



**Stantec Consulting Ltd.**  
171 Queens Avenue 8th Floor  
London ON N6A 5J7  
Tel: (519) 645-2007  
Fax: (519) 645-6575

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**Stantec**

February 13, 2013  
File: 161401295

**Attention: Mayor J. Fontana, via e-mail**  
**Councillor B. Polhill**  
**Councillor N. Branscombe**  
**Councillor D. Henderson**  
**Councillor P. Hubert**  
**Councillor S. White**  
**Ms. H. Lysynski (Secretary)**

**Reference: File: OZ-8105 – 527 Wellington Road**  
**Planning & Environment Committee, February 19<sup>th</sup>, 2013**

On behalf of our client, Wellington Heights Inc., the owners of 35 Waterman Ave., we are formally submitting this correspondence regarding the OPA and ZBA application for 527 Wellington Road South adding 'methadone clinic' as a permitted use. 35 Waterman Ave. consists of 53 rental townhome units in amongst an equal number of privately owned condo units immediately west of the subject site sharing a common fence line.

Wellington Heights Inc. is in full agreement and support of staff's recommendation of refusal and would ask that the Committee support staff's position as well. The concerns raised within earlier correspondence to staff (copy attached) have not changed.

Regards,

**STANTEC CONSULTING LTD.**

Dan Young  
Senior Planner  
dan.young@stantec.com

Attachment: October 30, 2012 letter to Eric Lalande, Planner II, City of London

- c. H. Lagrave, Wellington Heights Inc.
- D. Honeywood, Wellington Height Inc.
- C. Zaifman, Wellington Heights Inc.



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**Stantec**

October 30, 2012

File: 16148006

Policy Planning and Programs  
City of London Planning Division  
P.O. Box 5035  
London, ON, N6A 4L9

**Attention: Eric Lalande, Planner II**

Dear Mr. Lalande:

**Reference: 527 Wellington Road South (OZ-8105)**

On behalf of Wellington Heights Inc., the owners of 35 Waterman Ave., we are formally submitting this correspondence expressing concern over the OPA and ZBA application for 527 Wellington Road South adding 'methadone clinic' as a permitted use. 35 Waterman Ave. consists of 53 rental townhome units amongst an equal number of privately owned condo units immediately west of the subject site sharing a common fence line. This community is home to a range of residents including seniors and young families with children. The owners, Wellington Heights Inc. have begun to receive inquiries and comments from their tenants expressing great concern over the proposal. At this time there are only verbal threats to leave should the methadone clinic be approved but they are realistically preparing for the potential impact that this use may have on future tenancies and the subsequent financial implications.

The City undertook extensive study and public consultation to determine the criteria upon which to evaluate the possible inclusion of methadone clinics as a permitted use. Now, only a few months removed, there is a proponent seeking to have this reduced further. One has to ask why with the addition of methadone clinic being a very recent amendment to the Official Plan and Zoning By-law, would there be a need to seek a site specific reduction in the required setback from a school site. The reduction from 300m to 250m is significant regardless of how circuitous the route to the school may be. Also, it appears that the proposed site may be deficient in parking spaces for the intended methadone clinic use which contradicts another of the evaluation criteria.

In conclusion, Wellington Heights Inc. has a number of concerns with the application proposed with the most rudimentary of those being the need for reductions in the recently approved Official Plan Section 6.2.11 Evaluation Criteria for Required Zoning By-law Amendment.

Respectfully,

**STANTEC CONSULTING LTD.**

Dan Young  
Senior Planner  
dan.young@stantec.com

c. Howard Lagrave, Wellington Heights Inc.