrix which considers all economic and social aspects of such a site. This matrix should be utilized to evaluate all possible properties.

We strongly agree with Dr. Christopher Mackie that there is a moral responsibility within the community and our Government to help people with drug addiction problems. But this "Band-Aid" approach does not solve the problems posed by the drug crisis in our community. You cannot help an alcoholic overcome their addiction by offering them another drink to satisfy their needs. Likewise, for drug addiction. These places might save a life for a moment in time, but without the proper prevention type programs,

treatments and counselling, we cannot improve the physical and psychological well-being of people who are associated with heavy drug use addiction.

If Planning and Environment Committee deems this property as being a suitable location for such a use, it is strongly encouraged that any necessary Zoning By-law Amendment be restricted to a maximum of 1-year in order to properly assess the anticipated and / or perceived impacts to the surrounding community. Furthermore, an appropriate development agreement should be entered into requiring the proponent to incorporate issues typically considered through a site plan process (i.e. lighting, fencing, security, garbage location etc.). For these reasons stated, Drewlo Holdings strongly urges you to carefully review the information provided and to **defer** the location of a Supervised Consumption Facility proposed at 446 York Street until both the location, possible alternative locations and site plan matters have been fully assessed.

Sincerely,  
**DREWLO HOLDINGS INC.**

A handwritten signature in black ink, appearing to read "George Bikas", written over a horizontal line.

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**George Bikas**  
**Manager, Land Development**