



*Enjoy the Shore!*

Lakeshore Village Business Improvement Area  
133 Sixth St. Etobicoke, ON M8V 3A6  
lakeshorebia@gmail.com

June 16, 2025

Attn: Executive Committee

Re: Item EX24.4: Leveraging City-Owned Real Estate to Support City Council Objectives - Long-Term Financial Plan Update  
Etobicoke Green P Lots at 120 Sixth and 140 Fifth Streets.

The Lakeshore Village BIA would like their objections noted for the removal and use of the Green P parking lots 120 Sixth St (Carpark 511) and 140 Fifth Street (Carpark 506) as part of Toronto Builds.

There are a number of reasons for the BIA's objection to the loss of these parking lots. Both lots are integral to the commercial success of the businesses whose customers use these lots on a daily basis. The BIA is already losing a busy Green P lot at 66 Third Street to a proposed shelter, losing two more within the same time frame will be devastating to these main street businesses.

Future business investment is also dependent on the parking availability. New investments are dependant on drive up traffic, city permits, and provincial business licensing. For example, a newly renovated commercial property within the BIA has been planning a 250-person capacity banquet hall. Their future licenses are at risk should they not qualify based on parking availability which will result in huge financial losses.

With regards to residential density, the ongoing Lakeshore Avenue Study initial drafts recommend an increase in building heights resulting in higher neighbourhood density. Without mandated parking for residential units, this will strain existing paid parking, creating a conflict between business customers and residential parking.

Please consider these items when assessing the future of our commercial main street.

Sincerely yours,

Chris Korwin-Kuczynski  
Vice -Chair, on behalf of the Lakeshore Village BIA