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Oct 21. 2025

Re: Letter of Objection – 3418 Lake Shore Blvd W. - Item - 2025.EY26.4

Dear Committee Members

The LBNA supports the City's plan to develop along the Lake Shore Corridor within the bounds of the broader plan and current by laws. The proposal for 3418 Lake Shore Boulevard West is a representation of an over build in that is not consistent with the in force Official Plan Policies under SASP 21. The proposal of 12 storeys (41m) is instead consistent with the Lake Shore Avenue Study conclusions. These conclusions are not approved by Council and does not drive home the existing context which is in place and showing signs of progress.

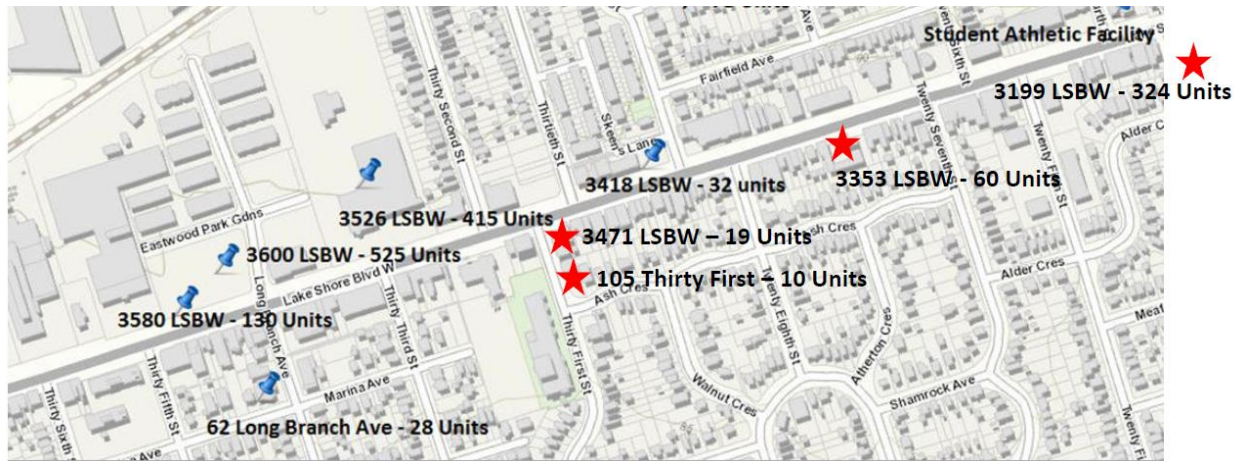
Inconsistent with Recent Approvals and Existing Context

3471 Lake Shore Blvd W - 6 stories
with 19 units



3353 Lake Shore Blvd W - 6 stories with 60 units





3580 3471 Lake Shore Blvd W
5 storeys – existing context



3400 Lake Shore Blvd W
4 storeys – existing context



3526 Lake Shore Blvd W
5 storeys – approved and under construction



3561 Lake Shore Blvd W
7 storeys below the clock
tower – Existing Context



3600 3471 Lake Shore Blvd W – 4 storeys – existing context

Point of Clarification – Preserving Retail at Grade

The City has for years promised improved retail and residential development along Lake Shore. This is supported by the SASP #21 where 6 store buildings are permitted along Lake Shore Boulevard West where this development is proposed. In reviewing the final report from staff it is noted that the grade related space is non residential and not retail. A non residential space can turn out to be many things that is not a public benefit such as a party room, fitness centre for the residents or a lobby. The non residential designation in the plans does not confirm in our mind that this will be a retail space that maintains and adds to the commercial/retail of

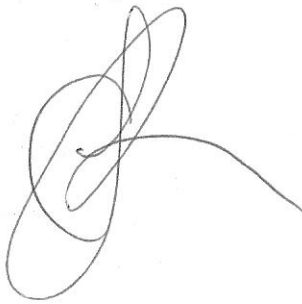
Lake Shore Blvd West. The retail designation should be clearly confirmed and secured in this application before approval.

Development for 3418 Lake Shore Boulevard West with an addition of city garbage pick up is a positive step for Long Branch and its residents adding some housing units and appropriate density where it is planned.

However, the proposal constitutes overdevelopment that fails to respect the existing urban context pushing forward conclusions for the Avenue Study that has not been approved by Council. It provides no clear assurance that active retail space will be secured at grade, where it is essential to the streetscape

We do not support the density and height proposed.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Christine Mercado

Chair

Long Branch Neighbourhood Association