

October 5, 2015

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DELIVERED

File 09854.00001

The Toronto and East York Community Council
c/o the Clerk
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N1

Dear Sirs/Mesdames:

**Re: 629, 633 and 675 Eastern Avenue,
No. 13-195390 STE 30 OZ**

We are the solicitors for 2006199 Ontario Limited ("2006199"). Our client is the owner of the property at 721 Eastern Avenue, which is directly east of these lands. Our client's property is used as a film production studio (under the "Cinespace" name), with ancillary and related uses. Our client, therefore, has a direct interest in how these lands are developed, and it has been an active participant in this area's planning process for many years.

Our client is generally in favour of the development of the subject lands. It supports the revitalization of the lands now being proposed by Eastern Avenue Development Limited and Calloway Reit (Eastern) Inc. (collectively "SmartCentres").

There are a few aspects of the SmartCentres' proposal, though, that are or were of concern. The principal areas at issue are:

(a) bicycle access: the bicycle route through this area was originally to have gone along Larchmount Avenue; this was of concern to our client; this concern appears to have been resolved by the movement of the bicycle path to Caroline Avenue (as noted in the planning report);

(b) landscaping: our client was originally concerned that this might be an issue; there now appears to be a wider area between our client's property and Larchmount Avenue, and between Larchmount Avenue and the SmartCentres buildings, and our client is pleased with the direction that this item seems to be going in;

(c) traffic lights: our client was very concerned about the movement of the traffic lights from Larchmount Avenue to Caroline Avenue; in their current location, the traffic lights serve our client's needs well; the movement of the lights to Caroline Avenue was, therefore, a significant concern – unless Caroline Avenue is intended to function as a public road (albeit not one that is publically owned); through discussions with SmartCentres, and the reading of the planning report, our client is persuaded that it will have access to Caroline Avenue as if it were a public street; this abates its concerns, presuming that it is able to access Lakeshore Road East and Caroline Avenue, as you would expect a business of this importance to be able to do;

(d) grading: SmartCentres proposes to raise the grade of its lands; our client was concerned about the impacts that this might have on its property; it now believes that there will be no impacts, and is in discussions with SmartCentres to ensure that this is the case.

As indicated, our client is in direct discussions with SmartCentres to ensure that its concerns are addressed. It hopes to achieve a more formal and comprehensive understanding on all of these issues soon. It is also awaiting decisions from the City on access issues that are vital to its business, which affect some of these concerns.

Our client's hope is that all of these matters will be resolved before it is required to make a formal decision on the proposal, which, as indicated, it generally welcomes. This letter, however, is being sent to "keep the door open", in the event that such an unfortunately decision become necessary.

Yours truly,



C. J. Tzekas

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cc: *Mr. M. Stewart, Goodmans LLP*
Ms. O. Richichi, SmartReit
(both via e-mail)

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