



**MORE NEIGHBOURS
TORONTO**

Dear Etobicoke-York Community Council,

Re: EY23.7 - 3807-3815 and 3819-3829 Lake Shore Boulevard West - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

More Neighbours supports the proposed Zoning By-Law Amendment at 3807-3815 and 3819-3829 Lake Shore Boulevard West. The proposed building would add 476 new housing units and 14 rental replacement units to Long Branch, which like many other Toronto neighbourhoods, is in dire need of more housing. It is not only noteworthy in its close proximity to the GO/MiWay/TTC transit hub at Long Branch Loop, which houses several bus routes, a streetcar and the Lakeshore West GO line; but sits in an existing walkable community near Waterfront Trail and other bicycle thoroughfares.

The building design also takes advantage of the site topology to achieve what is essentially three point-access block buildings within the constraints of presently prevailing elevator and stair regulations. While we have consistently spoken in support of single-stair egress and the legalization of the ISO 8100 elevator standard in Ontario, this is a resourceful way to both comply with the existing requirements and help create the exact sort of larger and well-lit family-size units community members often see missing from the contemporary housing market; which would be allowed in greater measure by enacting those policies.

While no affordable housing is currently offered at this stage of the application, that does not preclude later opportunities for the creation or acquisition of affordable housing or retail on the

site¹ by potential non-profit partners. Nonetheless, as the site sits in the Long Branch GO PMTSA, we encourage the developer to continue to pursue affordable housing in some form.

Sincerely,
Thaddeus W. Sherlock
More Neighbours Toronto

¹ The author of this letter would like to disclose that he is serving a two-year term as a director with the South Etobicoke Community Land Trust until 2026, whose catchment area includes the application site.