



Dear Etobicoke York Community Council,

Re: 2026.EY33.3 - Lake Shore Boulevard West - City-initiated Official Plan and Zoning By-law Amendments - Final Report - Approval

The South Etobicoke Community Land Trust is grateful to have been able to participate in the Local Advisory Committee for the Lake Shore Boulevard West Avenue Study and contribute to the final guidelines, alongside other community members. We support the proposed changes to improve pedestrian and multi-modal transit safety and opportunities for improved streetscape, open space and parkland activation (e.g. views of the lake, private-owned public spaces). As well, we support the proposed as-of right building heights of 8 storeys east of Kipling Avenue, 11 storeys west of Kipling and taller buildings on select blocks in the Long Branch PMTSA.

These changes would not only better allow non-profit organizations, housing co-operatives and community land trusts to foster welcoming spaces and affordable housing by reducing development costs, but also reflect existing proposals to improve our lakeside communities that have circulated for years. The *Seventh and Eighth Street Study* (1977) called for as-of right heights of up to 12 storeys along the extended Islington Avenue, whose right-of-way is 27 meters wide, from the CNR rail line to LSBW. Additionally, Sarah Low's study *Long Branch's Mainstreet: The Revitalization of Lake Shore Boulevard* (1986) recommended pedestrian safety improvements and the removal of angular parking in the Long Branch section of Lake Shore.

The prevailing Central/Western Lakeshore Area Secondary Planning Study (SASP 21) has not been revised in 20+ years and no longer reflects south Etobicoke's growth and infrastructure needs. We accordingly support the enactment of this Avenue Study.

Sincerely,

Thaddeus W. Sherlock

Board of Directors, South Etobicoke Community Land Trust