

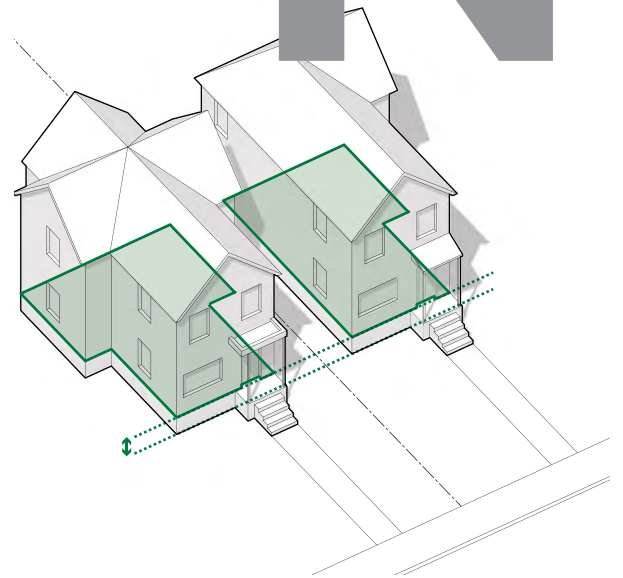
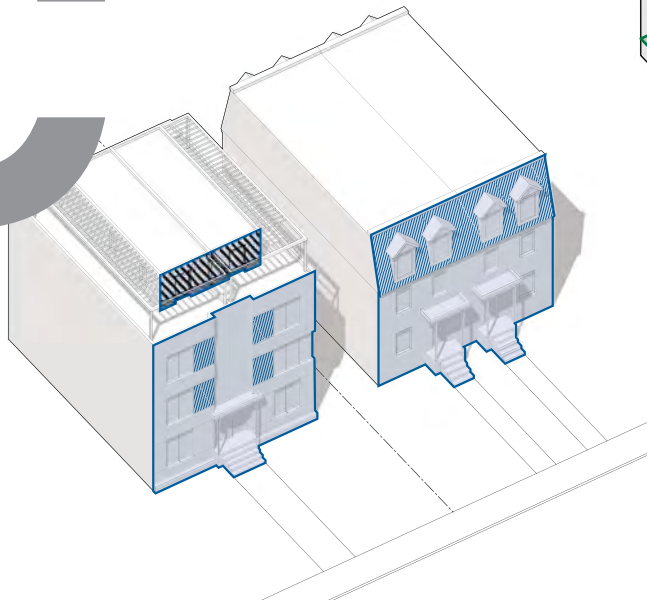
## Long Branch

Neighbourhood

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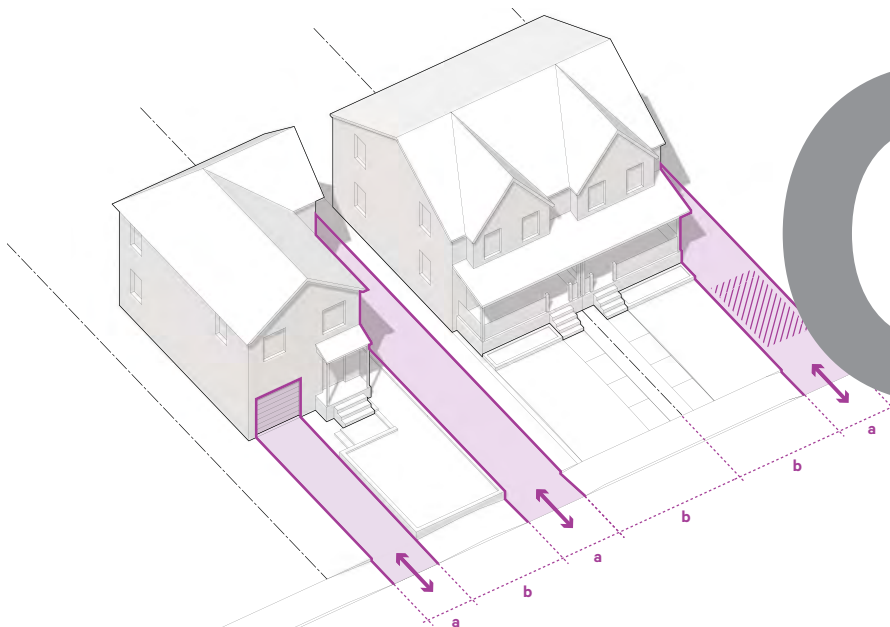
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**Appendix A: Zoning By-law Summary**

**Appendix B: Long Branch Walking Tour Worksheet**

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# 1

## Introduction

### 1.1 Why Neighbourhood Character Guidelines?

#### Overview

The stability of our neighbourhoods' physical character is one of the keys to Toronto's success. While communities experience constant social and demographic change, the general physical character of Toronto's residential neighbourhoods endures. While opportunities may exist to accommodate infill development, where appropriate, Neighbourhoods are not intended to be the focus of intensification. Physical changes to established neighbourhoods must be contextually-sensitive, gradual, and generally fit within their existing physical character. A key objective of the Official Plan is to ensure that new development respects and reinforces the general physical patterns within a neighbourhood.

In order to implement this objective, the City of Toronto retained SvN Architects + Planners to assist with the preparation of the Neighbourhood Character Guidelines Template, which establishes a city-wide framework by which neighbourhood-specific guideline documents can be prepared. Such documents will ensure that future development is undertaken in a manner which is sensitive, gradual and generally consistent with the existing physical character of the respective neighbourhood.

#### The Long Branch Character Guidelines

Neighbourhoods are intended to be stable, but not static. Throughout the City of Toronto, the degree and intensity of development interest within neighbourhoods varies significantly. Long Branch is currently undergoing physical change, resulting from ongoing infill and redevelopment, at a rate which is more significant than that of other neighbourhoods within the City. The objective of the Guidelines is to identify the neighbourhood's key character-defining qualities, and to ensure that future developments are undertaken in a manner which is contextually-sensitive and responsive to the broader neighbourhood character. In order to accomplish this, the Guidelines incorporate a design methodology which evaluates future development at three concentric scales, including:

1. The property in relation to adjacent properties;
2. The property in relation to the street and block segment;
3. The property in relation to the broader neighbourhood context.

**Neighbourhoods are experiencing increased development and as a result it will be important for those Neighbourhoods to be able to define their distinctive character and identify what elements are important to that character.**



**Figure 1** Inter-relationship of City-wide, Area Specific & Neighbourhood policies and guidelines

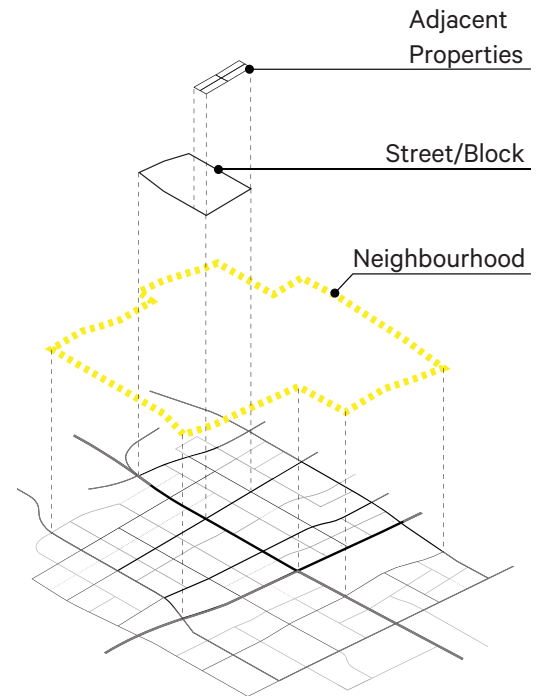
## Implementation and Review

The Guidelines will be subject to a review and evaluation process by local residents, stakeholders, and municipal staff. Following approval and adoption by City Council, it is recommended that the guidelines be subject to review and evaluation in sequence with the legislative Official Plan review timeline, in order to ensure that they remain applicable as the Long Branch Neighbourhood continues to evolve, and as the Official Plan and Zoning By-law are amended.

## Balancing Neighbourhood Development and Character

Key questions, which have arisen out of consultation with local residents, stakeholders, and municipal staff, as well as through observations obtained through site visits and documentation, include:

- What is the impact on traditional lot patterns, resulting from the severance of larger (15.2m / 50') lots and the production of smaller (7.6m / 25') lots?
- How are lot severances impacting the rhythm of building frontages and entrances?



**Figure 2** Diagram of concentric scales of evaluating the compatibility of new development



**Figure 3** Long Branch Study Area Boundaries Map

- How is the combined impact of lot severances and the density optimization impacting the height, massing, scale and proportion of buildings?
- How is the continuity and aesthetic quality of the public realm being impacted by the introduction of additional driveways and curb cuts, and the removal of mature street trees?
- How is the physical character of the neighbourhood being impacted by the continued loss of traditional cottage-style single family dwellings, and the introduction of new building typologies and styles?
- What is the potential impact on significant views and vistas, or the loss of privacy, resulting from setback reductions associated with new development?

The guidelines aim to answer the above questions, while balancing what may appear as competing objectives. As a Council adopted document, the Guidelines will serve as a toolkit for use by home builders, the community, municipal staff, committees and appeal bodies to reference as they develop plans, enhance the public realm and/or review applications for redevelopment.

Throughout the preparation, review and evaluation of development applications, it is important that the Guidelines be considered in their entirety as a consistency with one particular set of guidelines does not necessarily translate into consistency with the document's broader recommendations. In order to ensure appropriate consideration of the Guidelines, Planning Staff may defer an application until such time that a Neighbourhood Character Analysis has been completed.



**Figure 4** "Stop the Lot Splitting" lawn sign in Long Branch



**Figure 5** "Sensitive Change" lawn sign in Long Branch

# 1.2 What is Neighbourhood Character?

## Introduction

The term “Neighbourhood Character” refers to the look and feel of an area, and the activities which occur there. Neighbourhood character can be influenced by a combination of quantitative elements, such as lot frontage, setbacks, and building height; as well as qualitative elements, such as landscaping, materiality, and door and window placement. Neighbourhood character can also be influenced by a wide range of social, cultural, ecological, physical and economic factors.

Neighbourhood character is a comprehensive concept and has room for a wide range of occurrences and design choices. The buildings, open spaces and streets work together to define character. It is not the result of uniformity, but rather compatibility. There is no one-size-fits-all solution, and each neighbourhood will need to catalogue and analyze all urban design aspects before being able to identify what the key elements are that contribute to the character of that particular neighbourhood. What is compatible in one neighbourhood may be incompatible in another.

The character of a neighbourhood is influenced by, but not limited to, architectural style. It is important to understand that Guidelines are ultimately concerned with compatibility rather than similarity of elements or "mimicking", and therefore focus on character over style; any guideline proposed must always be achievable regardless of architectural style.

Neighbourhoods vary in size and may extend for large areas of urban fabric, which may encompass areas with singularities that do not apply across the totality of the neighbourhood. Whether they are punctual occurrences (e.g. adjacency to a natural feature) or a recurring event (e.g. North-South streets vs. East-West streets), these singularities might trigger specific additional guidelines for that particularly zone. It is useful to think of such in terms of **character areas** within the neighbourhood as a way of capturing all the particularities and specific needs of each area. These characteristics may also help to identify the boundaries of a Neighbourhood (see Section 1.4)

The Official Plan speaks to Neighbourhoods' physical character. This physical character recognizes the historical development of patterns that have taken place over time within the City. These policies are intended to ensure that new development respects and reinforces the development patterns and character of the local area.

A neighbourhood’s character is composed of a number of individual elements that together contribute to the creation of a distinct ‘sense of place’ - the street patterns, lot sizes, consistent façade elements, materials, treatment of front yards, types of trees and vegetation, etc.

**"Toronto'shundredsofNeighbourhoods contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents [...] While communities experience constant social and demographic change, the general physical character of Toronto's residential Neighbourhoods endures."**

From Official Plan Section 4.1 Neighbourhoods

# 1.3 How do we plan Neighbourhoods?

## 1.3.1 Development Criteria

Official Plan Amendment (OPA) 320 was approved by the Minister of Municipal Affairs on July 4, 2016. The policy seeks to clarify, strengthen and refine the Official Plan's Neighbourhoods and Apartment Neighbourhoods policies to support, among other goals, the protection and enhancement of existing neighbourhoods. For consistency with the Official Plan (OPA 320 is under appeal at the Ontario Municipal Board), the guideline sections have been ordered within this document to reflect the current structure of Policy 4.1.5, which states:

*"Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:*

- a. patterns of streets, blocks and lanes, parks and public building sites;
- b. size and configuration of lots;

### ► Patterns

- c. heights, massing, scale and dwelling type of nearby residential properties;

### ► Height & Massing

- d. prevailing building type(s)

character defining aspects of buildings not addressed in the Official Plan

### ► Building Elements

character defining aspects of driveways and garages not addressed in the Official Plan

### ► Driveways & Garages

- e. setbacks of buildings from the street or streets;
- f. prevailing patterns of rear and side yard setbacks and landscaped open space;

### ► Setbacks & Landscape

- g. continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and

### ► Special Features

- h. conservation of heritage buildings, structures and landscapes

### ► Heritage

*No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the geographic neighbourhood."*

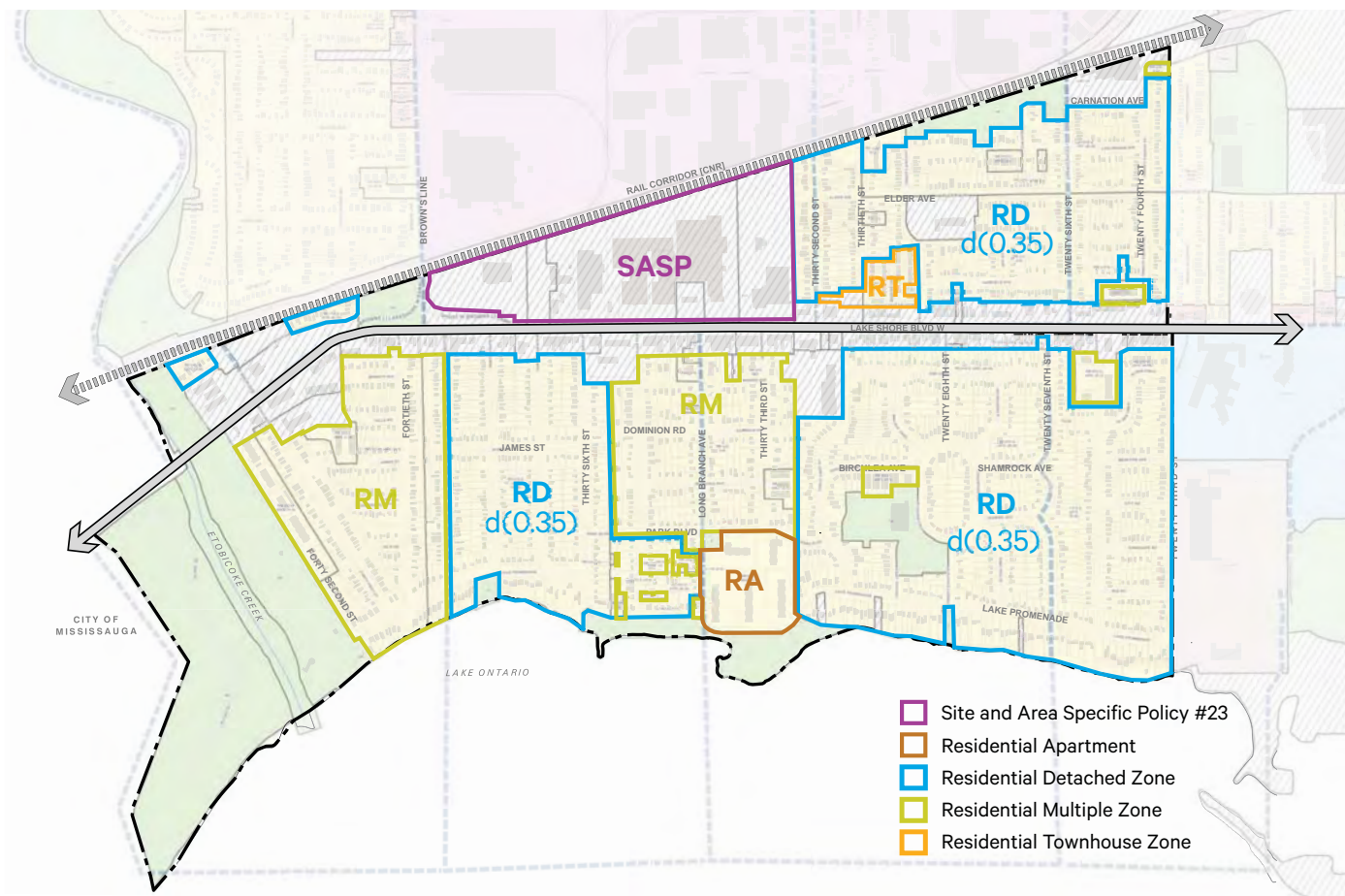


### 1.3.2 The Zoning By-law

## Introduction

The Zoning By-law establishes use permissions and development regulations for all lands within the City of Toronto. When combined and illustrated graphically, these regulations generate as-of-right building envelopes, which reflect ultimate build-out conditions for all permitted uses.

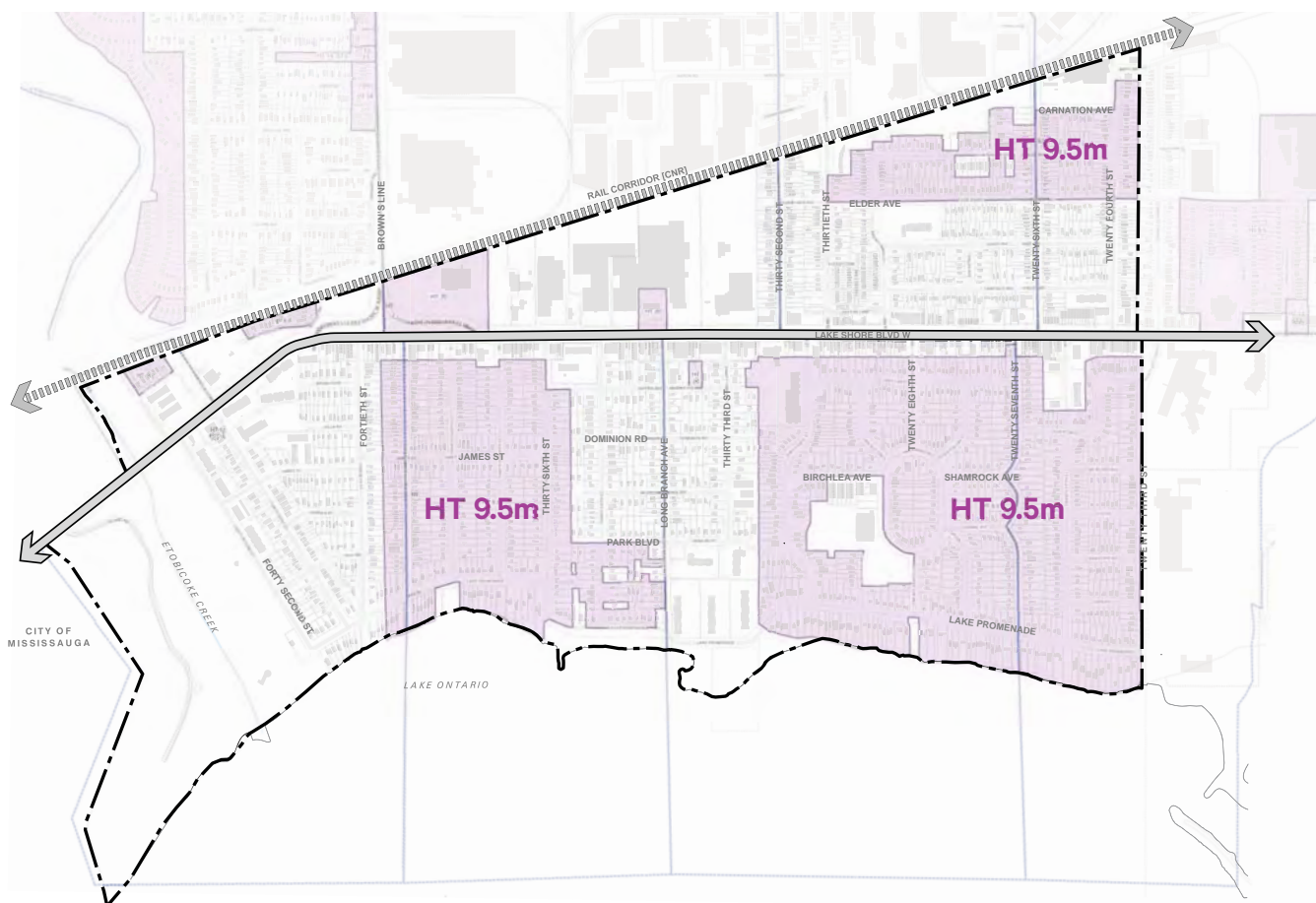
The Long Branch Neighbourhood is subject to Chapter 330 of the Former Etobicoke Zoning Code, which contains a set of area-specific Zoning regulations for the Village of Long Branch. These regulations, which remain in force and in effect, are consistent with those outlined in City of Toronto Comprehensive Zoning By-law 569-2013, which is under appeal at the Ontario Municipal Board.



**Figure 6** Zoning Overlay of Long Branch Neighbourhood

As stated in both Zoning By-laws, Long Branch is primarily comprised of three residential zones. These include the Residential Detached (RD) Zone, The Residential Multiple (RM) Zone, and the Residential Apartment (RA) Zone. The Long Branch Neighbourhood also includes a small Residential Townhouse (RT) Zone, located north of Lake Shore Boulevard, east of Thirty First Street and west of Twenty Ninth Street. However, this zone occupies a relatively small land area, and is not consistent with the general character of Long Branch. Therefore, this document does examine the RT Zone in significant detail.

The lands located north of Lake Shore Boulevard, between Brown's Line and Thirty Second Street, are subject to Site and Area-Specific Policy #23. This policy permits a combination of residential and non-residential uses, with a maximum floor space index of 3.0, and a maximum building height of 6 storeys.



**Figure 7** Height Overlay of Long Branch Neighbourhood

### Residential Detached (RD) Zone

Properties identified as RD Zone are generally located south of Lake Shore Boulevard between Thirty Sixth Street and Thirty Ninth Street, and between Twenty Third Street and Thirty First Street, as well as north of Lake Shore Boulevard, between Elder Avenue and the rail corridor. The RD Zone permits detached single family dwellings, as well as range of conditional and accessory uses, and is subject to a series of key regulations set out in the Zoning By-law.

### Residential Multiple (RM) Zone

Properties identified as RM Zone are generally located south of Lake Shore Boulevard between Fortieth Street and Forty Second Street, and north of Park Boulevard between Thirty Third Street and Thirty Fifth Street, as well as north of Lake Shore Boulevard between Fairfield Avenue and Elder Avenue. The RM Zone permits detached and semi-detached single family dwellings, as well as duplexes, triplexes, fourplexes, and apartment buildings, as well as range of conditional and accessory uses, and is subject to a series of key regulations set out in the Zoning By-law.

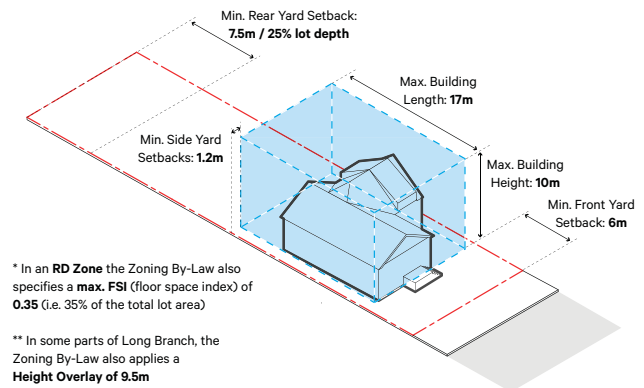
### Residential Apartment (RA) Zone

Properties identified as RA Zone are generally located south Park Boulevard, north of Lake Promenade, east of Long Branch Avenue, and west of Thirty First Street. The RA Zone permits multi-unit apartment buildings, as well as range of conditional and accessory uses, and is subject to a series of key regulations set out in the Zoning By-law.

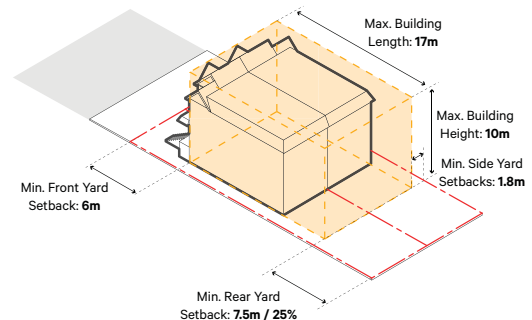
**Please refer to Appendix A: Zoning By-law Summary for a tabulated comparison of key regulations pertaining to Zoning By-law No. 569-2013.**

#### Resources:

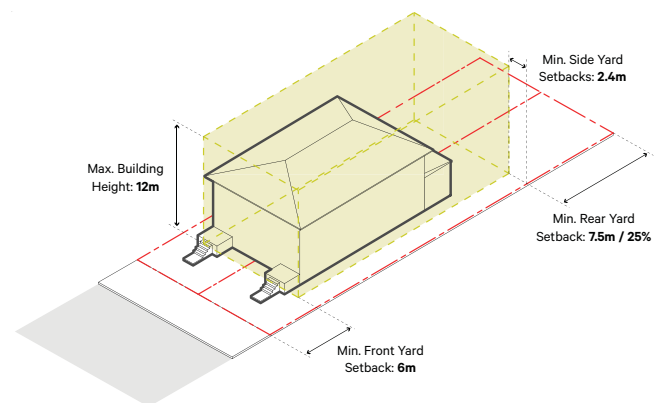
**City of Toronto Zoning By-law 569-2013:** The online version of Zoning By-law 569-2013 that may be accessed via this web page was last updated on May 9, 2014.



**Figure 8** As-of-Right Build Out Envelope - Residential Detached Dwellings in the RM Zone



**Figure 9** As-of-Right Build Out Envelope - Residential Semi-Detached Dwellings in the RM Zone



**Figure 10** As-of-Right Build Out Envelope - Residential Four-Plex Dwellings in the RM Zone

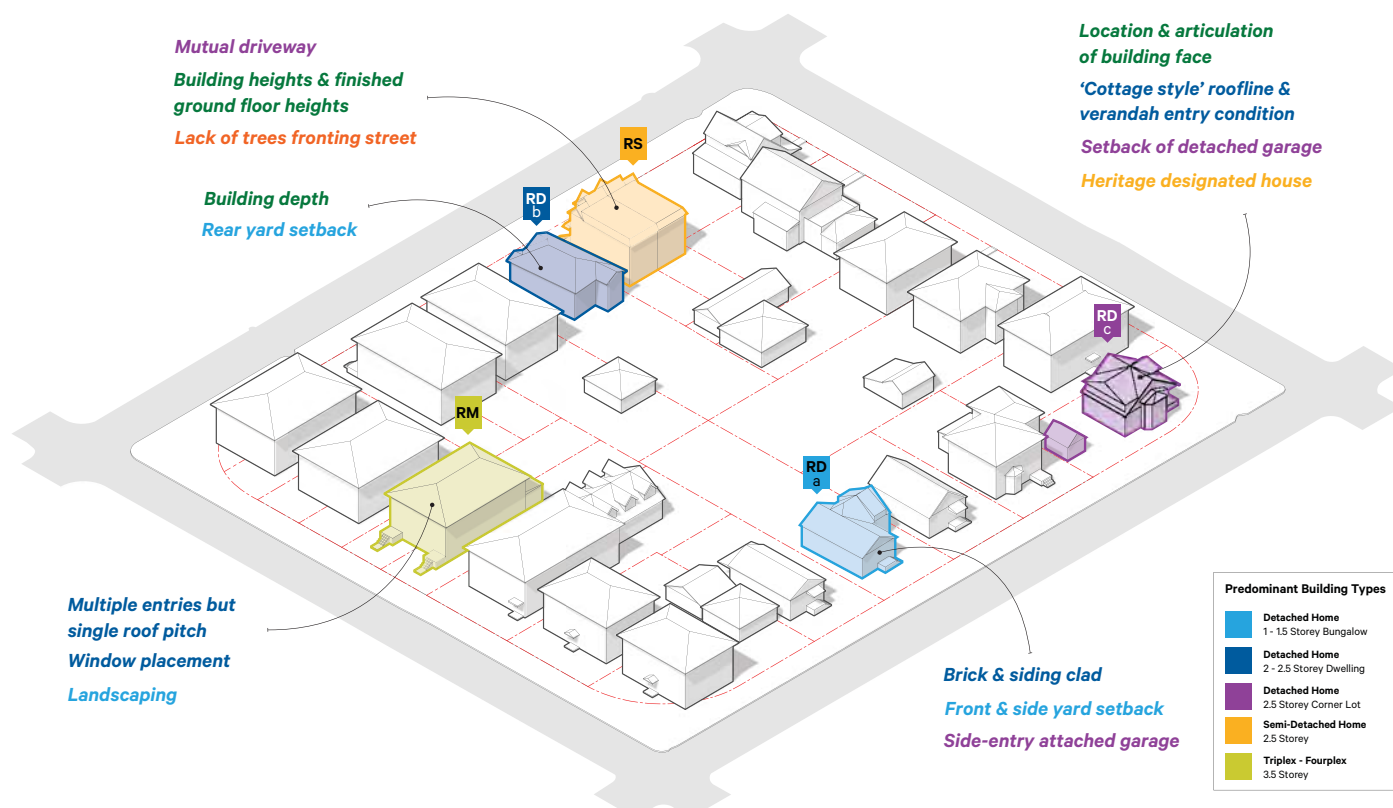


## Role of the Guidelines

The parameters set out in the Zoning By-law establish a generic building envelop for each permitted building type. The intention of the guidelines is to treat the as-of-right building envelope as a general framework, and sculpt and articulate it through the provision of design guidelines and criteria in order to more appropriately respond to the key defining characteristics of adjacent properties, the street and block segment, and the broader Long Branch Neighbourhood context.

## Reading the Zoning By-law

- **f** - required minimum Lot Frontage in meters
- **a** - required minimum Lot Area in m<sup>2</sup>
- **d** - permitted maximum Floor Space Index (FSI) for a lot
- **u** - permitted number of units for a lot
- **FSI** - gross floor area of all buildings on a lot divided by the lot area
- **Lot Coverage** - the portion of the lot that is covered by any part of any building or structure on or above the surface of the lot
- **Height Overlay** - Height overlay map sets additional maximum height regulation beyond the general regulation of the By-law



**Figure 11** Typical Block in Long Branch illustrating how the 'Neighbourhood Character Guidelines' speak to various typical conditions

### 1.3.3 Minor Variances

#### Introduction

Over the last several years, the Long Branch Neighbourhood has been the subject of significant development interest. Much of this development conforms to the regulations inherent within the Zoning By-law, and have been permitted as-of-right. Conversely, other developments have exceeded zoning regulations, and have required the granting of a Minor Variance by the Committee of Adjustment.

#### Granting of Minor Variances

Historically, variances have been granted to permit marginal increases in building height, density and/or lot coverage, as well as reductions in minimum lot frontage and area, which have been used to facilitate lot severances. Within the context of the Long Branch Neighbourhood, such decisions have resulted in the approval of developments, including tall, narrow and tightly spaced detached houses, which in many cases have resulted in significant increases in lot coverage and building height, reduced side yard setbacks, and the loss of mature trees.

#### Toronto Local Appeal Body

Beginning May 3, 2017, most appeals from the Toronto Committee of Adjustment will be re-directed to the Toronto Local Appeals Body instead of the Ontario Municipal Board, unless one or more of the following criteria applies:

- the decision was appealed before May 3, 2017; or
- there is a related appeal to the Ontario Municipal Board for the same matter. A related appeal is an appeal under Section 114 of the City of Toronto Act, under Sections 17, 22, 36, 38, 41 or 51 of the Planning Act or under a regulation under Section 70.2 of the Planning Act.

#### Role of the Guidelines

The Guidelines serve as input to the Toronto Committee of Adjustment and the Ontario Municipal Board / Toronto Local Appeal Body to assist in the review and evaluation of development applications.

#### Minor Variance Test

In order to be deemed minor, the Committee of Adjustment evaluates proposed variances against the following four tests:

##### 1. Minor Impact

Some of the impacts the Committee looks at are:

- Physical dimension of structure
- **Neighbourhood character**
- Privacy & sunlight impacts on surrounding properties

##### 2. Compatible Change

- Is it consistent with or complimentary to adjacent land uses?
- Does it drastically alter existing densities?

##### 3. Meets the General Intent of the Zoning By-law

- The change must be generally consistent with the prevailing density and other regulations such as parking and landscape dictated in the Zoning By-law

##### 4. Meets the General Intent of the Official Plan

- The change must fit in with the City's long-term goals and vision for the neighbourhood, described in the Official Plan

## 1.4 How do we define Neighbourhood boundaries?

### Introduction

The perception and interpretation of a neighbourhood is as unique as the individuals whom reside within them. Perceptions of the geographic extent of a neighbourhood can vary greatly leading to boundaries that are neither fixed nor constant. However, the Official Plan draws an intrinsic link between the physical character of a neighbourhood and its geographic extents. Therefore, it is critical that Neighbourhood Character Guidelines be prepared using a collaborative and consensus-based approach, which defines geographical boundaries in order to accurately identify shared defining characteristics.

### Boundaries of the Long Branch Neighbourhood

For the purpose of this study, the Long Branch Neighbourhood has been defined as the geographic area encompassing all residential lands bounded by Lake Ontario to the south, the rail corridor to the north, Twenty Third Street to the east, and Forty Second Street as well as Marie Curtis Park bordering both banks of Etobicoke Creek to the west. Within this study area boundary, these guidelines do not pertain to the employment lands north of Lakeshore Boulevard between Forty Third Street and Thirty Second Street, the mixed use lands fronting onto Lakeshore Boulevard as well as the apartment neighbourhood to the north of Long Branch Park. These neighbourhood boundaries have been selected based on the presence of clear physical and psychological edges, but are not intended to be rigidly applied. As such, the guidelines may be utilized to assist in the review and evaluation of development applications for properties which are located outside of the identified study area boundaries.

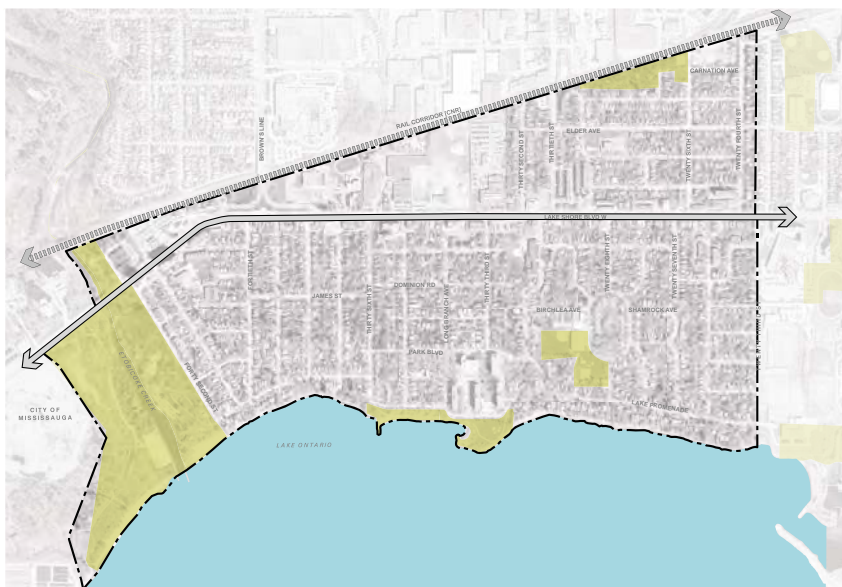
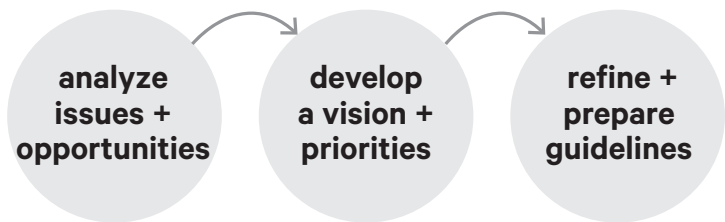


Figure 12 Long Branch Study Area Map

# 1.5 How to Prepare Character Guidelines?

Introduction

One of the fundamental purposes of Neighbourhood Character Guidelines is to help better define expectations with regard to the management of physical change in neighbourhoods, ensuring that it is sensitive, gradual and fits with the existing physical character. Character Guidelines are most effective when there is broad buy-in from the wide range of individuals and organizations who will utilize or refer to them. One of the ways that this support can be fostered is through the use of a clearly articulated and broadly inclusive process.



**Figure 13** Walking tour with Long Branch community and stakeholders

- Long Branch Character Guidelines

The preparation of Long Branch Character Guidelines has followed a three step process:

  1. The analysis of issues and opportunities;
  2. The development of a vision and design priorities; and
  3. The preparation of the guidelines.

In the first step, a public meeting was held on May 17th, 2016 to present the purpose and scope of the Neighbourhood Character Guidelines and the various design elements that Guidelines can help shape. To help identify issues and opportunities, participants were asked to provide feedback on three things:

1. Design elements that they felt are and are not compatible with the character they envision for Long Branch;
2. The strengths and weaknesses of Long Branch including favourite areas, areas that could be improved, areas that are most representative of neighbourhood character, and areas of concern; and
3. A description of neighbourhood character.



**Figure 14** Community Working Session

In the second step, a walking tour was held with a community advisory group consisting of residents and other stakeholders. The purpose of the walking tour, held on June 28, 2016, was to further explore issues and opportunities raised at the public meeting and develop a vision and design priorities for Long Branch. Participants provided feedback on those design elements that they felt were priorities and ideas for how these design priorities could be implemented through the Guidelines.

In the third step, a second community advisory group meeting was held on February 7, 2017. In the fourth step, a second community consultation meeting was held on September 26, 2017. The purpose of both meetings was to present the draft Long Branch Guidelines and seek feedback on potential refinements to strengthen the guidelines, and ensure they meet those design priorities previously identified by the public meeting and advisory group participants.



**Figure 15** Long Branch Public Meeting with residents, stakeholders, Councillor, City staff and SvN team

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# 2

## Character Analysis

### 2.1 Patterns

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#### Overview

Every neighbourhood has a unique history of its own and its evolution can be seen in its location, configuration, and combination of architectural styles among other factors. Major incidents and changes throughout its history are translated into the physical framework of the neighbourhood, such as the size of blocks, preservation of view corridors, interface with natural systems (e.g. ravines) and allocation of parkland, which results in qualities and nuances specific to the area. This framework becomes an inherent element of the neighbourhood and cannot be easily altered.

Neighbourhood configuration refers to the overall arrangement or patterns that define a neighbourhood, such as topography, streets, lots, open spaces, and heritage features. These inherent physical elements of the neighbourhood shape the foundations of the character of a neighbourhood, prescribing boundaries, prevailing access and movement both for pedestrians and vehicles, views, lot and building sizes and uses. The following elements provide an effective means to dissect and understand the existing conditions of the neighbourhood and its physical limitations.

All neighbourhoods evolve over time, which may transform or strengthen the character of the neighbourhood. The knowledge of historical and contextual elements enables deeper understanding of not only how the neighbourhood came to be what it is today, but also the potentials and limitations for future development. Based on this understanding, it is important to recognize the current character of the neighbourhood and identify the elements that define it and those that new development be compatible with.

## 2.1.1 History of the Neighbourhood

### Background and Key Milestones

The Long Branch Neighbourhood is situated on land which was granted to Colonel Samuel Smith, by the Government of Upper Canada in 1797. Smith constructed a modest cabin, and the surrounding lands remained largely forested and naturalized until the late 1800's, when they were sold and subsequently developed. Long Branch Park, an initial cottage resort community, was completed in 1884. Following the introduction of the Mimico Electric Railway Company's single-track streetcar line to the Long Branch Loop in 1895, the remaining lands were further subdivided, and the area transitioned to a permanent settlement. What is now known as the Long Branch Neighbourhood was completely built-out by 1920.

Over the course of the 20th Century, the neighbourhood continued to evolve. It was reshaped by the devastation brought on by Hurricane Hazel in 1954, and subsequent reconstruction efforts which saw the expropriation of land and the removal of existing homes, as well as the removal of the mouth of Etobicoke Creek and its associated sand bar, and the construction of Maurice J. Breen Park and Marie Curtis Park in 1959. Other events, which have impacted the development of the Long Branch Neighbourhood, include the introduction of GO Transit commuter train service and the completion of the Long Branch GO Station in 1967.

The evolution of the Long Branch Neighbourhood is also reflected in its transition from informal cottage settlements in the late 1800's, to an incorporated Village in 1930, to its amalgamation with the Township of Etobicoke in 1967, to the formation of the Borough of Etobicoke in 1984, to the amalgamation of former Cities and Boroughs of Metropolitan Toronto to form the new City of Toronto in 1998.



**Figure 16** Long Branch Park Hotel, Long Branch Ave., e. side, near lake shore; the hotel was destroyed in a fire in 1958 (Toronto Reference Library; Baldwin Collection; S 1-117)



**Figure 17** Poster of Long Branch Park development (1887) The poster is entitled: "Long Branch Summer Resort lot no. 9, broken front concession, Etobicoke villa lots for villa residence, summer cottages, camping, etc." (image courtesy of <http://preservedstories.com>)





**Figure 18** Long Branch Areas of Historical Significance

**Neighbourhood Historical Resources:** the Toronto Public Library offers an interactive map that categorizes a lot of information by neighbourhoods, including electoral, history, real estate, recreation, shopping, schools and transportation.

## 2.1.2 Neighbourhood Configuration

### Topography & Natural Features

#### Etobicoke Creek:

Forming the western boundary of both the Long Branch Neighbourhood and City of Toronto, Etobicoke Creek is a major defining feature of the study area. Transporting water and sediment from the Oak Ridges Moraine, through Peel Region to its mouth at Marie Curtis Park, Etobicoke Creek is a major tributary of Lake Ontario. It has a length of approximately 60 kilometers, and encompasses a watershed of approximately 210 square kilometers. The creek is characterized by winding paths, ravines and shale banks. The base of the river is largely rocky, and provides habitat for a variety of small fish. The creek falls within the jurisdiction of the Toronto and Region Conservation Authority.

#### Lake Ontario Shoreline:

While the mouth of Etobicoke Creek, at Marie Curtis Park, is characterized by a sandy beach, the majority of the Lake Ontario shorefront, adjacent to the Long Branch Neighbourhood, is characterized by an abrupt rocky interface. Much of the shoreline abutting private lots has been modified, through the introduction of clean fill and in some cases docks have been constructed to provide private water access.



**Figure 19** 1946 aerial photo of Etobicoke Creek after a spring flood; courtesy of City of Toronto Archives: 'Etobicoke Flats, Long Branch, 1946 Looking North towards No.2 highway' (series 497, Item 885097, from The Etobicoke Valley Report, 1947))



**Figure 21** Long Branch, Ont. : Air View of Mouth of the Etobicoke Creek - 1954 (Toronto Telegram fonds, F0433, <http://archivesfa.library.yorku.ca/fonds/ON00370-f0000433.htm>)



**Figure 20** Lake Ontario Shoreline in Long Branch





**Figure 22** Long Branch Aerial Context

## Streets, Blocks & Lanes

### Modified Grid Pattern:

Long Branch is generally characterized by a modified street grid pattern, which responds to the neighbourhoods location and orientation relative to major physical barriers and structuring elements including Lake Shore Boulevard, the CN Rail corridor, the Lake Ontario shoreline, and Etobicoke Creek.

The dimensions and orientations of streets and blocks varies from subdivision to subdivision, indicating a lack of coordination between developments. This produces a series of misaligned and off-set intersections, as well as a discontinuous local street network. For instance, phases 1 and 2 of the Eastwood Park subdivision contain longer blocks with a strong north-south orientation, whereas the orientation of Eastwood Park Annex transitions diagonally, in order to respect the changes in orientation of both Lake Shore Boulevard and Lake Ontario. Conversely, the Long Branch Park and Lake Shore Gardens subdivisions each contain smaller blocks with a modest east-west orientation.

### Curvilinear Pattern:

The Pine Beach subdivision is characterized by a curvilinear street pattern, which is the only significant departure from the neighbourhood's modified street grid. Pine Beach is structured and organized around Arcadian Circle. This feature is situated in the centre of the subdivision, and functions as the terminus of a series of intersecting curvilinear local roads.

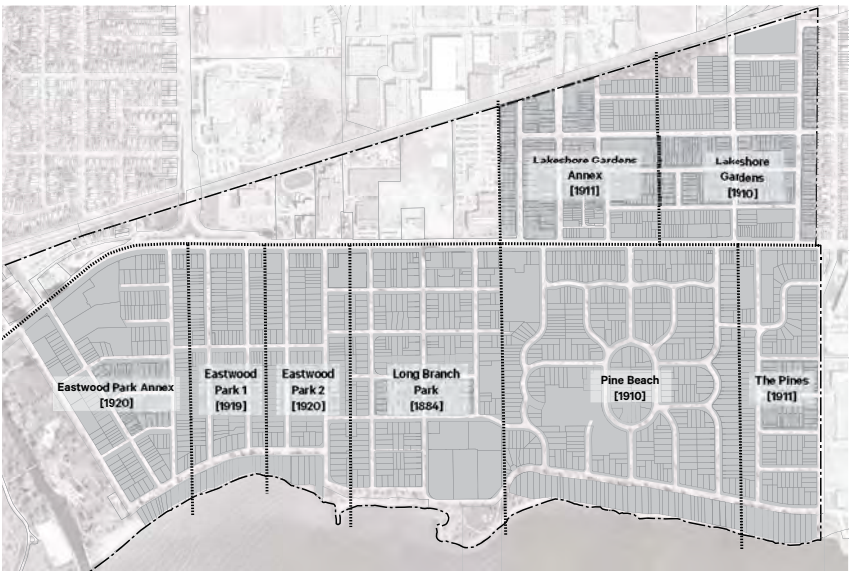


Figure 23 Zoom in of Arcadian Circle area

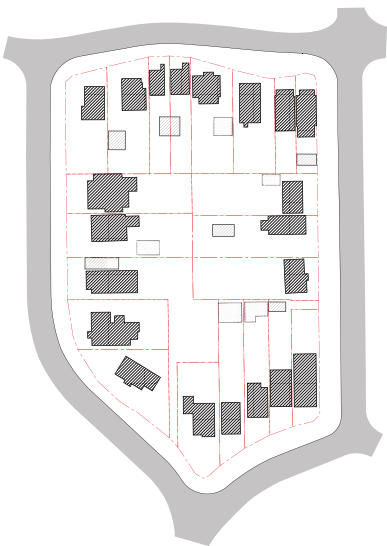


Figure 24 Typical Block in the Pine Beach Subdivision area showing irregular lot fabric and stepping front and rear yard setbacks along curvilinear streets.

Figure 25 Long Branch Streets & Blocks and Subdivisions

## Lots

### Shape:

The Long Branch Neighbourhood contains a diverse lot fabric, which responds to its varied street and block configuration. The majority of the neighbourhood contains rectilinear lots, resulting from its modified grid street pattern. However, responses to changes in the orientation of physical barriers and structural elements, in addition to lots located within the Pine Beach Subdivision's curvilinear road network, produce irregular, angular, and even curvilinear lot frontages.

### Frontage and Severances:

From the initial subdivision of land to pave way for Long Branch Park in 1883, to the division of larger 15.24m lots to create smaller 7.62m lots today, the Long Branch Neighbourhood has developed based on a long tradition and history of lot severances. This has resulted in a varied lot fabric, with a range of frontages. Generally, the neighbourhood is characterized by moderate to wide lot frontages, ranging between 9.0m to 15.24m. Specifically, approximately 60% of all residential lots located south of Lake Shore Boulevard, and 30% of all residential lots located north of Lake Shore Boulevard, contain lot frontages equal to or greater than 12.2m.

Larger and estate style single family dwellings, which are located at key intersections, south of Lake Promenade, and disbursed throughout the neighbourhood, are characterized by comparatively wider lots (15.0m – 20.0m). Conversely, recent lot severances, which are disbursed throughout the neighbourhood, produce comparatively narrow frontages (6.0m – 8.0m), that do not meet the intent and purpose of the Zoning By-law.

### Depth:

The neighbourhood is generally characterized by moderate lot depths (35.0m – 45.0m). However, larger and estate style single family dwellings, which are located along the south side of Lake Promenade, are characterized by comparatively deep lots (46.0m – 80.0m).

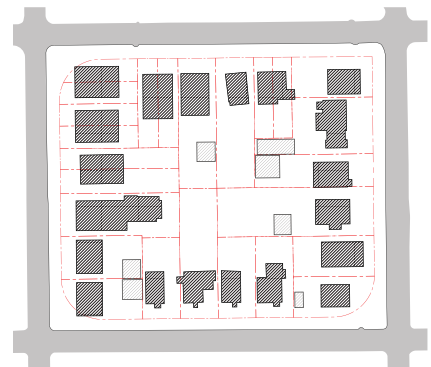


Figure 26 Typical Block in the Long Branch Park Subdivision area

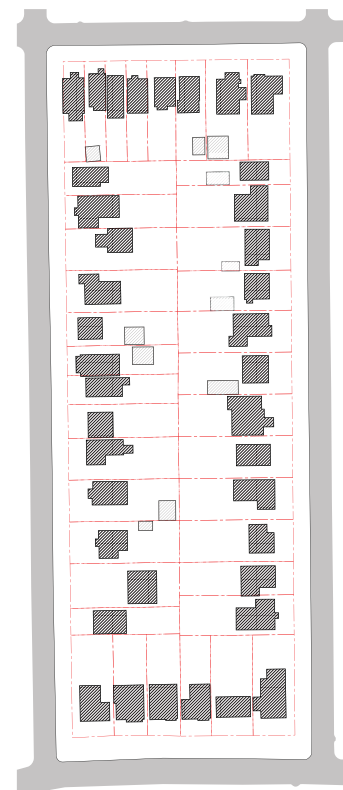


Figure 27 Typical Block in the Eastwood Park Subdivision area



## Open Space Network

### Marie Curtis Park:

Located at the mouth of Etobicoke Creek, Marie Curtis Park is heavily wooded, with open areas and recreational fields, a playground, a surface parking area, a shallow marsh and a sandy public beach with seating areas. The Waterfront Trail passes through the park from east to west, crossing the creek via a bridge. The river bank is landscaped with man-made materials where it meets Lake Ontario.

### Long Branch Park:

Located along the Lake Ontario shoreline, and generally bounded by Lake Promenade to the north, Thirty First Street to the east, and Long Branch Avenue to the west, Long Branch Park is a large open space, with a playground, gazebo, and seating areas, and mature trees lining the water's edge. The Waterfront Trail meanders along the water's edge, connecting Lake Promenade to the east with Lenford Park to the west.

### Lenford Park:

Located along the Lake Ontario shoreline, and generally bounded by Lake Promenade to the north, Long Branch Avenue to the east, and Thirty Sixth Street to the west, Lenford Park is a narrow and linear open space. The park is organized along the Waterfront Trail, and lined with picnic and seating areas, as well as mature trees.

### Parkettes:

A series of small parkettes line the Lake Ontario shoreline, along the southern edge of Lake Promenade. These parkettes establish prominent views and vistas of the water's edge from the southern termination of several north-south streets. These spaces include Twenty Third Street Parkette, Twenty Fifth Street Parkette, Twenty Eighth Street Parkette, and Thirty Eighth Street Parkette.

### Lake Ontario Shoreline:

The remainder and majority of the Lake Ontario shoreline is characterized by the rear yards of single detached dwellings, which line the southern edge of Lake Promenade. Many of these properties contain private waterfront terraces, decks and docks.

### Trees:

Long Branch is characterized by a significant canopy of mature trees, within public boulevards and open spaces, as well as private yards. These trees provide shade and cover from the elements, a visual signal of the change of seasons, as well as added enclosure, creating a more pleasant and safe environment. Trees also absorb stormwater, reducing strain on existing infrastructure.



Figure 28 Marie Curtis Park crossing Etobicoke Creek



Figure 29 Thirty Eighth Street Park



**Figure 30** Long Branch Parks & Natural Areas Map

**[Toporama Interactive Map:](#)** Natural Resources Canada offers an interactive map with topographic data, with tools to measure distances and obtain coordinates.

**[City of Toronto Ravine Strategy:](#)** the City is working on a comprehensive ravine strategy to guide future use, management, and protection (to be completed in Spring 2017).