

3807-3815 and 3819-3829 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendment Application – Appeal Report

Date: August 29, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 22 236554 WET 03 OZ

Related Planning Application Number: 23 109926 WET 03 RH

SUMMARY

On June 4, 2025, Etobicoke York Community Council deferred Item EY23.8 (“3807-3815 and 3819-3829 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval”, dated May 16, 2025). The public meeting for EY23.8 was adjourned to the September 17, 2025 meeting of the Etobicoke York Community Council.

On June 13, 2025, the applicant appealed the application to the Ontario Land Tribunal (OLT) citing City Council’s failure to make a decision on the application within the time frame in the *Planning Act*. As a result of the appeal, the Ontario Land Tribunal now has approval authority for the application. A Case Management Conference has been scheduled for September 16, 2025.

This supplementary report deletes and replaces the recommendations of the Approval Report with new recommendations to reflect the appealed status of the application. Consistent with the Approval Report, staff continue to recommend support for the proposal in its current form.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that recommendations 1, 2 and 3 in the Approval Report, dated May 16, 2025, be deleted in their entirety and replaced with the following:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in support of the proposed development and request to amend the City's Official Plan and applicable zoning by-law as described in the Approval Report of the Executive Director, Development Review (May 16, 2025) for the lands at 3807-3815 and 3819-3829 Lake Shore Boulevard West.

2. In the event that the Ontario Land Tribunal allows the appeal, in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Order be withheld until such time as the City Solicitor advises that:

a. City Council has approved the Rental Housing Demolition Application 23 109926 WET 03 RH under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the existing rental dwelling units and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing related matters necessary to implement City Council's decision.

3. City Council authorize the City Solicitor and relevant City staff to take any necessary steps to implement City Council's decision, including requesting any additional conditions of approval that would be in the City's interest, in the event the appeal of Official Plan and Zoning By-law Amendment application is allowed by the Ontario Land Tribunal, in whole or in part.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On July 19, 2022, City Council amended and adopted Official Plan Amendment (OPA) 570 (By-law 889-2022), which created SASPs for new Protected Major Transit Station Areas (PMTSA), including SASP 646 for Long Branch Station. City Council amended the Long Branch PMTSA densities in *Neighbourhoods* from 0.5 to 0.3.

[Agenda Item History - 2022.PH35.16](#)

On June 4, 2025, Etobicoke York Community Council deferred consideration of the recommendations in a report titled, “3807-3815 and 3819-3829 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval”, dated May 16, 2025. [Agenda Item History - 2025.EY23.8](#)

On June 13, 2025, the applicant appealed the application to the OLT (File OLT-25-000489) citing City Council's failure to make a decision on the application within the time frame in the *Planning Act*. A Case Management Conference has been scheduled for September 16, 2025.

On August 15, 2025, the Ministry of Municipal Affairs and Housing approved Official Plan Amendment [524](#), [537](#), [540](#), [544](#), [570](#), and [575](#), with modifications, MTSA and PMTSA boundaries and policies. A total of 120 MTSAs and PMTSAs are now in-effect across the city. The decision increases building heights and densities near transit and

supports more housing options for these areas. The Minister did not make a final decision on nine identified MTSA's and PMTSA's, including the Long Branch GO Station.

COMMENTS

The applicant filed an appeal of the Official Plan and Zoning By-law amendment application to the OLT on June 13, 2025, after Etobicoke York Community Council deferred consideration of a staff report recommending approval of the proposed development. The application was appealed on the basis that City Council did not make a decision within the statutorily prescribed time frame in the *Planning Act*.

The appealed application is in the same form as the previous submission associated with the Approval Report dated May 16, 2025. City staff continue to support the application in its current form, as detailed in the previous Approval Report, subject to the appropriate conditions.

This Report recommends that the City Solicitor, with appropriate staff, attend the OLT in support of the application in its current form.

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SIGNATURE

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