

SHERMAN · BROWN · DRYER · KAROL
BARRISTERS & SOLICITORS

November 1, 2012

Scarborough Civic Centre
City Clerk's Office
150 Borough Drive
Toronto, ON
M1P 4N7

Attention: Ms. Yvonne Davies, Administrator, Scarborough Community Council

Dear Mayor and Members of Community Council:

Re: Request to delete Recommendation #7 from the City-Initiated Highland Creek Village Area Study Final Report proceeding to Community Council on November 6th in respect of the property municipally known as 215 MORRISH ROAD in the former City of Scarborough

Scarborough Community Council Item # SC20.35

We are the solicitors for Romlek Enterprises Inc., the owners of the property municipally known as 215 Morrish Road (the "Site"), more commonly referred to as The Highland Creek Plaza (the "Plaza"), in the former City of Scarborough. While our clients have had no involvement in the Highland Creek Village Design Guidelines being proposed, they have instructed us over a year ago to follow the progress of the Highland Creek Village Study, and more specifically how our client's Site might be affected by any recommended changes.

It has only recently come to our attention that City Planning Recommendation Number 7 of the Final Report proceeding to Scarborough Community Council on November 6th would adversely affect our client's Site by ultimately removing two thirds of the parking that exists in front of our client's Plaza.

Our records do not show any accidents anywhere in front of The Highland Creek Plaza or as a result of the existing angled parking on the north side of Old Kingston Road between Morrish Road and Lawson Road.

The Plaza is tenanted by small **family** run stores which are forced to compete with big box retailers as well as internet shopping. Despite the fact that these stores represent the "Highland Creek Village" this planning recommendation will ruin their business.

SHERMAN · BROWN · DRYER · KAROL · GOLD · LEBOW
PRACTISING IN ASSOCIATION

5075 YONGE STREET · SUITE 900 · TORONTO, ONTARIO · M2N 5C7 · TELEPHONE: (416) 222-0344 · FACSIMILE: (416) 222-3091
E-MAIL: info@shermanbrown.com · www.shermanbrown.com · 1-800-387-7676 (TOLL FREE)

These small stores exist because of their one-on-one boutique nature and, more importantly, the convenience of in and out shopping. If patrons are forced to walk three blocks to get to the Plaza, they will simply opt for one of many larger malls that have more parking. The angled parking in front of our client's Site is what makes the Site and its associated businesses viable. A Transportation Services study of the existing angled parking spaces will jeopardize tenants in a community serving Plaza.

We would urge Community Council to delete recommendation #7 and to instead encourage Staff to continue their dialogue with the area residents and our client on alternatives.

Thank you for your consideration. Should you have any questions or require any additional information, please do not hesitate to contact the writer or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Adam J. Brown', enclosed within a circular stamp or seal.

Adam J. Brown