

From: [S & L Vella](#)
To: [Councillor Grimes](#); [Mayor Tory](#); [Planning and Housing](#); [Councillor Bailao](#)
Cc: ["Long Branch Neighbourhood Association"](#)
Subject: PMTSA's
Date: June 30, 2022 2:06:01 AM
Attachments: [image002.png](#)
[image004.png](#)
[image009.png](#)

Hello,

- A) In order for the PMTSA to be successful transit riders must be given additional housing close to the station. People that live in Mansions are not prime candidates for public transit. People that live in affordable housing are much better candidates.
- B) The housing must be close to the station in order for people to take it. As stated in the PMTSA documents the housing changes are for property within a 10 min walk, or 500 to 800 meters from station. The map must be adjusted to reflect your stated boundaries.
- C) An already proposed development is within the boundaries of the Long Branch PMTSA. But when the boundaries were drawn the site was left off. The map must be adjusted to reflect this development within your stated boundaries.

Please see below for details.

A) FSI

Under the Major Transit Station Area bylaw (PMTSA) City Planning is proposing to change the maximum FSI of .35 to a Minimum of .5 for Long Branch. This will now require the building of a house with a minimum of 3300 sq. ft. on our 50 Ft lots. Almost all back yard trees can be removed as-of-right with this .5 minimum bylaw.

The Black Barn Maple, that the neighbourhood has been trying to save from the developers chain saw, can be removed as-of-right (no consultation or appeal) because of this change. Trees like the Black Barn Maple create Toronto's Tree Canopy. As you know Toronto has a goal to reach 40% tree canopy. That goal will never be reached unless these significant trees are saved. Everything must be done to save trees on private property not just city street trees. <https://www.lbna.ca/the-black-barn-maple-of-eastwood/>

The Province has told the Municipal Governments to increase the density near major transit centers (Long Branch GO Station/Long Branch Loop). The intent is to have more potential transit rider's near the stations and higher transit use. This in theory is a very good idea. But to be successful it must be implemented correctly. The city will achieve a completely different result with larger more expensive house's required to be built close to the stations.

This is an example, that was repeated over 100 times in the last 10 years in Long Branch.

Long Branch is unusual in that we have RD Zone, RM Zone, RA Zone and SASP along Lake Shore Blvd. to allow condo/apartments to be built. Our RD zone has a .35 FSI and RM Zone has a .6 FSI. When

developers purchase property in RM zones they have the option to build multi-unit houses. They do not. Instead they try to get variances to sever the lot and double the allowable FSI for a single family home.

The below property at 20 Garden Place in an RM Zone was purchased a few years ago. The developer chose to get permission to sever and over build two single family dwellings on the property. It is now for sale for \$2,299,000. This will never be a multi-family house even though the permissions were always there. To the right of this development is an apartment that has been in the neighbourhood for years. Instead of building another apartment a modest affordable home was removed from inventory and two houses for millionaires were built.

The idea to increase FSI to a minimum will only create more houses for millionaires. It will not create multifamily houses. When developers have the opportunity to build multifamily houses they do not. This practice will not change.

Figure 1 - 20 Garden Place Today - two 25 foot lots



Figure 2 - 20 Garden Place 2014 - 50 foot lot



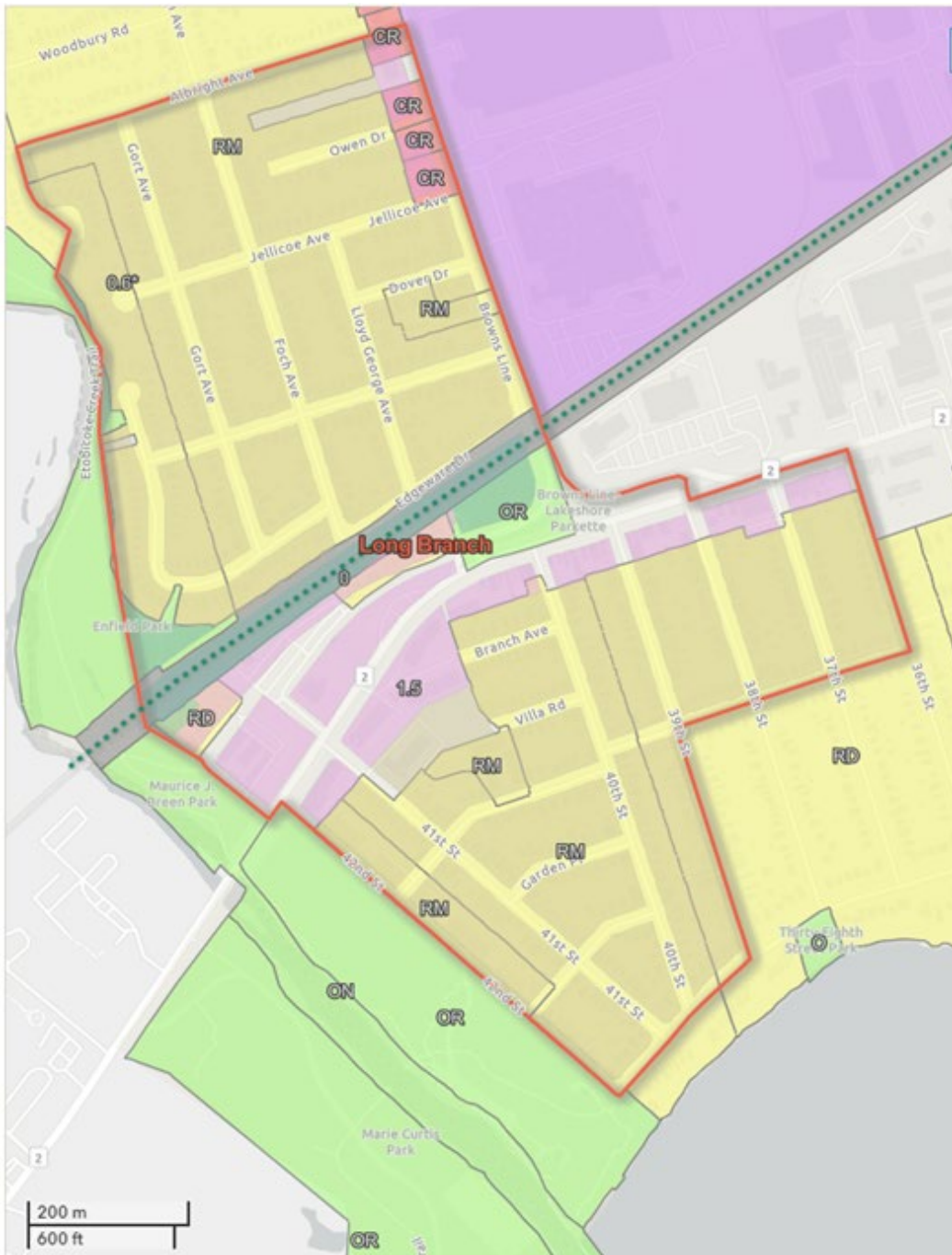
As you know Long Branch has a maximum FSI of .35 today. It has been .35 since the 1960's and through many amalgamations it has not changed. There are many other neighborhoods in Toronto that also have .35 FSI. With PMTSA's there will now be a minimum FSI and it was proposed to be .6 in Long Branch and was adjusted to .5. This is not a .5 maximum but a .5 minimum. After spending the last 5 years at the CoA and TLAB hearings and seeing what developers have asked for and gotten, I cannot imagine what they will ask for if they are given a starting point of .5. If PMTSA's have to be developed, require the building of smaller more affordable properties. Long Branch should be treated the same way as these 21 other communities. This is a list of neighborhoods that will have a minimum FSI of .3 in regards to PMTSA's:

- Caledonia
- Duncanwoods
- Eglinton GO
- Emery
- Fairank
- Finch
- Ionview
- Keeledale
- Kennedy

Kipling
Lawrence
Milvan Rumike
Mimico
Norfinch Oakdale
North York Centre
O'Connor
Pharmacy
Scarborough GO
Sheppard-Yonge
Signet Arrow
Yonge-Steele

B) Boundaries of PMTSA

The borders that are drawn on the website are larger than the stated boundaries. The stated boundaries are a 10 min walk, or 500 to 800 meters from station, represents designate Protected Major Transit Station Areas.



The distance to the corners of the map show all the distances are 800 meters or more from the long Branch Go station (Long Branch GO, Brow Drive). Where they should be 500 meters to 800 meters

This error must be corrected.

Long Branch	
Thirty Ninth St & Lake Promenade, Toronto, ON M8W 1B7	850 Meters
James St & Thirty Sixth St, Toronto, ON M8W 3L2	1000 meters
Thirty Sixth St & Lake Shore Blvd W,	850 meters

Toronto, ON M8W 1N6	
Forty Second St & Waterfront Trail, Toronto, ON M8W 3P2	800 meters
Alderwood	
Brown's Line & Albright Avenue, Toronto, ON M8W 3T5	1000 meters
Sunset Ave & Albright Ave, Toronto, ON M8W 3Z4	1100 meters

C) SASP

The north side of Lake Shore, East of Browns Line, is not included within the boundaries.

There are already plans to develop that property and it is part of Sight and Area Specific Plan #23.

Jeff, Rose & Herb's No Frills, 3730 Lake Shore Blvd W, Etobicoke, ON M8W 1N6 is 700 meters from the Long Branch Go.

Including this area will help make the PMTSA more successful.

Best Regards
Steven Vella