



Planning and Housing Committee

November 25, 2021

RE: PHC 29.8: Neighbourhood Change and Intensification Bulletin

In the Overview of The Neighbourhood Change and Intensification report, it states that this research was done to examine potential policy changes that could address "missing middle". A portion of the Long Branch neighbourhood was included in this study and we felt the need to address this Committee today as a result.

Firstly, Long Branch was developed prior to the current Zoning By-laws and is not actually "missing middle" housing. Even though the study area did not include all of the diversity of housing types that already exist in Long Branch, it is evident in Chart 5 (page 15) that it has more diversity already than most of the other neighbourhoods studied. There exists a range of housing types from triplexes, multiplexes, duplexes, semidetached, single detached, town houses and apartments.

Of note, this analysis has left out areas of land reflecting a range of missing middle residential uses within our neighbourhood and it is important that we identify that the statistics related to the Long Branch Case Study are incorrect. The Planners did not include, in their boundary, the area of the Long Branch neighbourhood located north of Lakeshore Blvd. West, thereby omitting from their analysis, lands zoned RM, RT, RS RD.(map attached) It also would appear that they have omitted the 2,200 residential units already permitted and planned for in SASP #23 (2016 – see attached) and the 1,203 new "middle housing" units recently or in the progress of being built which represent a 26% increase in household since the 2016 Census was taken (see attached). No one passing through Long Branch in 2016 and then again today would find it credible to say that the population of Long Branch is in decline. They did not calculate net population or dwelling density over the entire neighbourhood, but rather just in the area south of Lake Shore using clearly outdated 2016 Census data.

Using incorrect and selective comparative data from their Long Branch case study, calls into question the overall analysis. We have run into Planning Staff using incorrect data for Long Branch before and it is causing us serious concern that decisions are being made for our neighbourhood based on faulty information.

Even with the current City data based on the incorrect smaller neighbourhood area, Long Branch reflects more renter households than the City average and more than double the apartment buildings under 5 storeys. Expanding "missing middle housing" permissions to the RD zones in Long Branch, is an unnecessary step, particularly in light of the amount of this housing type that we are currently providing and can continue to provide through the other residential zones within our neighbourhood.

A critically important question for the City Planning Multiplex team and which we would strongly recommend that this Committee ask this team to address is:

1. In RM zones, such as those that exist in 3 large areas of Long Branch, where the zoning already exists to enable additional housing units to be built in low-rise neighbourhoods and do not limit the building of multiplexes as-of-right – why are these not being applied for and being built?

Answering this problem, for areas that already have these permissions, would seem to make much more sense than blindly expanding permissions into other areas and then still not achieving the desired results.

The only applications we have seen in RM zones relating to Multiplexes since the LBNA was formed 4 years ago were to actually convert a multiplex to single detached dwellings and another one to clear cut and pave over a well treed lot in the historic area of Long Branch, removing large healthy native and long-lived red oak trees to put in driveways, parking and detached parking garages.

Soft landscaping and the City's mature tree canopy will be inevitable casualties of this Expanding Housing Options in Neighbourhoods policy direction and, by destroying those with the addition of more asphalt to accommodate more housing, will further compromise already flood prone areas like Long Branch, served by old and outdated water infrastructure. Before the City moves forward, they need to consider the implications of this direction through more than just a **single lens**. **Stronger protection for existing trees, both of protected and unprotected size needs to be in place before implementation of any of these policies.**

We have also not seen any plans or discussion in our neighbourhood about the growth in infrastructure relative to the already in progress and planned density growth. Regardless of where people live now or in the future in Long Branch, children are being bussed long distances to go to school now and parents are worrying in kindergarten about how to get their children into high schools that are already operating at well over capacity. Other examples are there is still just one very busy grocery store and no place to build another. We have seen no plans for expansion of the library or for a community centre in Long Branch. There seems to be no coordination between intensification and corresponding growth in the necessary infrastructure.

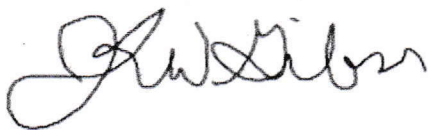
While the City pursues the introduction of missing middle housing, throughout the City, we ask that the existing policies, like OPA 320, that have been put in place to make way for new developments in our neighbourhoods so that they are done with sensitivity to neighbourhood character, not be diluted or replaced by policies and regulations that allow for developments that undermine that important priority – and what attracts people to the community to begin with.

Long Branch is fortunate to have Council Approved, Neighbourhood Character Guidelines in place and we want to be assured that there will be some framework to have them applied, even for “as of right permissions”. We would welcome the opportunity for further discussions with Planning on this.


Finally, we would also like to see a monitoring system put in place to assess the impact of introducing all of these uses, into our neighbourhoods, all at the same time in order to fully understand the on-the-ground reality and consequences of such significant changes.

The LBNA recognizes that intensification is necessary for the City of Toronto as the population grows larger. However, we hope that where this additional housing is being planned considers also providing additional infrastructure for neighbourhoods. All these new people will need schools, roads, improved transit, recreation facilities, etc. And also, more green infrastructure and trees.

Sincerely,



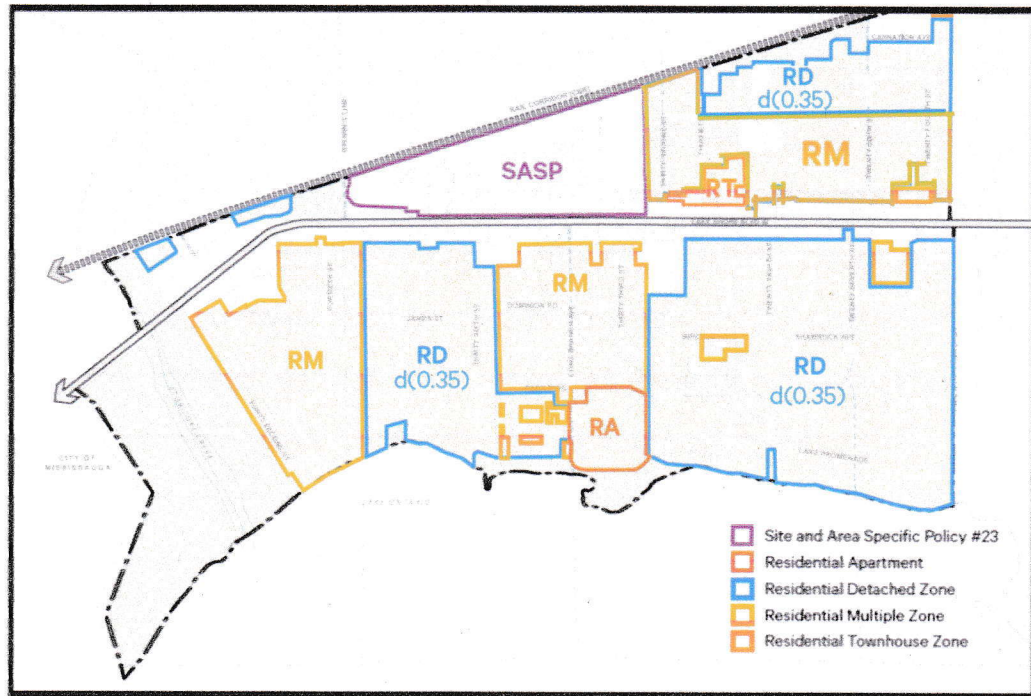
Judy Gibson
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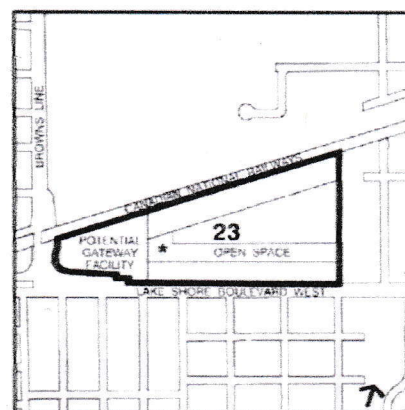
Long Branch Zoning

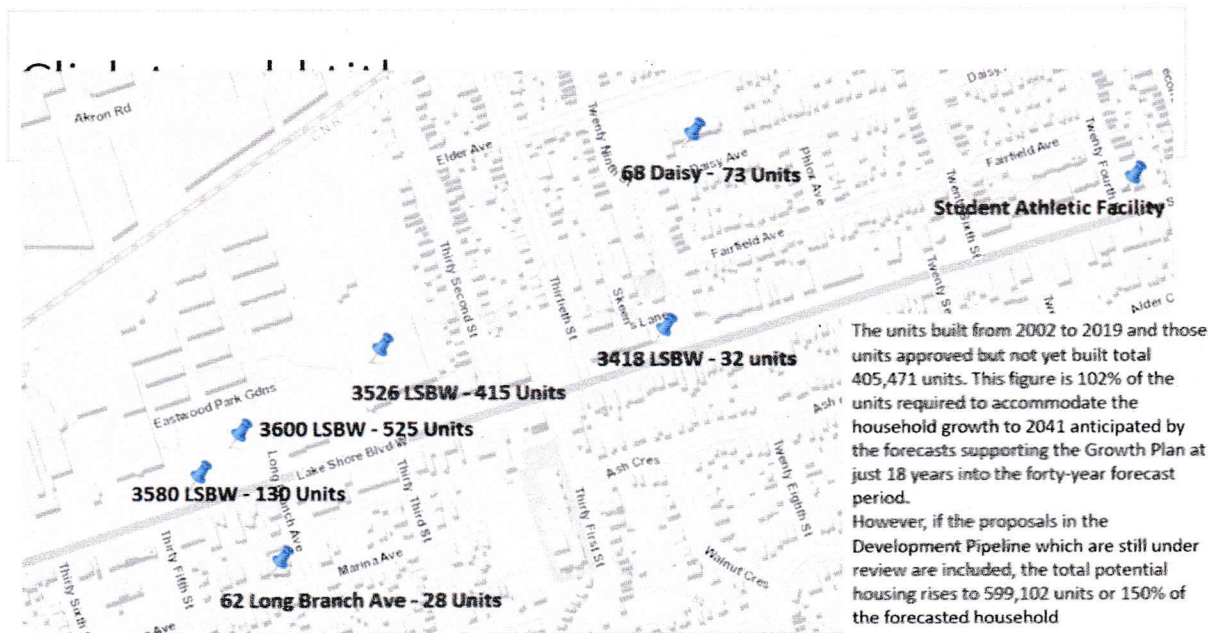


Official Plan has identified areas of Intensification in Long Branch – Neighbourhoods are not one of them - SASP #23

23. North Side of Lake Shore Boulevard West from Browns Line to East of Thirty-Third Street

- a) Up to 2,200 housing units are permitted.
- b) Employment uses are permitted for the lands designated *Mixed Use Areas* in the lower podium levels of apartment buildings located along the CN rail line. Such employment uses may include light industries, warehousing, offices, small scale assembly operations, high technology manufacturing, data centres, research and training facilities, business services, personal services, restaurants, commercial services and artist co-ops. The maximum gross density for these lands is 3.0 times the lot area, or 2.5 times the lot area if the project contains a residential component. An intermodal transit terminal for GO Transit and TTC Streetcar services is also permitted on *Mixed Use Areas* identified as "Potential Gateway Facility".





Total 1,203 Housing Units recently or in progress of being built.
26% increase in households since 2016 Census was taken.

Ref: Profile Toronto The Development Pipeline 2020