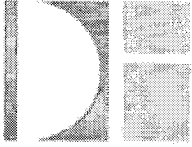


PW 31.9.3



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Please refer to: **Mark Flowers**
e-mail: markf@davieshowe.com
direct line: 416.263.4513
File No. 702140

June 9, 2014

By E-Mail

Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Ulli Watkiss, City Clerk

Dear Ms. Watkiss:

**Re: North York Centre South Service Road
Environmental Assessment Addendum Study
Item: PW31.9**

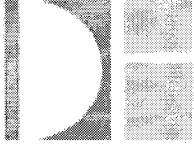
We are counsel to Crown Realty Partners ("Crown Realty"), which is the manager of lands municipally known as 45-47 Sheppard Avenue East in the City of Toronto (the "Lands") on behalf of the owner, 45-47 Sheppard Avenue East Inc.

The Lands are currently occupied by two office buildings totalling approximately 230,750 sq.ft., which are currently leased to a number of commercial and institutional tenants. The Lands also have a surface parking lot and underground commercial parking garage with a visible and direct access from the south side of Sheppard Avenue East. Together, the parking areas on the Lands serve the needs of the tenants and provide a significant source of revenue for Crown Realty.

We understand that at its meeting on June 10, 2014, Toronto City Council will be considering a recommendation from the General Manager of Transportation Services to issue a Notice of Completion and to file the Environmental Study Report (ESR) Addendum for the North York Centre South Service Road Environmental Assessment Study in the public record, as set out in a staff report dated April 15, 2014 (the "Staff Report").

Crown Realty has participated in the recent study process for the proposed environmental assessment addendum. Among other things, our client met with City staff on January 23, 2014 and again on April 11, 2014. Unfortunately, despite these meetings, Crown Realty was unable to resolve its concerns with the environmental assessment.

[DHP 00397366]



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Further, a representative of Crown Realty attended at the meeting of the City's Public Works and Infrastructure Committee meeting on May 14, 2014 and made a deputation regarding this item.

According to the Staff Report, the preferred design of the proposed service road would result in the existing vehicular access to the Lands being relocated to the rear of the property, off Anndale Drive. Although not mentioned in the Staff Report, a new entrance to the parking garage would also necessitate the relocation of some existing parking stalls.

As previously expressed by our client, Crown Realty has a number of concerns with the preferred design and the Staff Report, which are summarized as follows:

1. Crown Realty is not convinced that the proposed service road is, in fact, necessary, and the Staff Report does not provide adequate justification for the need to construct the proposed new road;
2. The Staff Report fails to identify and explain why the existing vehicular access to the Lands from Sheppard Avenue East could not be maintained even if the proposed new service road is constructed and the intersection of Doris Avenue with Sheppard Avenue East is reconfigured; and
3. Although the Staff Report identifies potential project costs for each of the various options that are discussed, including the costs for design and construction of a new ramp to the parking garage on the Lands, the report fails to identify compensation to Crown Realty for any business loss and/or other damages that may result from the proposed relocation of the vehicular access to the Lands from Sheppard Avenue East to Anndale Drive.

Given these unresolved concerns, we request that City Council not adopt the recommendations set out in the Staff Report. Instead, we ask that Council defer consideration of this item to a future meeting and direct, in the interim, that staff meet with Crown Realty with a view to resolving its outstanding concerns.

Kindly ensure that we receive notice of any decision(s) made by City Council concerning this item and that we are notified of any future staff reports and/or public meetings regarding this matter.



Davies
Howe
Partners
LLP

Yours truly,
DAVIES HOWE PARTNERS LLP

A handwritten signature in black ink, appearing to read "Mark R. Flowers".

Mark R. Flowers
Professional Corporation

copy: Client
John Mende, Transportation Services Division, City of Toronto
David Kuperman, Transportation Services Division, City of Toronto