

**3C Lakeshore, Inc.**

Phone: 416.317.1165  
Facsimile: 647.340.3234

February 7, 2012

Toronto City Council  
100 Queen St. West  
Toronto, Ontario  
M5H 2N2

CITY CLERK'S OFFICE  
SECRETARIAT SECTION

2012 FEB -8 A 10:09

RE: PG 16.18.1  
(ATTACHMENT)

Attention: City Clerk

Dear Members of Council

Re: LRV's - East Bayfront

I am writing to you on behalf of numerous Landowners and Investors on the East Bayfront corridor between Yonge and Cherry Streets. From west to east, these include:

Cityzen Group & Fernbrook Homes at Pier 27  
Corus Entertainment  
George Brown College  
1143790 Ontario Limited (Fedex site on Queens Quay)  
Hines Corporation  
Tridel  
Great Gulf Homes  
Marland III Corporation  
3C Lakehore Inc. (Continental - Castlepoint - Cityzen)  
Dundee Realty

Last fall this group conveyed our disappointment to the Mayor's office in the delay and possible elimination of the Queens Quay LRT. All of the aforementioned stakeholders made significant initial investment totaling well into the hundreds of millions of dollars on the promise and expectation of LRV's connecting this burgeoning community to the wider transit system at Union Station. When completed this fall, we will see another 3000 students and employees arrive every day at the doorsteps of George Brown College. This in addition to the thousands already working at the Corus building. New developments well underway and approved will add approximately 12 million square ft. in a stretch of less than 1 kilometer along Queens Quay totaling well over 5 billion in new investment, thousands of jobs and significant tax revenues.

We have been advised that there is a shortfall of some 120 million dollars to complete the LRT along Queens Quay East (Waterfont Toronto has 125 million committed). Most of you already know that the LRT has dedicated tracks on the south side of Queens Quay and does not interfere with car traffic. It would seem prudent for Council to consider any cost savings achieved in its Transit planning to

**56 The Esplanade, Suite 308  
Toronto, Ontario M5E 1A7**

be made available to this important project. Not only will it ensure success for the City's waterfront objectives along East Bayfront, without this critical piece of infrastructure, any development initiative in the Portlands further east will not be taken seriously.

I am urging all members of council to carefully consider the impact of its transit dollars and ensure that projects already in the queue but in jeopardy are not left behind. The future of our waterfront is at stake.

Yours very truly,



John C. O'Keefe Jr.  
Managing Partner  
3C Lakeshore Inc.