

**Long Branch Neighbourhood Character Guidelines -
Supplementary Report**

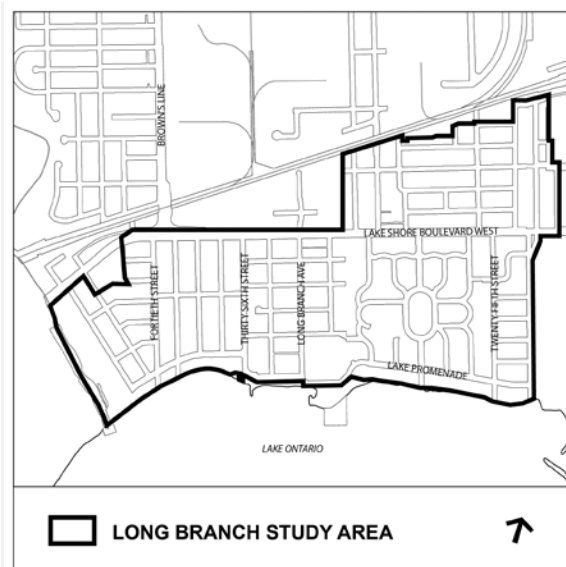
Date:	January 19, 2018
To:	City Council
From:	Acting Chief Planner and Executive Director, City Planning and City Solicitor
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	16 142715 WET 06 TM

SUMMARY

A Final Report, dated October 26, 2017, on the Long Branch Neighbourhood Character Guidelines was adopted with amendments by Etobicoke York Community Council, at its meeting of November 14, 2017. At its meeting of December 5, 6, 7 and 8, 2017, City Council referred this item (Item EY26.4) to the Acting Chief Planner and Executive Director, City Planning and the City Solicitor for further review and directed they report directly to the January 31, 2018 meeting of City Council on the results of this review.

This report provides an update regarding proposed modifications to the Long Branch Neighbourhood Character Guidelines so that they meet the objective of strengthening the ability to reinforce the City's Official Plan policies and Zoning By-laws and to defend these before committees and appeal bodies.

This report recommends that the Recommendations contained in the October 26, 2017 Final Report be amended to add an additional recommendation (Recommendation No. 4) providing for revisions to the Guidelines to ensure they remain current as the Official Plan and Zoning By-laws are amended.



In addition, Recommendation No. 2 has been modified to include the phrase "all lands designated *Neighbourhoods*" to this recommendation. No modifications are required to Recommendations No. 1 and No. 3.

RECOMMENDATION

The City Planning Division recommends that:

1. City Council adopt the Long Branch Neighbourhood Character Guidelines, as modified and included as Attachment 1 to this report.
2. City Council direct staff to apply the Long Branch Neighbourhood Character Guidelines in the review of all new development applications and public initiatives for all lands designated *Neighbourhoods* bounded by Lake Ontario to the south, the rail corridor to the north, Twenty Third Street to the east, and Forty Second Street (including Marie Curtis Park) to the west.
3. City Council authorize the Acting Chief Planner and Executive Director, City Planning to make such stylistic and technical changes to the Long Branch Neighbourhood Character Guidelines as may be required.
4. City Council authorize the Acting Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor, to review and evaluate the Long Branch Neighbourhood Character Guidelines from time to time, to ensure they remain current as the Official Plan and Zoning By-laws are amended.

FINANCIAL IMPACT

There are no financial implications resulting from this report.

DECISION HISTORY

At its meeting of November 14, 2017, Etobicoke York Community Council adopted with amendments a Final Report dated October 26, 2017 from the Director, Community Planning, Etobicoke York District (Item EY26.4) for the Long Branch Neighbourhood Character Guidelines.

At its meeting of December 5, 6, 7 and 8, 2017, City Council referred Item EY26.4 to the Acting Chief Planner and Executive Director, City Planning and the City Solicitor for review and directed the Acting Chief Planner and Executive Director, City Planning and the City Solicitor to report directly to the January 31, February 1 and 2, 2018 meeting of City Council on any recommended changes in content and approach to strengthen the ability of the Long Branch Neighbourhood Character Guidelines to reinforce the City's Zoning By-laws and to defend the Guidelines before appeal bodies.

These decisions can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY26.4>

COMMENTS

The Long Branch Neighbourhood Character Guidelines aim to assist in implementing Policy 4.1.5 of the Official Plan in the Long Branch Study Area and to ensure that future development within this community is undertaken in a manner which is sensitive and generally consistent with the existing physical character of this neighbourhood. The framework of the Guidelines is based on six themes: (1) height and massing; (2) building elements; (3) driveways and garages; (4) setbacks and landscape; (5) special features and (6) heritage.

The Long Branch Neighbourhood Character Guidelines will supplement the toolkit for use by home builders, the community, City staff, committees and appeal bodies to reference as they develop plans, enhance the public realm and/or review applications for redevelopment. The City retained SvN Architects + Planners to assist with the preparation of the "Long Branch Neighbourhood Character Guidelines".

SvN Architects + Planners have also been retained to prepare Neighbourhood Character Guidelines in the Willowdale area. This work is also underway and meetings have been held with the Community. A Community Advisory Group has been established. Recognizing that each community is unique, the Willowdale Neighbourhood Character Guidelines may take on a different form and approach than did the Long Branch Neighbourhood Character Guidelines, and may place greater emphasis on the illustration of By-law Standards.

City Planning staff intend to also develop a City-Wide Neighbourhood Character Guidelines Template based on the lessons learned and process which has been followed in the creation of the Long Branch Neighbourhood and Willowdale Neighbourhood Character Guidelines. Staff will have a better understanding of the issues and themes to be included in this City-Wide Template upon completion of the Willowdale Neighbourhood Character Guidelines, and will be outlining the feasibility of, and process for, creating such guidelines as part of the covering report which will accompany the Willowdale Neighbourhood Character Guidelines.

In consultation with the Ward Councillor as well as the Councillor for the Willowdale neighbourhood, City Planning staff have made modifications to the Long Branch Neighbourhood Character Guidelines, as listed below in detail. In addition to these modifications, City Planning staff recommends that the Recommendations contained in the October 26, 2017 Final Report be amended to reference "all lands designated *Neighbourhoods*" instead of "all residential lands" (Recommendation No. 2) and to add an additional recommendation (Recommendation No. 4) in order to provide staff with the ability to revise the Guidelines as the Official Plan and Zoning By-laws are amended. This would ensure that the Guidelines remain current as they are being enforced.

Modifications to the Long Branch Neighbourhood Character Guidelines

City staff have made technical and stylistic changes to the Long Branch Neighbourhood Character Guidelines in consultation with the Ward Councillor, as well as with the Ward

Councillor for Willowdale. These changes include:

- Section 1.3.2 - the "as-of-right" build out envelopes (Figures 8 to 10) have been removed from the Guidelines;
- Section 1.3.3 – includes terminology to clarify the provisions of the *Planning Act* under which committees and appeal bodies may authorize Minor Variance (Section 45) and grant consent (Section 51(24)) applications;
- Section 1.4 – the title "How do we Define Neighbourhood Boundaries" has been replaced with "Defining the Boundaries of the Long Branch Study Area";
- Section 1.5 – the title "How to Prepare Character Guidelines" has been replaced with "Preparing Character Guidelines for Long Branch";
- Section 3 - the subtitle "What is the zoning's intent?" has been replaced with "What is the rationale for the performance standard?"; and
- Section 3.6.1 - the subtitle "How does the zoning regulate trees?" has been replaced with "How are trees regulated?". In addition, this section of the Guidelines has been reworded to reinforce the protection of private trees.

CONCLUSION

This report recommends that City Council adopt the Long Branch Neighbourhood Character Guidelines, as modified and attached to this report as Attachment 1 and direct staff to apply the Guidelines in the review of all new development applications and public initiatives for all *Neighbourhoods* designated lands in Long Branch.

CONTACTS

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SIGNATURE

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ATTACHMENT

Attachment 1: Long Branch Neighbourhood Character Guidelines (dated January, 2018)