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May 3, 2017

FILE NUMBER 107537-00001

Delivered Via E-Mail and Facsimile

Brian Turcotte, Planner
City of London
300 Dufferin Ave.
London, ON N6A 4L9

Dear Mr. Turcotte:

Re: Matter: Z-8704
Applicant: Old Oak Properties
Location: 515 Richmond Street, London, ON

I am writing regarding the Notice of Application and the Notice of Public Meeting before the Planning and Environment Committee for the Zoning By-Law Amendment Application related to 515 Richmond Street, London, Ontario. I am writing further to my correspondence of November 18, 2016.

I am the lawyer for Middlesex Condominium Corporation 126 (MCC 126) which is situated at 155 Kent Street, London, Ontario and which will be impacted by the above-noted Application and related development.

You will know from your site visit that the viability of MCC 126 is inextricably tied to the laneway which runs along the east side of MCC 126. Ongoing use of this laneway was contemplated in the approval of MCC 126's design as can be seen by the manner in which servicing (both waste and recycling) is addressed for the building occupants. Any impact on MCC 126's ongoing use of the laneway will have a significant, material and detrimental impact on the interests of both owners and occupants.

My client is also deeply concerned about the possibility that the laneway might be used during construction which would have the same impact as noted above. MCC 126 has no ability to explore alternative methods of addressing the needs of its owners and occupants if its ability to have ongoing use of the laneway is impaired. The Application and related development are a very serious matter for my client.

A representative of MCC 126 would like to appear before the Committee as a delegation at its meeting on Monday, May 8, 2017.

My client would be grateful if you might confirm receipt and advise with respect to a member of MCC 126 appearing before the Committee.

I look forward to hearing from you at your earliest opportunity.

Yours very truly,

A handwritten signature in black ink, appearing to read "Fred W. Tranquilli". The signature is fluid and cursive, with a prominent initial "F" and "T".

Fred W. Tranquilli
FWT/bd