

17 May 2021

Council, City of Toronto
City Hall, West Hall, 12th floor
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of Council:

**Re: Item EY24.7
2950 and 2970 Lake Shore Boulevard West
Official Plan and Zoning Amendment Applications
Request for Direction - Local Planning Appeal Tribunal (LPAT) Hearing**

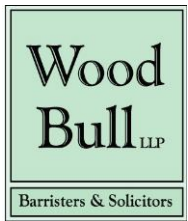
We represent CAPREIT Apartments Inc. (“CAPREIT”), the owner of the properties municipally known as 148 -170 Islington Avenue and 135 - 147 Eighth Street. The CAPREIT properties are located immediately north of the properties municipally known as 2950 and 2970 Lake Shore Blvd West (together, the “Lake Shore Site”), which is the subject of the request for directions report before you.

CAPREIT’s properties are developed with six four-storey purpose-built rental apartment buildings, consisting of 278 residential units. The rental buildings are home to about 278 tenants. CAPREIT is also the beneficial owner of the private access from Eighth Street to the central courtyard, which is used by the current occupants of the Lake Shore Site.

CAPREIT has serious concerns with the development proposal as presented to date. In particular, the massing of the proposed development threatens to overwhelm CAPREIT’s rental buildings. Additional setbacks and stepbacks should be implemented to ensure a better transition between the existing building and the new ones. In addition, it is not clear that the proposed access to the site to the rear is acceptable from a capacity, movement, or safety perspective. The ramp that is being proposed also appears to be problematic from a visibility and safety perspective. CAPREIT also has concerns about the impact of the proposed development on its existing parking supply on site. Finally, our client is concerned that the proposal may unduly impact the future development of its properties.

For those reasons, our client is supportive of staff’s recommendation to oppose the development applications at the LPAT. Our client is also supportive of the recommendation to continue discussions with the applicant to resolve the outstanding issues. **CAPREIT hereby requests to be included in any discussions that impact their properties to the north, including discussions regarding massing to the rear and access / parking.**

Thank you for your consideration. We look forward to working with staff and the applicant on this matter, to achieve a satisfactory solution for all stakeholders without the need for a hearing.



17 May 2021

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink, appearing to read "Jshapira", is written over the printed name.

Johanna R. Shapira

JRS

c. Client