

From: [Alan Roy](#)
To: [Aysha Ahmadian](#); [Councillor Morley](#); [Matt Cook](#); [Daniel Kolominsky](#); [Matthew Pires](#); [Lee Fairclough-CO](#); [Etobicoke Community Council](#)
Subject: [External Sender] AMENDED 3418 Lake Shore Boulevard West and 0 Skeens Lane, Applicant, Townhouse Directors, and City
Date: October 19, 2025 1:34:59 PM

I am AGAINST this proposed development.

Due in a large part to the 26years of personal interaction with the developers and their pattern of behaviour.

Their abandonment of their development on Skeen's Lane 26years ago and their continued failure to perform the minimum of upkeep of their existing property has been and continues to be a blight on our community.

The hundreds of complaints from local residents over these many years and the continuing lack of concern for properties and residences that were built by them shows a lack of dedication to this community that will be suffered by the locals for years to come.

Not by those who are making the decision in this matter but by those who live in close proximity and will actually have to live with the decision.

I repeat: I AM AGAINST THIS DEVELOPMENT in it's current format.

Alan Roy
President
Skeen's Lane Owner's Association

8 Skeen's Lane #4
Etobicoke, Ontario
Canada
M8W 4Z5

416 937 4568

Begin forwarded message:

From: Daniel Kolominsky <Daniel.Kolominsky@toronto.ca>
Date: April 24, 2025 at 12:08:01 EDT
To: Jane McFarlane <jmcfarlane@westonconsulting.com>, Alan Roy <alan.ace.roy@gmail.com>, Matthew Pires <matthew.f.pires@gmail.com>
Cc: Councillor Morley <Councillor_Morley@toronto.ca>, Matt Cook <Matt.Cook@toronto.ca>, Megan Asbil <masbil@westonconsulting.com>, Richard Serra

<RichardS@srnarchitects.com>, Greg Raspin

<greg@srnarchitects.com>

Subject: RE: 3418 Lake Shore Boulevard West and 0 Skeens Lane, Applicant, Townhouse Directors, and City Workshop

Hi everyone,

Thank you for the meeting today.

Link to the Applicant's Proposal: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5510966&pid=574436&title=3418-LAKE-SHORE-BLVD-W-&-0-SKEENS-LANE>

You can access all the plans that were shared on screen today.

I'll keep you posted as we move forward. Have a great day.

Thank you.

Daniel

Daniel Kolominsky

Planner, Community Planning

Development Review Division

Etobicoke York District

2 Civic Centre Court, 3rd Floor

Toronto, ON M9C 5A3

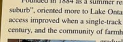
Tel: 416.394.5462 | Email: Daniel.Kolominsky@toronto.ca



A Vibrant New Community Emerges Along Lake Shore Boulevard



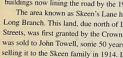
Long Branch and its neighbourhood have long been a part of Etobicoke's history. From its earliest roots on the waterfront, Long Branch grew toward, then away from, the street known variously as the Lake Shore Road, the Toronto-Hamilton Highway and finally Lake Shore Boulevard.



Founded in 1884 as a summer resort, Long Branch was initially a "vacation suburb", oriented more to Lake Ontario than the muddy Lake Shore Road. Land access improved when a single-track streetcar line was extended at the turn of the century, and the community of farmhouses and market gardens lining the road gradually grew.



In 1917 the government improved the roadway, paving it with 24-inch concrete slabs, the first highway of its kind built in Ontario. This construction spurred further growth of the Long Branch streetcar with one and two-story brick and clapboard commercial buildings now lining the road by the 1930s.



The area known as Skene's Lane has a special position within the development of Long Branch. This land, due north of Lake Shore Boulevard between 29th and 30th Streets, was first granted by the Crown in 1806, changing hands several times until it was sold to John Towell, some 50 years later, whose family formed the land until selling it to the Skene family in 1914. Little is known about Sarah J. Skene, who



A Unique Collection Of Townhomes Nestled In A Historic Corner Of Etobicoke

Etobicoke's Long Branch neighbourhood is being renewed and revitalized. And with its prime location along Lake Shore Boulevard, The Courtyards is leading the way with an all-new choice of designs for today's new homeowner.



owned the property and lived on it for 3 years – with the name "Skene's Lanes" being adopted, based on the real townships popular in the time.



New owners demolished the two houses on the lot when it was purchased yet again in 1945, and went on to build the existing commercial buildings.

By the late 1970's, the narrowness of Skene's Lane was proving too difficult for emergency vehicles to access. The City of Etobicoke therefore started, preparing the surrounding property so that it could be redeveloped and the problem corrected.

A call for proposals went out to Ottawa's top builders, architects and designers – seeking submissions on the redevelopment of the Skene's Lane property in context with the representation of the Long Branch neighbourhood itself.

Eden Oak Homes is proud to have won that competition, and to have been selected to bring this historic area into the 21st century, upgrading the buildings along the main street and offering a wide range of new housing to the area while being sensitive to its environment and heritage.

Long Branch has a long and proud role in Etobicoke's history... and Eden Oak Homes is happy to help write the latest page in that history.





A Unique
Collection Of
Townhomes Nestled
In A Historic Corner
Of Etobicoke



LEGEND

- The West Point
- The Humber
- The Long Branch
- The Kingsbury
- The Yorkwood
- The Pines



A Vibrant New Community Emerges Along Lake Shore Boulevard



Long Branch and its mainstreet have long been a part of Etobicoke's history. From its earliest roots on the waterfront, Long Branch grew toward, then away from, the street known variously as the Lake Shore Road, the Toronto-Hamilton Highway and finally Lake Shore Boulevard.

Founded in 1884 as a summer resort, Long Branch was initially a "steamboat suburb", oriented more to Lake Ontario than the muddy Lake Shore Road. Land access improved when a single-track streetcar line was extended at the turn of the century, and the community of farmhouses and market gardens lining the road gradually grew.

In 1917 the government improved the roadway, paving it with 24-foot concrete slabs, the first highway of its kind built in Ontario. This construction spurred further growth of the Long Branch streetscape with one and two-storey brick and clapboard commercial buildings now lining the road by the 1930's.

The area known as Skeen's Lane has a special position within the development of Long Branch. This land, due north of Lake Shore Boulevard between 29th and 30th Streets, was first granted by the Crown in 1806, changing hands several times until it was sold to John Towell, some 50 years later, whose family farmed the land until selling it to the Skeen family in 1914. Little is known about Sarah J. Skeen, who



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Etobicoke's Long Branch neighbourhood is being renewed and revitalized. And with its prime location along Lake Shore Boulevard, The Courtyards is leading the way with an all-new choice of designs for today's new homebuyer.



owned the property and lived on it for 33 years - with the name "Skeen's Lanes" being adopted, based on the rear laneways popular in the time.

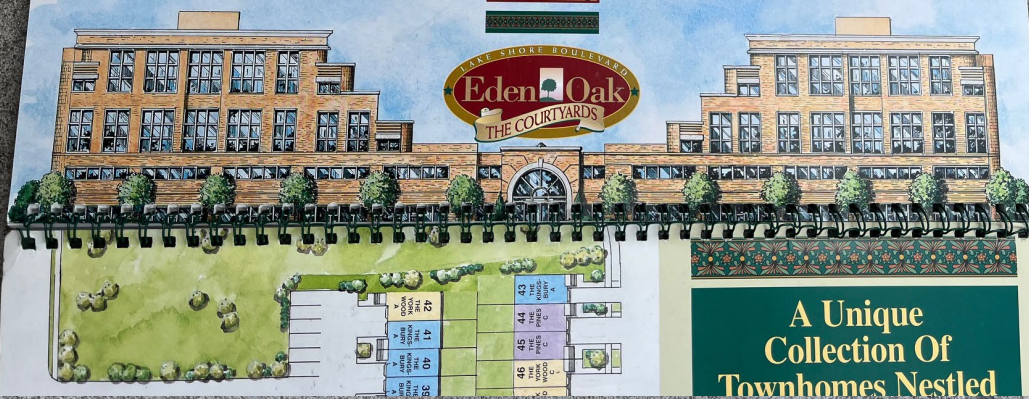
New owners demolished the two houses on the lot when it was purchased yet again in 1945, and went on to build the existing commercial buildings.

By the late 1970's, the narrowness of Skeen's Lane was proving too difficult for emergency vehicles to access. The City of Etobicoke therefore started, expropriating the surrounding property so that it could be redeveloped and the problem corrected.

A call for proposals went out to Ontario's top builders, architects and designers - seeking submissions on the redevelopment of the Skeen's Lane property in context with the rejuvenation of the Long Branch mainstreet itself.

Eden Oak Homes is proud to have won that competition, and to have been selected to bring this historic area into the 21st century, upgrading the buildings along the mainstreet and offering a wide range of new housing to the area while being sensitive to its environment and heritage.

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A Unique Collection Of Townhomes Nestled

Building Quality

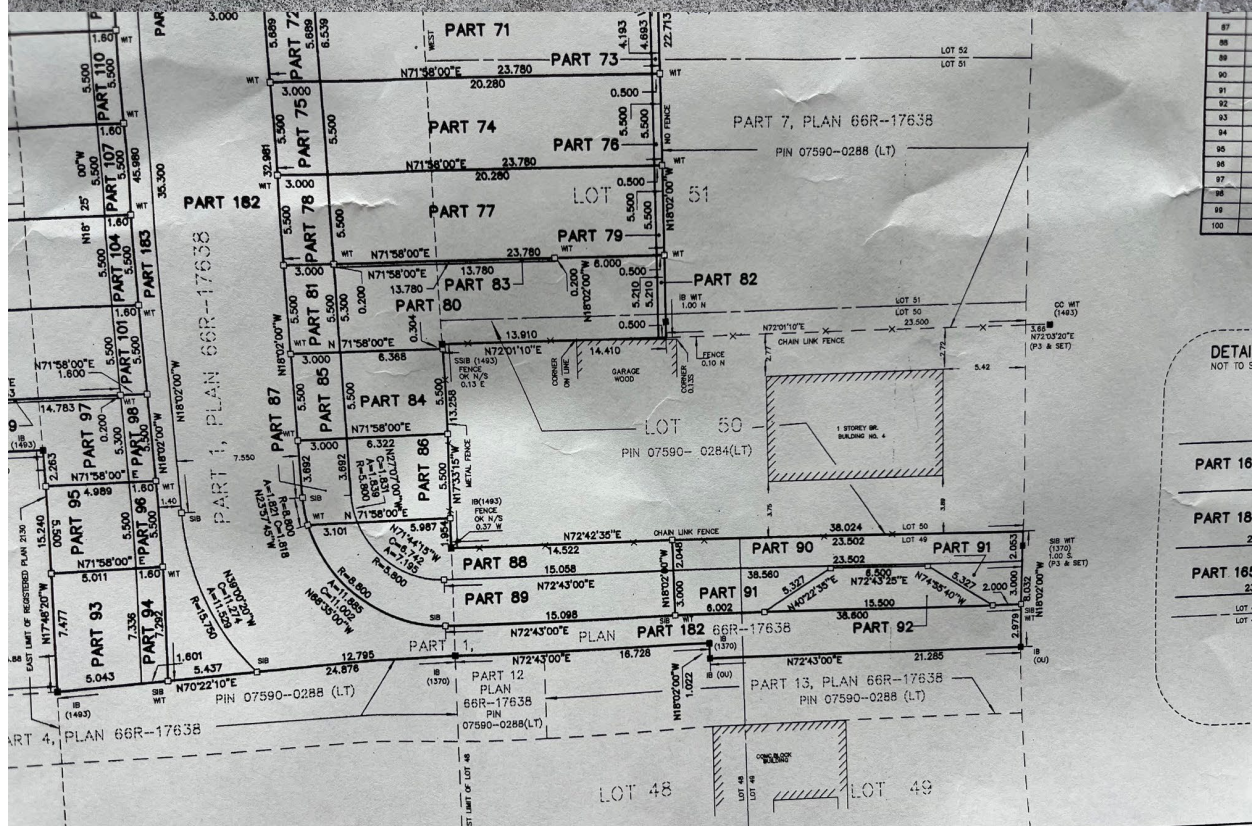
The Cornerstone Of A Successful Family Business.

The origin of Eden Oak Homes dates back to 1984 when Albert Kartavicius, a respected builder of fine homes in the Toronto area for over 45 years, formed a partnership with his nephew Romas Kartavicius. Their flagship project, "Valley Park in Woodbridge" is a community of 900 homes which quickly established the firm's reputation as a high quality builder. The company flourished and in 1990 evolved into Eden Oak Homes which, as the decade continues, is fast growing into one of Metro's most significant new home builders.

The company's philosophy is to bring a fresh, unique perspective to every new development. The design of each community is carefully considered to meet the needs of the homeowner in every detail and Eden Oak's homes are crafted to provide a perfect blend of solid, traditional construction values with innovative designs and up-to-the-minute finishing details. Construction excellence and after sales service are never in doubt when you purchase an Eden Oak Home, they are the benchmarks by which Eden Oak's loyal trades and craftsmen measure their worth.

The principals of Eden Oak Homes have been involved in building key communities across the Greater Metro area. Most recently these include Kip Valley Estates, Woodbridge; Westerton Estates, Mississauga; Eden Green Estates, Georgetown; The Courtyards of Blue Willow Crossing, Woodbridge; The Royal Oak Series, Oakville; Eden Park, Mississauga and The Courtyards of Lake Shore Boulevard, Etobicoke.





email: etcc@toronto.ca
www.toronto.ca/council

From: Alan Roy <alan.ace.roy@gmail.com>
Sent: October 19, 2025 11:41 AM
To: Aylsha Ahmadjan <Aylsha.Ahmadjan2@toronto.ca>; Councillor Morley <Councillor_Morley@toronto.ca>; Matt Cook <Matt.Cook@toronto.ca>; Daniel Kolominisky <Daniel.Kolominisky@toronto.ca>; Matthew Pires <matthew.f.pires@gmail.com>; Lee Fairclough CO <lee@fairclough-mpe.co.uk>; Etobicoke Community Council <etcc@toronto.ca>
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Etobicoke York District

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Toronto, ON M9C 5A3

Tel: 416.394.5462 | Email: Daniel.Kolominisky@toronto.ca
<image001.jpg>