

Lake Shore Boulevard West – City-initiated Official Plan and Zoning By-law Amendments – Supplementary Report

Date: July 27, 2026

To: City Council

From: Interim Executive Director, Development Review

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 24 131323 WPS 00 TM

SUMMARY

This report provides an update to the Lake Shore Boulevard West (Etobicoke Creek to Dwight Avenue) Urban Design and Streetscape Guidelines as directed by Etobicoke York Community Council at its meeting on July 7, 2026.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. City Council amend Etobicoke York Community Council Recommendation 4 by deleting the words “Attachment 7 to the report” and replacing them with the words “Attachment 1 to the Supplementary Report” so that Recommendation 4 reads as follows:

4. City Council adopt the Lake Shore Boulevard West (Etobicoke Creek to Dwight Avenue) Urban Design and Streetscape Guidelines in Attachment 1 to the Supplementary Report and direct staff to use these Guidelines in the evaluation of all current and new development applications.

DECISION HISTORY

On July 7, 2026, Etobicoke York Community Council considered the Lake Shore Boulevard West – City-initiated Official Plan and Zoning By-law Amendments – Final Report, and it was adopted with amendments. [Agenda Item History - 2026.EY33.3](#)

The Etobicoke York Community Council requested the Executive Director, Development Review in consultation with the Chief Planner and Executive Director, City Planning, to review the Lake Shore Boulevard West (Etobicoke Creek to Dwight Avenue) Urban

Design and Streetscape Guidelines in Attachment 7 to the report, for the inclusion of additional guidance to prioritize the pedestrian experience and pedestrian safety at crossings with flanking streets to Lake Shore Boulevard West, and report to the July 29, 30, 31 meeting of City Council with an updated guideline document.

COMMENTS

In consultation with the relevant staff including the Vision Zero and Capital Projects teams as well as the members of the Study's Technical Advisory Committee, additional guidance has been added to the Urban Design and Streetscape Guidelines.

Under Section 2.4 "Other Public Realm Opportunities" the following subsection has been added:

2.4 b) (vi): **Enhanced pedestrian crossings** at locations where local streets intersect with Lake Shore Boulevard West, incorporating design measures that prioritize pedestrian comfort and safety, such as raised pedestrian crossings, and/or curb extensions (bump-outs).

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SIGNATURE

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Development Review

ATTACHMENTS

Attachment 1: Lake Shore Boulevard West (Etobicoke Creek to Dwight Avenue) Urban Design and Streetscape Guidelines (July 2026).

Attachment 1: Lake Shore Boulevard West (Etobicoke Creek to Dwight Avenue) Urban Design and Streetscape Guidelines (July 2026).

Attached as a separate PDF.