



Mimico Lakeshore Community Network
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To the members of the Planning and Housing Committee of City Council:

Re: PH13.3, Official Plan Review: Transportation

I am writing to urge you to delete Lakeshore Boulevard West in south Etobicoke from the list of “higher-order transit corridors” in the proposed amendments to the Official Plan transportation policies detailed in Map 4 of OPA 456.

Designating the stretch of Lake Shore Boulevard West between Legion Road and Long Branch as a “higher-order transit corridor” at this time would be premature at the very least, and could have negative consequences in the near and medium term.

The Waterfront Transit Reset study commenced in 2015 recommended enhanced streetcar infrastructure, but not higher-order transit, in this corridor. The time horizon adopted by the reset study was 2041, but there is no reason to suppose that the relevant facts will turn out to be different if a longer time horizon is considered.

But if Lake Shore Boulevard were to be named in the Official Plan as a higher-order transit corridor, the mere fact that this had been done would very likely be used, in the near and medium term, to argue for intensified development, not just along Lake Shore Boulevard itself, but on the side streets within several hundred metres. Our extensive experience with hearings at the Local Planning Appeal tribunal, and before that at the Ontario Municipal Board, has made us keenly aware what a powerful weapon the words and maps of the Official Plan can be, when wielded by a talented lawyer addressing a sympathetic adjudicator.

It may not be the intention of City Council to construct Spadina Avenue-style higher-order transit the whole length of Lake Shore Boulevard. But merely putting the designation in the Official Plan sends a signal that a much greater degree of intensification would be appropriate, and would in fact be welcomed by the City.

The “higher-order” label in the Official Plan does not make the case for intensified development, nor overcome the problems that would come to light in the environmental assessment. So the result we would have to expect would be intensive development without higher-order transit. This is exactly the situation that has arisen in the new Humber Bay Shores development in south Etobicoke, which the city and the community are now struggling to cope with.

For the Mimico Lakeshore Community Network,

[Marabelle](#) McTavish
President.