

**From:** [Andy Choles](#)  
**To:** [Planning and Housing](#)  
**Cc:** [Councillor Grimes; christine.hogarth@pc.ola.org](#)  
**Subject:** Planning and Housing Committee Meeting On Monday Oct 18  
**Date:** October 14, 2021 1:40:35 PM  
**Attachments:** [Proposed min densities around Long Branch GO.png](#)

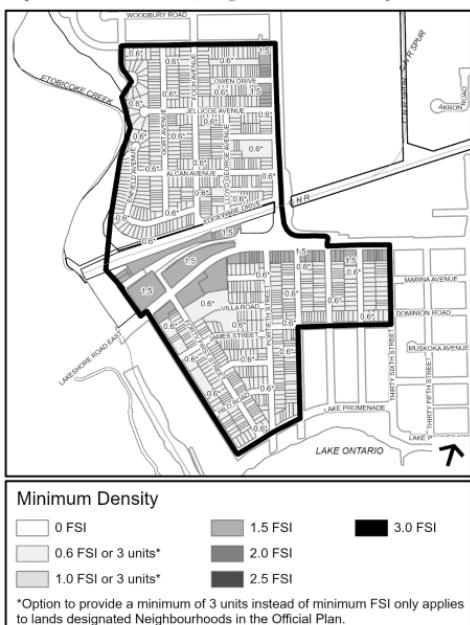
Dear Council Members:

I have serious concerns of a proposal to increase housing density surrounding our local GO train station. It is listed as item PH27.5 Our Plan Toronto: Major Transit Station Area Draft Delineations - Lower Density Target Requests to be heard at the meeting on **Monday October 18, 2021.**

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City of Toronto By-law -2021

Map 2 – Minimum Densities, Long Branch Protected Major Transit Station Area



The accompanying materials outline some very concerning plans including a seemingly arbitrary increase in the housing density in the area to a MINIMUM of 0.6. Present densities presently range around 0.35 - 0.45 in that particular area with the exceptions of residential apartments on Lakeshore Blvd. Some information I've received reported this number of 0.6 came from builders who have been requesting that density in the area. If true, that would defy logic taking advice from a group obviously heavily biased in the direction of making more money in the area. It would be akin to asking the fox how things should be managed in the henhouse.

An increase of a minimum 170% of the present FSI would destroy any neighbourhood character in this area. My experience sitting through many CoA meetings is that builders use the FSI as a starting point to exceed when proposing a plan. The alternate to provide 3 units per home is about just as bad nor will it likely achieve your objective.

The area selected to surround the GO station apparently represents a 10 minute walk or a 500-800 metre distance. The boundary line leaves out the Minto housing development on the Brownlands just a 12 minute walk or a 4 minute streetcar ride to the GO station. This development has some 2,200 permitted units in stacked townhouses and apartment towers that

are a maximum six storeys. The permitted density for this development is 3 times the lot area. Furthermore, this development is located close to the Avenues and Public transit as the intensification is supposed to be situated. PH27.5 will destabilize long established Longbranch neighbourhoods that are further removed from the main thoroughfare.

Long Branch already has a growth plan that is working. In addition, we have fought long and hard to establish the Long Branch Character Guidelines to help regulate development and stop out of control overbuilds in our area. These guidelines are not contradictions to the Official Plan, but practical exercises how to build according to the official plan while preserving the neighbourhood character. Many other areas of Toronto are consulting with us to see how they might also establish some sensible guidelines for development in their own neighbourhoods.

I would like the opportunity to address the committee at the Planning and Housing Committee on Oct 18 to voice these concerns.

Yours truly,  
Andy Choles  
Board member Long Branch Neighbourhood Association  
12 Jasmine Ave, Long Branch.