



GL14.11.16

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27 July 2020

Sent via E-Mail

Mayor and Members of Council
12th Floor, West Tower, City Hall
100 Queen Street West, First Floor
Toronto, ON M5H 2N2

Dear Mayor and Members of Council:

**Re: Item GL14.11 Acquisition of 2950 and 2970 Lake Shore Boulevard West
Council Meeting 28 July 2020
Request for Notice - CAPREIT Apartments Inc.**

CAPREIT Apartments Inc. ("CAPREIT") is the owner of properties municipally known as 148 and 170 Islington Avenue and 135 - 147 Eighth Street, which are located immediately adjacent to the properties municipally known as 2950 and 2970 Lake Shore Blvd West (the "Lake Shore Site"), being the subject of the above-noted agenda item. CAPREIT's properties are presently developed with six four-storey purpose-built rental apartment buildings, consisting of 278 residential units. CAPREIT is also the beneficial owner of the private access from Eighth Street to the central courtyard, which is presently used by the occupants of the Lake Shore Site.

CAPREIT is one of Canada's largest real estate investment trusts. CAPREIT owns approximately 56,600 suites, including townhomes and manufacturing housing sites, in Canada and indirectly through its investment in ERES, approximately 5,600 suites in the Netherlands. CAPREIT manages approximately 60,700 of its owned suites in Canada and Netherlands, and additionally, approximately 3,700 suites in Ireland.

One of CAPREIT's primary objectives is to ensure the comfort and safety of its residents and create a comfortable residential community in which to live.

We have recently become aware of the anticipated sale of the Lake Shore Site to the City to accommodate a municipal shelter. While CAPREIT does not oppose the City's mandate to expand the City's municipal shelter capacity, it does wish to ensure that, in the case of the Lake Shore Site, the development and design of the facility is sensitive to the interests of the residents of the CAPREIT property. Most notably, CAPREIT is concerned about the use of the private access from Eighth Street.

As such, we hereby request to be notified of any community engagement or public meeting events relating to the operation, construction, or design of the proposed municipal shelter.

We also hereby request to be notified of any future meetings and decisions of City Council or a Committee of Council where reports relating to the Lake Shore Site and/or the proposed municipal shelter will be considered.

Notice should be sent to:

Erin L. Smith, MCIP RPP
Development Manager
11 Church, Suite 401
Toronto, ON M5E 1W1
e.smith@capreit.net

If you have any questions, please do not hesitate to contact us.

Yours very truly,



Erin L. Smith. MCIP RPP
CAPREIT Apartments Inc.

- c. Loretta Ramadhin, City of Toronto
- Alexandra Vamos, City of Toronto
- Councillor Grimes, Ward 3, Etobicoke-Lakeshore, City of Toronto