

**From:** [Joker Crane](#)  
**To:** [Councillor Grimes](#); [Mayor Tory](#); [Planning and Housing](#)  
**Subject:** NO to New Bylaw changes will force the removal of the Black Barn Maple of Long Branch  
**Date:** June 29, 2022 8:13:37 AM

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These proposed changes make absolutely no sense, there is already a lack of parking space for Long Branch Station and that will cause the parking at Marie Curtis park to be used and leave no space for park users and increase the traffic on lake promenade for the bikers and walkers which currently share the road with cars (no bike or sidewalk!). We already have an air quality problem in the Long Branch area during North Winds with low flying landing & take-off planes from Pearson airport! We need all the trees possible for the area!

Under soon to-be-approved Major Transit Station Area bylaw City Planning is proposing to change the maximum FSI ( floor space index, ratio of house to the lot size) of .35 to a MINIMUM of .5 ( yes not a maximum but a minimum ) of .5 . Builders will be allowed to build as big as they want now. This will now force the building of Monster House ( 3000 plus sq. ft. ) on 50 Ft lots and Soldier Houses on 25 ft lots. **The Black Barn Maple will be removed as-of-right ( no consultation or appeal) because of this change.** Almost all back yard trees can be removed as-of-right with this .5 minimum bylaw.

The Province have told the Municipal Governments to increase the density near major transit centers ( Long Branch GO Station ) . The intent is to have more potential transit rider near the Stations and higher transit use. The result will be completely different with larger more expensive house near the Long Branch GO Station . House in the \$2 million to \$4 million range are not prime transit users. The areas that will be effected is basically Thirty Sixth Street west . It is likely Planning will later propose to

increase the FSI of all Long Branch to .5. **If you are in West Long Branch a builder can build a Monster House or a Towering Soldier House besides you and there is nothing you can do.** In 21 other Major Transit Station areas in Toronto they are going with a minimum of .3 ( which is below the current .35 maximum) which makes a lot more sense for West Long Branch and would keep the house more affordable . .5 FSI will destabilize the Long Branch Neighbourhood.

This is all going to the “ Planning and Housing Committee “ on July 5<sup>th</sup> and then going to City Council on July 19th before the Municipal election in the fall. The only people that can change this is our Councillor Mark Grimes, Mayor John Tory and the Planning and Housing Committee . **WE NEED YOUR SUPPORT NOW. On or before June 30<sup>th</sup> Email Mark Grimes at [councillor\\_grimes@toronto.ca](mailto:councillor_grimes@toronto.ca) , John Tory email [mayor\\_tory@toronto.ca](mailto:mayor_tory@toronto.ca) and Planning and Housing Committee email [phc@toronto.ca](mailto:phc@toronto.ca) .** Tell them that minimum FSI of .5 is not acceptable and .3 like 21 other Major Transit Station Areas makes a lot more sense and will not lead to more Monster Houses or Soldier House in West Long Branch . ( Personal Emails have more impact. Take some of the points in this email and reword it in your email to all three ) . Include your name and street address in your email .

Key points- 1) FSI of .5 will force building of Monster Houses & Soldier Houses

- 2) FSI of .5 will result in a lot more expensive houses
- 3) FSI of .5 will force the removal of the Black Barn Maple
- 4) FSI of .5 will destabilize the Long Branch Neighbourhood
- 5) FSI of .5 will reduce transit ridership
- 6) FSI of .5 is discriminatory to Long Branch were .3 is given

to . other Major Transit Centers

- 7) FSI of .5 will only benefit builders & developers not the City

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