



Etobicoke York Community Council

December 2, 2024

Dear Members of Etobicoke York Community Council

EY18.8 – Review of Zoning Regulations for Nightclubs on Lake Shore Boulevard West

A year ago, the community raised valid concerns with the City's proposal to permit night clubs on Lake Shore Boulevard west. Since then, feedback received through the city's online surveys and consultation sessions in 2024 was predominantly in opposition to nightclub permissions along Lake Shore Boulevard West due to concerns about public safety, noise and lack of effective enforcement from the City. These concerns have not been addressed and the Long Branch Neighbourhood Association (LBNA) objects to the recommendations in this report to proceed with permitting nightclubs in Long Branch.

Having a night economy in Toronto is a good idea but where it is located is critical for success. There is not one size fits all. Long Branch has a few entertainment venues (Sloppy Joes, Legion 101, South Side Johnny's and Timothy's) that support live music, and they are an important part of the community and also patronized by the local community. But the establishments that have live music are not night clubs operating until 2am in the morning – or even up to 4am through requests for extensions by club owners.

Permitting night clubs of 400 square metres (which is over 4,300 square feet) is not a small venue. These establishments would be permitted outdoor patios and amplified sound until 2am or potentially even later just 6.1 m from local residences. That is not compatible with people who need to get up for work or school at 6am as is typically the case in Long Branch. There needs to be a much larger buffer between adjacent neighbourhoods and an understanding and recognition that one size does not fit all in the City of Toronto.

The report outlines that buildings with existing residential units would not be eligible for a nightclub "unless the residential units were removed". Given there is a housing crisis in the city the removal of residential units should not be permitted for a nightclub.

The report outlines the significant expense with retrofitting spaces for a new nightclub. Given that the majority of the community does not support nightclubs on Lake Shore Boulevard West, and the clear incompatibility with nearby and adjacent residential properties, it can be predicted that any new nightclub will face an onslaught of complaints from residents whose sleep would be routinely disturbed.

The report states that 85 existing non-residential buildings that are eligible for a nightclub are located adjacent to residential neighbourhoods to the rear which is an incompatible condition for this community.

How will the city shut down and remove nightclubs that are subject to multiple and ongoing complaints? This has not been addressed though the recommendations for monitoring outcomes puts the onus on residents to lose sleep and spend a significant amount of time with the complaint process.

The report before Etobicoke Community Council does not acknowledge that Lake Shore Boulevard West is different than other Avenues in that there are industrial areas very nearby on public transit and closer to subway stations that would be much more suited for nightclubs than adjacent to residential properties

where children need to get up early to go to nearby schools and parents and adults need to get up early to go to work.

Late night loud venues, like nightclubs, are incompatible with this community and we would request that Etobicoke York Community Council not permit these licenses for Nightclubs on Lake Shore West.

Sincerely

A handwritten signature in black ink, appearing to read 'Judy Gibson', written in a cursive style.

Judy Gibson
Director, Long Branch Neighbourhood Association
Long Branch Neighbourhood Association
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