



Planning and Housing Committee

February 14, 2022

RE: PH31.6 Expanding Housing Options in Neighbourhoods

We ask this Committee **not to endorse** the contents of the February 1, 2022 report from the Chief Planner and Executive Director, City Planning titled Expanding Housing options in Neighbourhoods - Update Report, as the **basis for ongoing public consultation**.

The LBNA strongly supports the acknowledgement in this report that city planning and growing the city needs to have a multi-dimensional lens. However, this Report is proposing a One-size-fits all approach for a city that is one of the most multi-cultural cities in the world with our unique neighbourhoods that have been and will continue to be what attracts and keeps people in the City. The removal of regulation and permissions on small scale development without any criteria for mandating affordable housing will only create more expensive housing in our neighbourhoods at the expense of our tree canopy, plantable space and neighbourhood character.

There are 3 requests we submit to the members of this Committee:

1. **This report be revised using the 2021 Census Data.** This report is based on outdated data (2011 – 2016 Census). The 2021 Census data is available as of last week, yet some of the assumptions in this report are based on 2016 data that was collected in 2015.
2. **Look at Expanding Housing Options on an as needs basis.** As the 2021 Census data shows, growth and lack of growth is unequal across the city. A one size fits all approach fails to acknowledge areas where the city's current Growth Plan is working. Those areas need to be analyzed and to better understand what is working and then replicate learnings in flat or no growth Neighbourhoods.
3. **Dramatically increase and expand public consultations and engage those who live in the areas being targeted for change.** These changes are being proposed during a once in a lifetime pandemic and are being rushed through with minimal public consultation with those who will be most impacted. Now that the province is "opening up", meaningful consultation needs to be done that is geared to the impacted "Neighbourhoods" on a local level.

Maybe it is due to the pandemic, but in our discussions with residents in our community and others within Toronto, there is extremely low awareness of the magnitude of change that this Committee is considering through the EHON initiatives and in this report. The numbers outlined in the Report for Community Engagement to date are shockingly low to us in a City of 2.8 million. We hope this Committee agrees.

Those of us who are aware and have raised our concerns have been largely ignored or have been accused as being anti-development and anti-change. That is the furthest from the truth. In the 4 years since the LBNA has been in existence, the population of Long Branch has increased by 13.3% vs the City wide overall more modest growth of 2.3% and 540 new homes have been built in our neighbourhood (2016 – 2021). That is because Long Branch has a Neighbourhood Specific Growth Plan that is supported by the Community.

We have been asking for development and regeneration of our Avenue and although it is finally starting to happen, there appears to be absolutely nothing in EHON initiatives to accelerate that.

Chapter 1 of Toronto's Official Plan outlines the Principles for a Successful Toronto which state that leadership and stewardship in the successful city are not confined to elected officials, but include everyone, including volunteers in grassroots community organizations such as ours. The Official Plan wants people to be inspired to become involved in affecting positive change and people are engaged and invested in city living, civic life and their communities. More, not less public engagement is necessary for success.

Neighbourhood Analysis is Critical to developing successful strategies

This report is trying to find a one-size-fits-all solution to a problem that doesn't exist in many areas. Using our own neighbourhood as an example, Long Branch has a diversity of residential zones. There is no barrier to building the "Missing Middle" types of housing that EHON is supposed to enable. However, small scale builders are not building dense housing where it is permitted. COA decisions in the past several years reveal:

- 14 single detached new homes approved that have yet to have even broken ground (some of these have had their approvals for more than 6 years)
- In our RM zones that permit multiplexes we have had 32 applications for variances to build single detached homes – not multiplexes
- This activity has removed 32 potential opportunities for Multiplex Housing. Zoning permissions are clearly not the issue preventing multiplexes in our neighbourhood.
- There has been one application for a multiplex in one of our 3 RM zones (which permits them) That applicant wanted to clear cut all the protected trees from the lot, including a protected, healthy large Red Oak Tree that is part of the grove of Oak trees that includes 2 of our officially designated Heritage Trees, That is not taking into account a climate impact lens.
- There has been 1 application in Long Branch that converted a multiplex in an RM Zone into 2 single detached dwellings.

LBNA Board members attended an information session from the TDSB for Wards 2 & 3 last week. The presenters shared that there is no money from the Province and no plans for new schools in Long Branch for the foreseeable future. Most of our in-demand school programs are at or over capacity and parents are concerned from as soon as their children enter kindergarten as to what high school they will be able to get into. There is nothing in this Report that speaks to any kind of strategic coordination to direct growth to areas of the city with under enrolled schools and declining populations but rather enables investors and land speculators to dictate where growth goes.

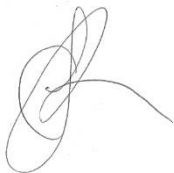
Long Branch is in proximity to the section of Toronto with some of the worst air quality in the City^{1,2}. Our Tree Canopy is a critical component of the Green Infrastructure needed for the livability of our community today let alone for the critical need of addressing Climate Change. 87% of our tree canopy is on private land. EHON initiatives put this at risk while generating no new affordable housing.

What are the measurable goals for Expanding Housing Options? What are the growth targets by neighbourhood? Where is the scorecard from the city that speaks to and commends communities that are achieving what is desired and puts in place community level planning vs trying to fit a one-size-fits-all approach that will not be effective nor desirable.

If restaurants and venues are opening up, so can true Public and Community Consultation across Toronto. This is an opportunity for a true reopening plan for the City. Let's not miss it by continuing to push sweeping changes through with little public awareness and input.

The LBNA recognizes that intensification is necessary for the City of Toronto as the population grows larger. Where EHON is being planned needs a corresponding plan for additional infrastructure for neighbourhoods or be directed to areas that are not experiencing growth. Our growing population will need schools, roads, improved transit, recreation facilities, etc. And also, more green infrastructure and trees.

Sincerely,



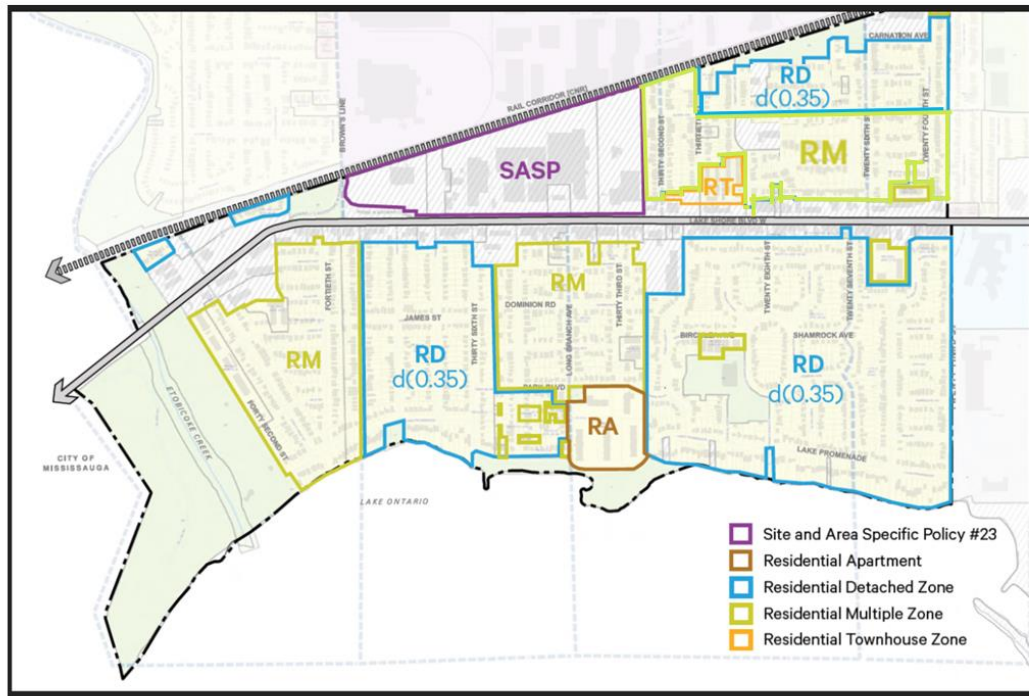
Christine Mercado
Chair, Long Branch Neighbourhood Association



Judy Gibson
Chair, Tree Canopy Preservation and Enhancement
Committee, LBNA

1. Toronto Air Pollution Burden of Illness, Toronto Public Health, Apr 28 2014
2. Local Air Quality Study of Ward 5 & 6 (Now Ward 3), Feb 14, 2014

Long Branch Zoning

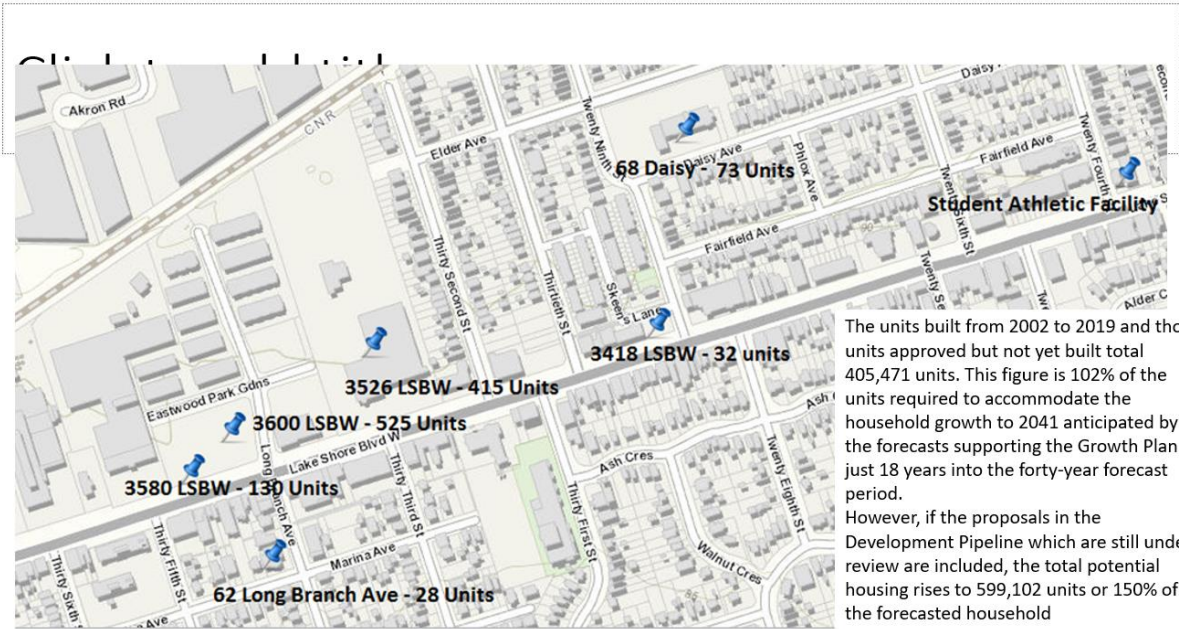


Official Plan has identified areas of Intensification in Long Branch – Neighbourhoods are not one of them - SASP #23

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".





The units built from 2002 to 2019 and those units approved but not yet built total 405,471 units. This figure is 102% of the units required to accommodate the household growth to 2041 anticipated by the forecasts supporting the Growth Plan at just 18 years into the forty-year forecast period. However, if the proposals in the Development Pipeline which are still under review are included, the total potential housing rises to 599,102 units or 150% of the forecasted household

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 ³