



Adam Jean

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April 2, 2019

Krista Gowan
City Planning – Urban Regeneration, City of London
300 Dufferin Avenue
London, Ontario
N6A 4L9

Dear Ms. Gowan,

RE: Demolition of 123 Queens Avenue

We are writing on behalf of Harrison Pensa LLP, located at 450 Talbot Street. Our office is adjacent to the property at 123 Queens Avenue and employs approximately 60 lawyers and 100 staff.

We wish to express our strong support for the demolition of the derelict building located at 123 Queens Avenue. The building is not representative of our city and the revitalization of the downtown core and is a hindrance to other positive developments that are occurring in the area. The building has been uninhabited for many years with boarded up windows and doors and a decaying concrete exterior and roof. The building continues to deteriorate and it is putting it politely to say that it is an eyesore to an area of downtown that is otherwise being revitalized. The issue is amplified because it is located in a high-traffic area of the downtown core, particularly with the new Fanshawe College campus; the heavy traffic that drives along Queen Street; and pedestrians walking to Budweiser Gardens and Dundas Place for the many events.

Not only is the building derelict, but it should be a safety concern for the city from both a personal and property perspective. It is a safety risk from the standpoint of physical deterioration including debris that has previously landed on cars in the parking lot below. It is also a safety risk due to the unlawful activity that the uninhabited building attracts to the area and the risks posed to pedestrians passing by or even to trespassers in and around the building due to its condition.

Despite the best efforts of the previous and current owners, the plywood barriers blocking entrances to the windows and doors are frequently broken into and the building is often used as a home for unlawful behaviour, including significant drug and alcohol use, amongst others. There is also a connecting piece to the roof of our building that has been used by criminals to access our roof and even break in to our building through the elevator shaft previously. The issues extend to the alley between 123 Queens Avenue and 450 Talbot Street because of the physical barrier the derelict building provides. It is common to find used needles, other unsanitary items and garbage discarded in the area surrounding the building. This alley is not only adjacent to our building, but also adjacent to the parking lot many Fanshawe College students and visitors use

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when attending the new downtown campus or where participants park to attend to downtown events.

We fully support and commend the efforts of the new owners of 123 Queens Avenue to remove the building in a safe and expedient manner so that the property can better reflect the downtown core, remove the safety hazards that exist, and be put to a productive use. We strongly encourage those overseeing approval processes on behalf of the City to do the same.

Yours very truly on behalf of,

HARRISON PENSA ^{LLP}



Adam Jean, Chief Operating Officer

cc: Harrison Pensa LLP Partnership Board