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BY E-MAIL

June 17, 2013
108368.1421

Etobicoke York Community Council
Etobicoke Civic Centre
Main Floor, 399 The West Mall
Toronto, ON M9C 2Y2

Attention: Rosemary MacKenzie, Committee
Administrator

Dear Sirs/Mesdames:

**Re: Etobicoke York Community Council Meeting June 18, 2013
Agenda Item EY25.15 -Final Report-Mimico-by-the-Lake
Secondary Plan
-2521-2543 Lake Shore Boulevard West and 5,7,9 Douglas
Boulevard, Toronto
-Canadian Apartment Properties Real Estate Investment
Trust**

We are the solicitors for Canadian Apartment Properties Real Estate Investment Trust ("CAPREIT") with respect to the above-noted properties (the "Property") which was recently acquired by CAPREIT. The purpose of this letter is to advise you of our client's concerns with the proposed Mimico-by-the-Lake Secondary Plan (the "Secondary Plan") as it would affect the Property.

Our client has concerns with the proposed heritage policies in the Secondary Plan in light of the City's related proposal to historically designate some of the properties (related Council Agenda item-EY25.16) and the City's new Public Realm and Heritage policies in OPA 199. Considered together, the policies and designations will prejudice the outcome of the potential redevelopment and intensification of the Property contemplated by the Secondary Plan. We submit that it is premature to designate any of the structures on its Property as historical at the present time.

Additionally, our client is concerned about the proposed redesignation of the southern portion of its lands to an Open Space designation with cycling and pedestrian connections thereon. A further concern relates to the proposed road network on the Property, particularly those portions through the lands to be designated Open Space and northwards entirely within the western portion of the

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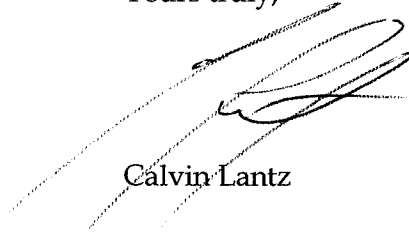
SYDNEY

Property. These policies will negatively impact the use and development opportunities on the Property and represent a form of expropriation without compensation.

This letter raises some of CAPREIT's concerns with the proposed Secondary Plan in order to preserve CAPREIT's rights of appeal to the Ontario Municipal Board.

Please provide us with notice of Council's decision on the proposed Secondary Plan. Thank you for your attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Calvin Lantz', is written over a faint, dotted-line signature strip.

Calvin Lantz

/vs

cc. *Canadian Apartment Properties Real Estate Investment Trust*