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Dear Mayor and Councilors,

RE: File OZ-8462 - 560 & 562 Wellington St, Application for OP and Zoning By-Law Amendment

I am writing to provide support for this development from the perspective of our commercial brokerage and my personal position.

We are office neighbours at Central and Richmond and firmly believe downtown should experience as much commercial/residential density as is reasonably possible. Developments such as this will enhance the commercial and cultural fabric of this region of the centre city. This proposal will provide a buffer to the lower density transitional areas to the east that lead into Woodfield. The loss of the existing B and C class office stock at this site will not have any adverse effect in the marketplace. As commercial real estate brokers we are regularly discussing the development advantages of the London Plan as it pertains to the downtown area and submit this project meets the main tenets of the Plan and should be approved..

Personally, as a citizen who lived downtown for 15 years, and was one of the first to renovate lofts for residential use, my wife and I are now beginning to discuss our future relocation back to the Centre. Many people at our stage in life are. Condominium projects like this one, slightly outside of the commercial district, but pedestrian friendly, will see significant success. There are a number of recently proposed residential towers that will never see a shovel because the future consumer (perhaps me) will not relocate to these inferior sites.

We strongly support this application be approved.

Best Regards

George Kerhoulas
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