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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 EY25.16 - Intention to Designate
-2523, 2527, 2533-2535, 2539A&B, 2541-2541A 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 "Subject Properties"). The Subject Properties lie within a larger parcel of land acquired by CAPREIT in May of this year, depicted on the attached property data map. The purpose of this letter is to advise you of our client's concerns with the proposed heritage designation of the Subject Properties recommended by the March 21, 2013 Staff Report.

Our client is concerned that imposing the designations now will prejudice the outcome of the potential redevelopment and intensification of the Subject Properties contemplated by the proposed Secondary Plan (related item - EY25.15 on the Council's Agenda). Given proposed policies in the Secondary Plan relating to heritage resources, particularly with respect to the Subject Properties and the broadly worded policies of the City's new Public Realm and Heritage policies-OPA 199, it would be premature to designate the Subject Properties in advance of a specific development proposal.

We respectfully request that the proposed heritage designation of the Subject Properties be deferred until such time as a specific development proposal is brought forward for the entire parcel of land owned by CAPREIT. This would then allow

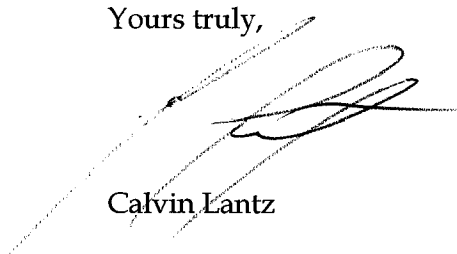
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the designations to be considered in the context of a comprehensive development plan.

This letter raises some of CAPREIT's concerns with the proposed heritage designation of the Subject Properties in order to preserve CAPREIT's rights of appeal of the proposed designations.

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

Yours truly,



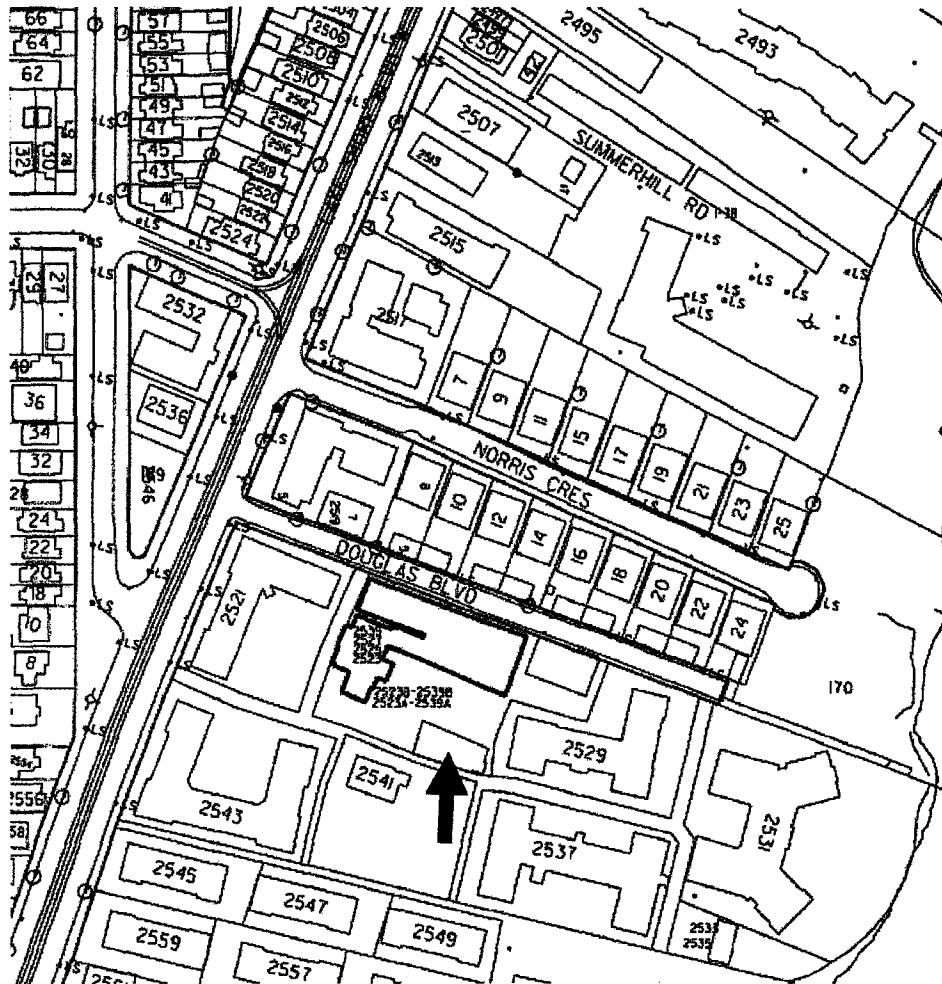
Calvin Lantz

/vs

cc. *Canadian Apartment Properties Real Estate Investment Trust*

ATTACHMENT NO. 1

LOCATION MAP:
LAKE SHORE BOULEVARD WEST & DOUGLAS BOULEVARD



This location map is for information purposes only;
The exact boundaries of the properties are not shown.

The following properties are identified in the Reasons for Designation:

- 2523 & 2527 Lake Shore Boulevard West: Ormscliffe (estate house)
- 2533-2535 Lake Shore Boulevard West: Semi-Detached Houses
- 2539A&B Lake Shore Boulevard West: Garage (marked by **arrow**)
- 2541 (2541A) Lake Shore Boulevard West: Leonard Franceschini House
- 5, 7 & 9 Douglas Boulevard: Power Plant and Row Houses (west side of street)