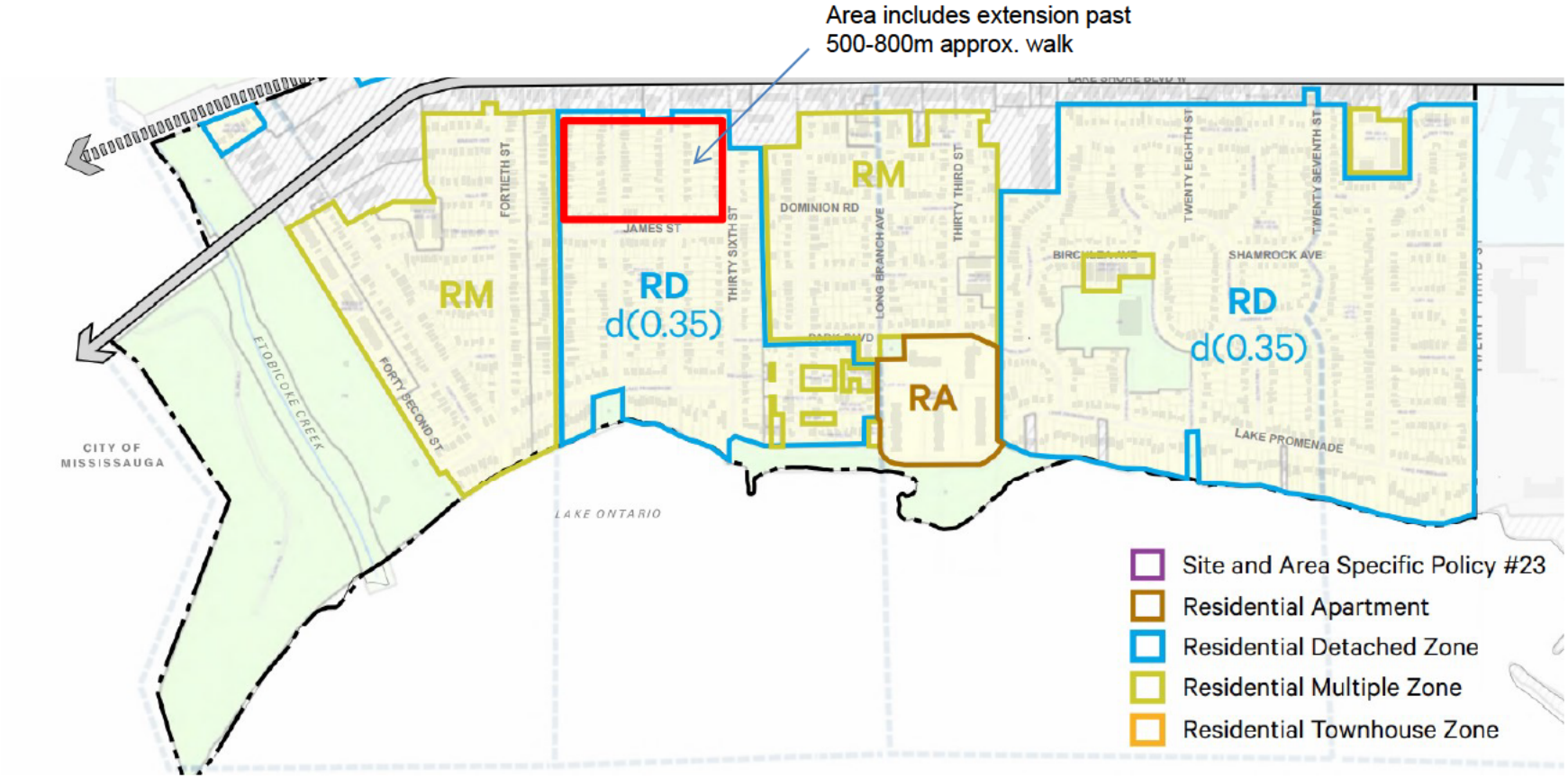
PMTSA – A Resident's Perspective

- My Location: 67 Thirty Ninth St.
  - Located between Lakeshore Blvd. and James St.
- I've been a Long Branch resident for approx. 25 years.
- Moved to Long Branch to stay as it was more congested where I previously lived in the Toronto East End
  - Very poor street parking
  - Houses very close together
  - House prices were still inflated at that time in that area whereas Long Branch was more affordable

PMTSA – A Resident's Perspective
Key Issues

- Minimal gain but major impact to re-designate my half of street from RD zoning
- Change to unique characteristics of neighbourhood
- Proposed intensification in corner where two important water sources meet
- High FSI will result in significant loss of mature tree canopy

A portion of PMTSA for Long Branch



Source: Figure 6 Zoning Overlay of Long Branch Neighbourhood , Long Branch Neighbourhood Guidelines

- Much of the area in red is beyond 500-800 m from Long Branch Go Station entrance
- The area in red is currently part of the RD zone

PMTSA – A Residents's Perspective
RS Street Re-zoning

- Proposed zone overshoots guideline of 500-800m and approx. 10 minute walk
  - Current RD zone – Thirty Ninth St. to Thirty Sixth St.
- Current RM zoning up to Fortieth St. now
- For the sake of one or two extra ½ streets at edge of range, not worth converting RD zoning
- Recommend not extending into RD zone further to the west (avenues excepted)

Massing – example of how to meet FSI/ other variances

- My house at 67 Thirty Ninth St.
- 2nd floor addition and side attached garage in 2005
- 0 variances
- FSI of .29 versus maximum of .35
- **FSI of 0.29 almost ½ of the proposed minimum of 0.5**
- No trees were impacted (see large evergreens at front of house).
- No increase in hard landscaping
- **In this example, to have a structure at a minimum of 0.5 FSI would not be a good fit between these 2 existing bungalows**

Massing and Rear Yard Setback - Looking south down back of Thirty Eighth St. from my property

•There are a newer (approx. 2016 construction) larger pair of houses in view from my property to the south.

• This is a very good example of how this type of intensification has created a dominating effect and is out of sync with the line of houses

Long Branch Go Station to Etobicoke Creek Entry Point to Lake Ontario

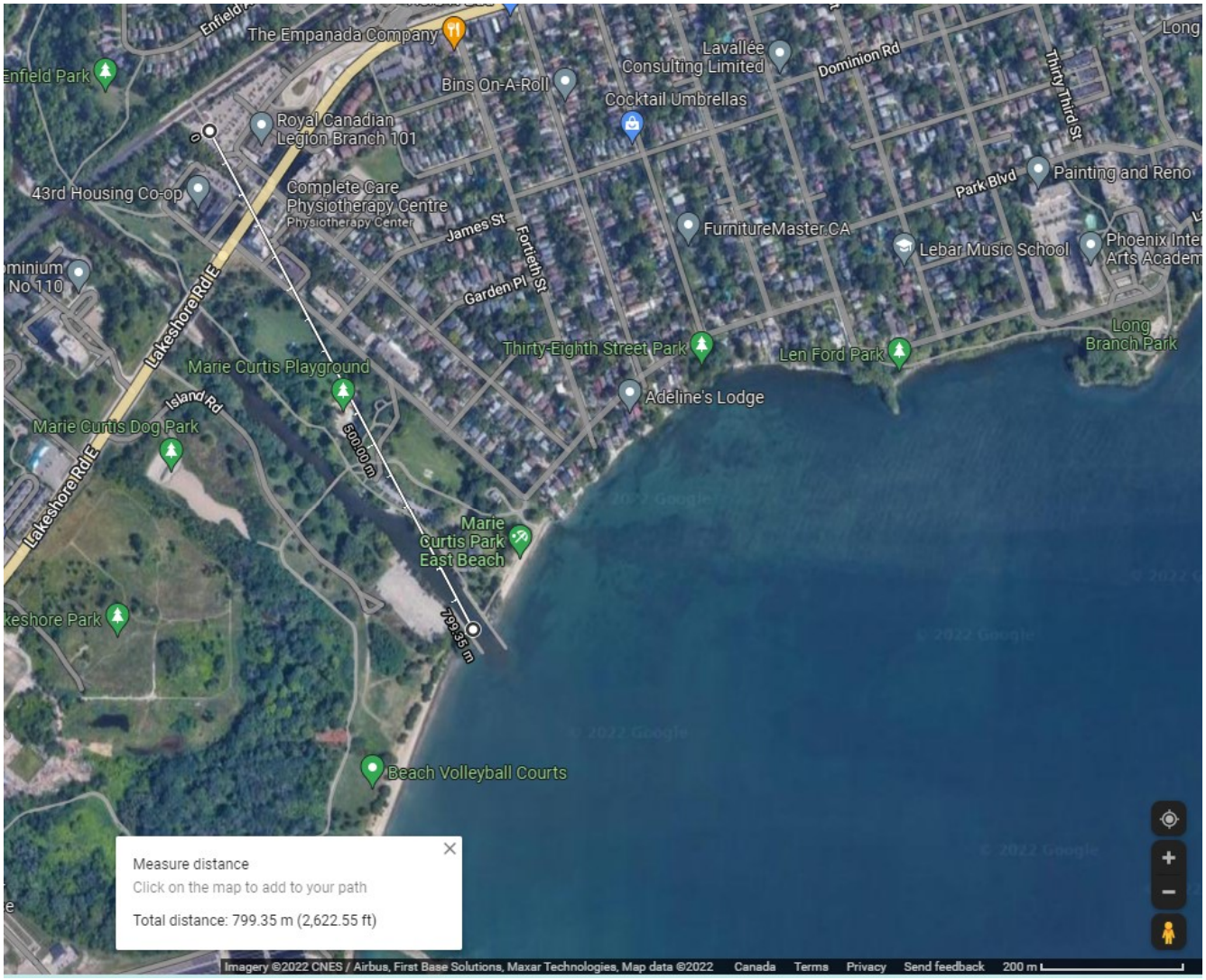
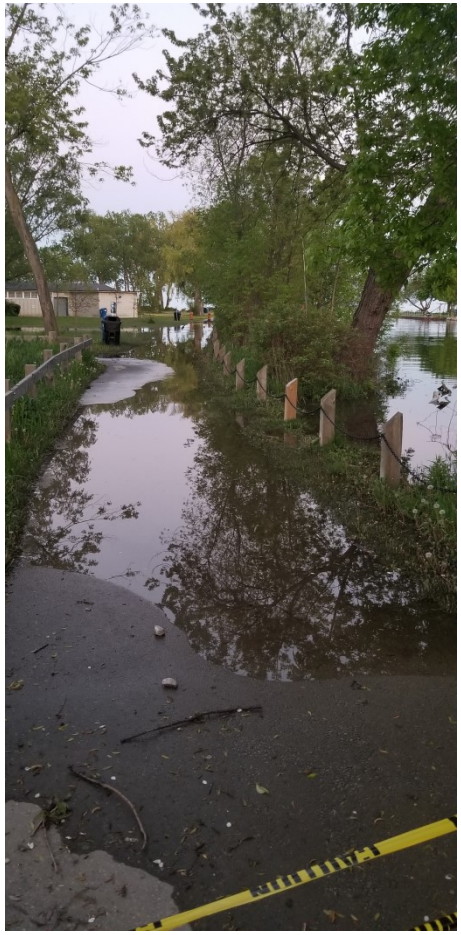


Photo from Google Maps

- White line indicates distance from Long Branch Go Station approx. 800 m from where Etobicoke Creek enters Lake Ontario
- Intensification would occur in corner bounded by these 2 water sources

Marie Curtis Park
Flooding



- Flooding occurred less than 800 m from entrance to Long Branch Go Station
- Junction of Etobicoke Creek and Lake Ontario (June 2019)

Environmental: The loss of natural landscaping area will impact the micro environment and result in less management and absorption of ground water

- FSI of over 0.5 (by-law limit of 0.35) and loss of soft landscaping will have a detrimental impact
- The reduction will include grass, plants and wildlife and cause a loss of storm water attenuation.
- Thirty Ninth St. is very close to Lake Ontario and has a natural grade that descends toward the lake
  - 91 m down to 83 m between Lakeshore Blvd. and James St.
  - 81 m at Lakeshore Blvd. (source: Google Earth)
- The water tends to flow north to south through our yards and pools in the back of my yard in spring and during major storms
  - water has come through the walls and up through the floor of our basement.
- Similar stories from my neighbours
- If there is more loss of soft landscaping, I expect this problem to continue to worsen.

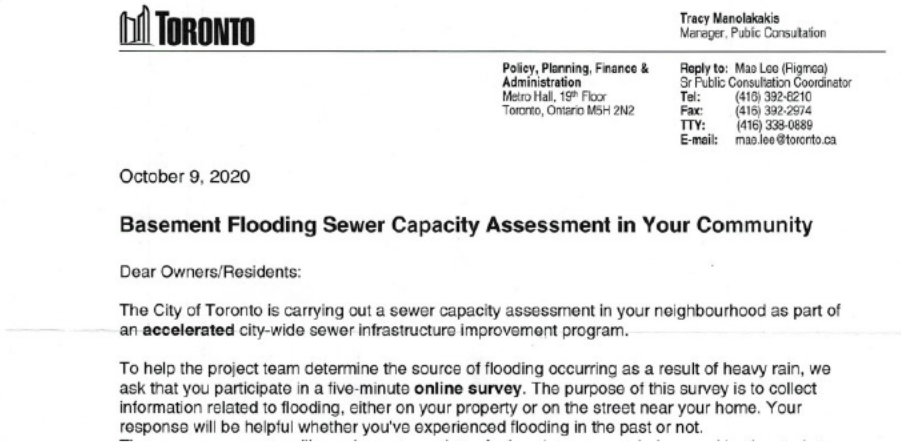
Example: Neighbouring hardscaping and natural grade on street causing water saturation on my own property

Water flowing from higher lot
Into my property, north to south

Water pooling in south side of lot

2019 – backyard - 67 Thirty Ninth St.
- looking from north to south along back fence

Environmental – Flooding Survey



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Basement Flooding Sewer Capacity Assessment in Your Community

Dear Owners/Residents:

The City of Toronto is carrying out a sewer capacity assessment in your neighbourhood as part of an **accelerated** city-wide sewer infrastructure improvement program.

To help the project team determine the source of flooding occurring as a result of heavy rain, we ask that you participate in a five-minute **online survey**. The purpose of this survey is to collect information related to flooding, either on your property or on the street near your home. Your response will be helpful whether you've experienced flooding in the past or not.

Intensification Results in Loss of Trees

- If these proposals had all gone through, a loss of mature growth would have occurred
- Note: FSIs similar to what be proposed with PMTSA proposal
- Thirty Eighth to Fortieth Sts. examples over recent years:

  - 74 Thirty Eighth St – 0.62/0.63 revised to 0.58/0.59 FSI with lot severance (abandoned - TLAB, Nov. 2019) – Possible removal/damage 2 trees, 0.41 m dia., 1 tree 0.32 m dia.
  - 75 Thirty Eighth St. – FSI 0.56 - dwellings with lot severance requested (TLAB) – 1 tree to be removed, 8 cm dia.
  - 27 Thirty Ninth St. – (Refused - TLAB) - removal of 2 trees 0.2 and 0.3 m dia. and 3 other trees requiring injury permit
  - 80 Thirty Ninth St. – (Refused – TLAB) -(0.62 revised to 0.58 FSI) – removal of 2 private trees (0.28 and 0.31 m dia.) and at least 1 private tree risk of significant injury
  - 65 Fortieth St. – (TLAB) removal of 1 tree, 0.47-0.54 m dia.
  - 97 Fortieth St. – 0.68 FSI – (TLAB) - removal of 1 tree, 0.25 m dia.

Lack of mature canopy growth

- "New development should not result in the loss of mature trees." (2.2.1 Character of the Neighbourhood Today, LBNCG)
- "3. Property in relation to the broader neighbourhood context: At the scale of the Long Branch neighbourhood and **perhaps the most significant impact of new development is the loss of the mature tree canopy**." (Character of the Neighbourhood Today, Section 2.2.1, LBNCG)
- "Among other benefits, trees, regardless of ownership, provide shade, energy savings, **erosion control, noise buffering, storm-water attenuation**, wildlife habitat and improve air quality through the removal of airborne pollutants. Trees also contribute to the quality of neighbourhoods and the city in general, **and help to mitigate the effects of climate change**." (Trees, p. 76, Section 3.6.1, LBNCG)
- Green spaces improve physical health (all-cause mortality), mental health (stress, anxiety), air quality (absorption and adsorption of pollutants) and climate change (providing cooling, reducing flooding)
  - (source: Green City: Why Nature Matters to Health, Toronto Public Health, 2015)

Conclusion – Summary

- **Recommend to revisit and scale back current proposal for the PMTSA proposal for Long Branch station including maintaining current RD zone and reducing from 0.5 minimum FSI**
  - **To include the ½ streets from Thirty Ninth St. to Thirty Sixth St. past the current RM zone on Fortieth St., it's necessary to justify this by extending significantly past the 500-800m/10 minute guideline.**
  - **The massing of minimum 0.5 FSI will seriously disrupt the pattern of the neighbourhood** and destroy the unique characteristics of Long Branch
  - The **loss of soft landscaped areas will significantly impact water attenuation** at the north-east corner of where Etobicoke Creek meets Lake Ontario
  - The FSI proposal of a minimum of **0.5 will significantly impact the mature tree canopy growth** that exists in Long Branch