

JAM Properties Inc.,
180 Cheapside St.,
London Ontario
N6A 1Z8

To Council, C/O Cathy Saunders and Heather Lysynsk

First and foremost, thank you for your work on this file to date. In the time between Planning and Environment Committee (PEC) on July 22 and today, our representatives have met with City staff to discuss our application and the subsequent conditions related to its approval. What follows is provided for your consideration.

At the request of the PEC, we retained VanBoxmeer & Stranges Engineering Ltd. (VanBoxmeer & Stranges) to complete a structural review of the building at 123 Queens Avenue. This included the development of a virtual 3D model that facilitated review of the building's load capacity and reactions. Further informed by physical measurements and attempts at concrete testing (which could not be completed due to crumbling concrete), the analysis revealed that the building is structurally unsound due to overstressed walls that have created a severe state of lateral instability. We were advised to demolish the building immediately due to these unsafe conditions. This information has been succinctly presented in VanBoxmeer & Stranges' report provided to City staff, the PEC, and to you as part of our application before you.

It is with this understanding that we want to again thank you for your detailed consideration of the file. We very much appreciate the compromise you are seeking given your detailed review of the extensive material we have provided – from the Heritage Impact Assessment to both structural assessments – we want to acknowledge and thank you for your dedication to helping us find a solution.

We know this property is unique, both in its past and we think in its future. We are genuinely excited for the potential this property has for a showstopping development that speaks to the City's desire to build on vacant lots and develop in a way that is sensitive to the Downtown Heritage Conservation District (the District). We intend to work within the policies and guidelines of the District, as well as wider City planning frameworks, and will provide a development that achieves density and growth targets for the City, a high standard of design, and shows the public our commitment to this community.

Given this, we are in full agreement with the conditions suggested by City staff for approval of our application and committed to executing all of these conditions with one exception; timing. We are committed to executing all recommendations of the Heritage Impact Assessment and bringing forward a site plan application that will be informed by the District plan and guidelines. This will include appropriate commemoration that acknowledges the history of the site. We appreciate and agree with these conditions. However, we ask that Council reconsider the condition to stabilize an unstable building in advance of site plan approval that our consultants and staff agree can be, and will be, demolished prior to site development. Therefore, we respectfully request that Council reconsider inclusion of this portion of the conditions recommended.

Thank you again for your consideration of this request and your time spent on this application.



Martha Leach
JAM Properties Inc.