



July 4, 2022

Planning and Housing Committee
c/o Nancy Martins
10th Floor West Tower, City Hall
100 Queen St W
Toronto, ON M5H 2N2

Dear Councillors and Members of the Planning and Housing Committee

RE: Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report

The LBNA has major concerns with the final delineation of the proposed PMTSA for Long Branch GO Station. We have met with City Staff and were assured that more work was to be done. The revised draft PMTSA for Long Branch is still not correct and requires revisions.

1. Proposed Border is too deep into the neighbourhood.

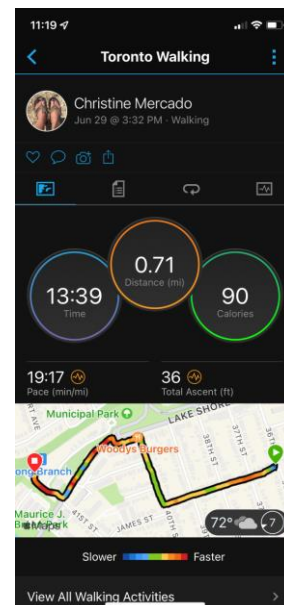
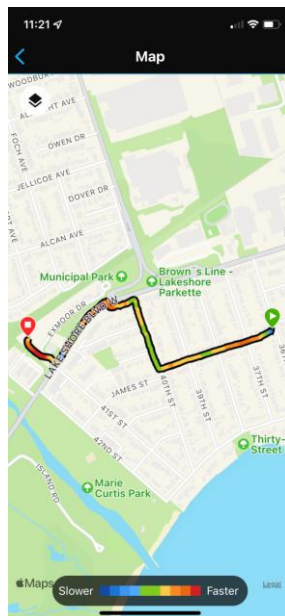
The PMTSA for Long Branch goes too far into the neighbourhood, well beyond 500-800m or within a 5 to 10 minute walk. The proposed PMTSA extends well into the RD zone which begins at Thirty Ninth Street extending west to Thirty Sixth Street.

As an experiment we walked the outer border to the front door of the Long Branch GO and measuring and timing the trip using a GPS app.

James and
Thirty Sixth Street to
Long Branch GO

Time – 13:39

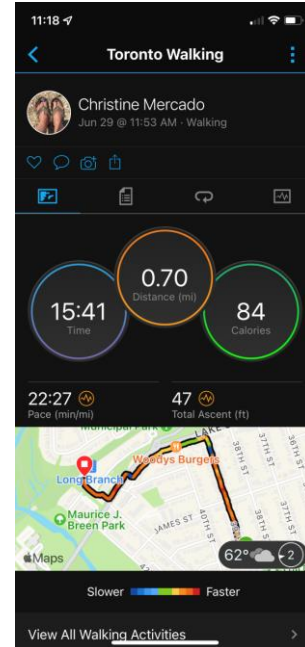
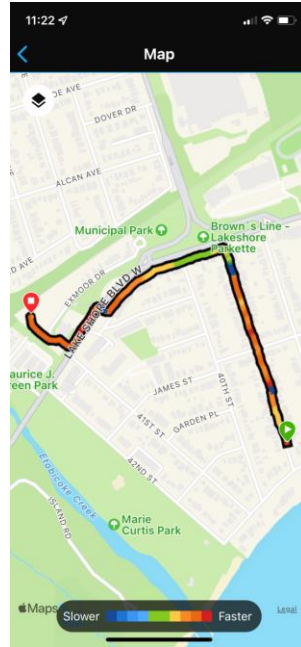
Distance
- .71miles/1.26km



364 Lake Promenade
to Long Branch GO

Time- 15:41

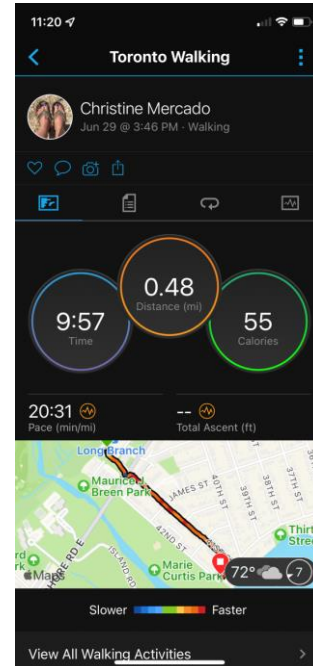
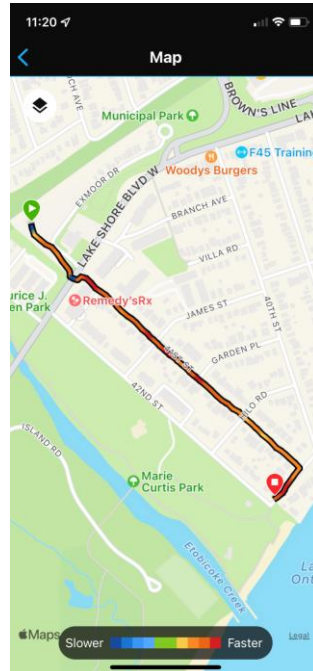
Distance –
.70 mi/1.24km



1 Forty Second
Street to Long
Branch GO

Time - 9:57m

Distance -
.48 mi/772m



We found that the PMTSA extension past Thirty Ninth Street beyond the distance and walking time targets therefore excessive.

If examined further, using real walk times, this PMTSA area should be smaller. Likely more aligned with the RM zones already existing in Long Branch.

FSI minimums in the neighbourhood are too large

The original minimum FSI in the draft PMTSA of .6 was much larger than the maximum FSI of .35. We pointed this out to staff as well as provided TLAB decisions that supported the .35 FSI is prevailing in this neighbourhood. Staff returned with a .5 FSI for a minimum FSI or 3 units. The LBNA feels that this FSI number is too big for a number of reasons.

- i. **Large FSI does not mean more dense housing** - In this area, although Multiplex housing is permitted and has a larger permitted FSI, this is not what is being built. Under this new policy, there are no assurances Multiplexing will be the result over building large single detached homes that house one or two people. The policy actually forces individuals to replace more affordable homes with much larger, more expensive homes.
- ii. **The prevailing density in this neighbourhood is .35 FSI** - There are over 20 PMTSAs that have retained minimum .3 as an FSI. Why is Long Branch with a growth of over 13% (2021 Census), a full range of housing types (multiplexes, duplexes, walk up apartments, etc.) and affordable housing, already more renters than owners and a record of TLAB decisions supporting the maximum .35 FSI being targeted in this way?
- iii. **The maximum FSI is smaller than the minimum** – The .5 FSI minimum is larger than the maximum FSI of .35. We pointed this out to City staff during the only public meeting on this version of the PMTSA and it was stated that if this policy is approved, the next step is to change the bylaw in an effort to increase the FSI in Long Branch. How is this justified when there has been no study or consultation on the impacts?

2. The FSI minimums on the Avenue are too small

The No Frills Property is a site specific plan that has not taken shape. The GO station property is not accessible and has to be redeveloped. Why is 2 or 3 FSI not considered as these properties are in an essence a blank slate and planned for a minimum of 2,200 units?

3. The Proposed Intensification will remove mature trees

In the proposed PMTSA area, the increase in minimum FSI with no maximum FSI defined will remove trees and plantable space even with the City of Toronto Municipal Bylaw 813 in force. Intensification has been studied by University of Toronto, Master of Forest Conservation graduate (Impact of Residential Intensification on the Urban Forest in the Long Branch Neighbourhood) where their analysis concluded that intensification resulted in 57% tree canopy loss on redeveloped lots and 24% tree canopy loss on adjacent lots.

The LBNA is now in its 4th year of collecting data on the Long Branch Neighbourhood Trees on both private and public properties. Students are trained by U of T using a protocol to identify, measure and assess the health of all trees in Long Branch. Based on the data from the 1,059 trees in the PMTSA delineated area, the vast majority (87.3%) are privately owned. None of these privately owned trees have any protection should the minimum of 0.50 FSI be approved. No examination of environmental impacts has been considered in this PMTSA delineation, even though the data exists.

The 2018 Tree Canopy Report reports that without trees on private property, the City's goal of a 40% tree canopy is impossible.

While there has been a deadline put on this policy, our position is that the Long Branch PMTSA should be modified to the following:

- Maximum FSI of .3 which is the prevailing FSI.
- Complete and environmental study on the impacts of density to the existing tree canopy. The data already exists in Long Branch through the Tree Inventory conducted by U of T.
- Refine the PMTSA to actual walking distances and times as proposed in the policy.

We would respectfully request that this PMTSA delineation be deferred and sent back to staff to use the data that is available to them.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christine Mercado', with a stylized flourish extending to the right.

Christine Mercado
Chair, Long Branch Neighbourhood Association
Longbranchnato@gmail.com

Supplement A - Summary of Potential Influences on Canopy Cover by Neighbourhood

Table 37: Summary of EAB Removals, Ice Storm Service Calls, Development Applications and Building Permits by Neighbourhood

Neighbourhood	Ash Removals due to EAB	Ice Storm Service Calls	Development Applications	Building Permits (2008-2018)
West Humber Clairville (1)	854	1047	406	2706
Mount Olive Silverstone Jamestown (2)	605	292	28	379
Thistletown Beaumont Heights (3)	257	219	97	495
Rexdale Kipling (4)	241	250	36	982
Elms Old Rexdale (5)	251	125	52	1411
Kingsview Village The Westway (6)	246	376	95	3349
Willowridge Martingrove Richview (7)	163	751	190	1839
Humber Heights Westmount (8)	148	159	163	953
Edenbridge Humber Valley (9)	227	210	412	2609
Princess Rosethorn (10)	163	232	338	272
Eringate Centennial West Deane (11)	420	289	178	1920
Markland Wood (12)	162	105	40	602
Etobicoke West Mall (13)	50	48	57	1854
Islington City Centre West (14)	354	387	1286	500
Kingsway South (15)	197	384	557	1054
Stonegate Queensway (16)	354	410	1011	446
Mimico (includes Humber Bay Shores) (17)	253	64	626	1587
New Toronto (18)	104	32	288	2451
Long Branch (19)	129	53	700	2015
Alderwood (20)	526	119	608	2214
Humber Summit (21)	285	192	186	773
Humbermede (22)	299	91	48	701
Pelmo Park Humberlea (23)	248	85	210	1647
Black Creek (24)	266	163	22	175

2018 Tree Canopy Study

Neighborhood	Percent Canopy 2018	Standard Error Percent	Percent Canopy 2009	Standard Error Percent	Change
Kingsview Village-The Westway (6)	23.88	5.21	25.70	5.10	-1.82
Kingsway South (15)	42.55	7.21	46.90	7.10	-4.35
L'Amoreaux (117)	28.04	4.34	28.90	8.60	-0.86
Lambton Baby Point (114)	62.96	9.29	33.30	4.20	29.66
Lansing-Westgate (38)	47.06	5.41	48.10	5.60	-1.04
Lawrence Park North (105)	46.34	7.79	37.50	7.70	8.84
Lawrence Park South (103)	40.35	6.50	39.60	7.10	0.75
Leaside-Bennington (56)	39.66	6.42	47.90	5.80	-8.24
Little Portugal (84)	6.25	6.25	10.00	5.50	-3.75
Long Branch (19)	15.00	6.12	26.50	7.60	-11.50
Malvern (132)	27.87	4.06	25.90	3.70	1.97
Maple Leaf (29)	39.53	7.46	22.00	5.90	17.53
Markland Wood (12)	31.82	7.02	28.80	6.30	3.02
Milliken (130)	13.16	2.74	8.10	2.10	5.06
Mimico (includes Humber Bay Shores) (17)	16.49	3.77	13.40	3.50	3.09
Morningside (135)	52.69	5.18	53.80	5.60	-1.11
Moss Park (73)	5.56	5.56	13.30	6.20	-7.74
Mount Dennis (115)	39.29	9.23	25.60	7.00	13.69
Mount Olive-Silverstone-Jamestown (2)	25.71	5.22	31.60	5.30	-5.89
Mount Pleasant East (99)	44.90	7.11	54.80	7.70	-9.90
Mount Pleasant West (104)	30.00	12.25	30.00	8.40	0.00
New Toronto (18)	15.25	5.08	8.70	4.20	6.55



Impact of Residents' Perception on Urban Forest in the Long Branch Neighbourhood, Toronto



Jackie De Santis, Master of Forest Conservation Student, U of T

Internal supervisor: Dr. Danijela Puric-Mladenovic
External supervisors: Dr. Andy Kenney and Judy Gibson

December 10, 2019

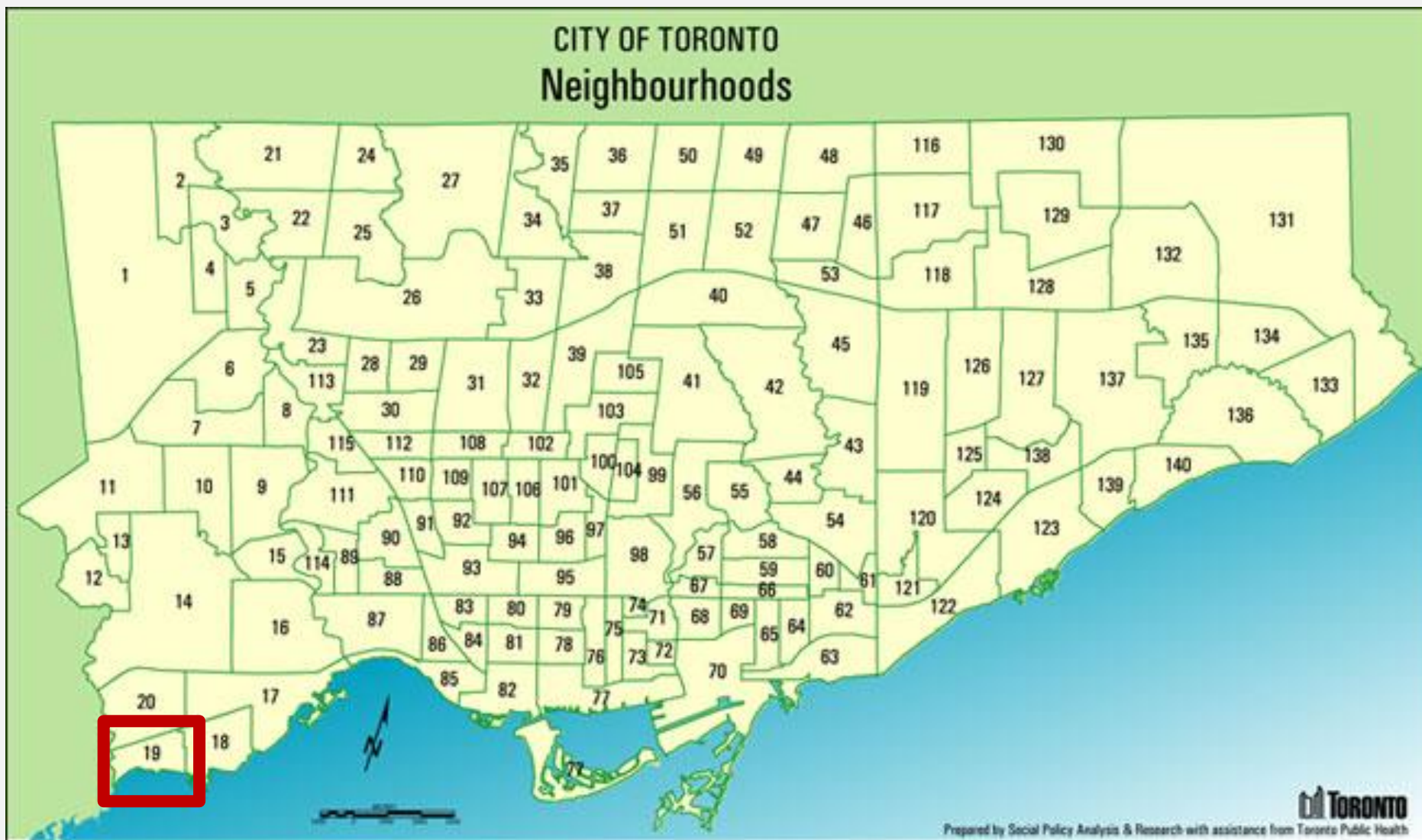
PLANNING RESILIENT, LIVABLE CITIES

An aerial photograph of a city neighborhood. In the foreground, there is a large body of water (a lake or bay) with a sandy beach and a pier extending into the water. The middle ground shows a dense residential area with many houses and trees. In the background, there are more buildings and a road. The overall scene is lush and green, suggesting a focus on urban sustainability and livability.

RESIDENTIAL
INTENSIFICATION

INCREASE TREE
CANOPY

STUDY SITE: LONG BRANCH



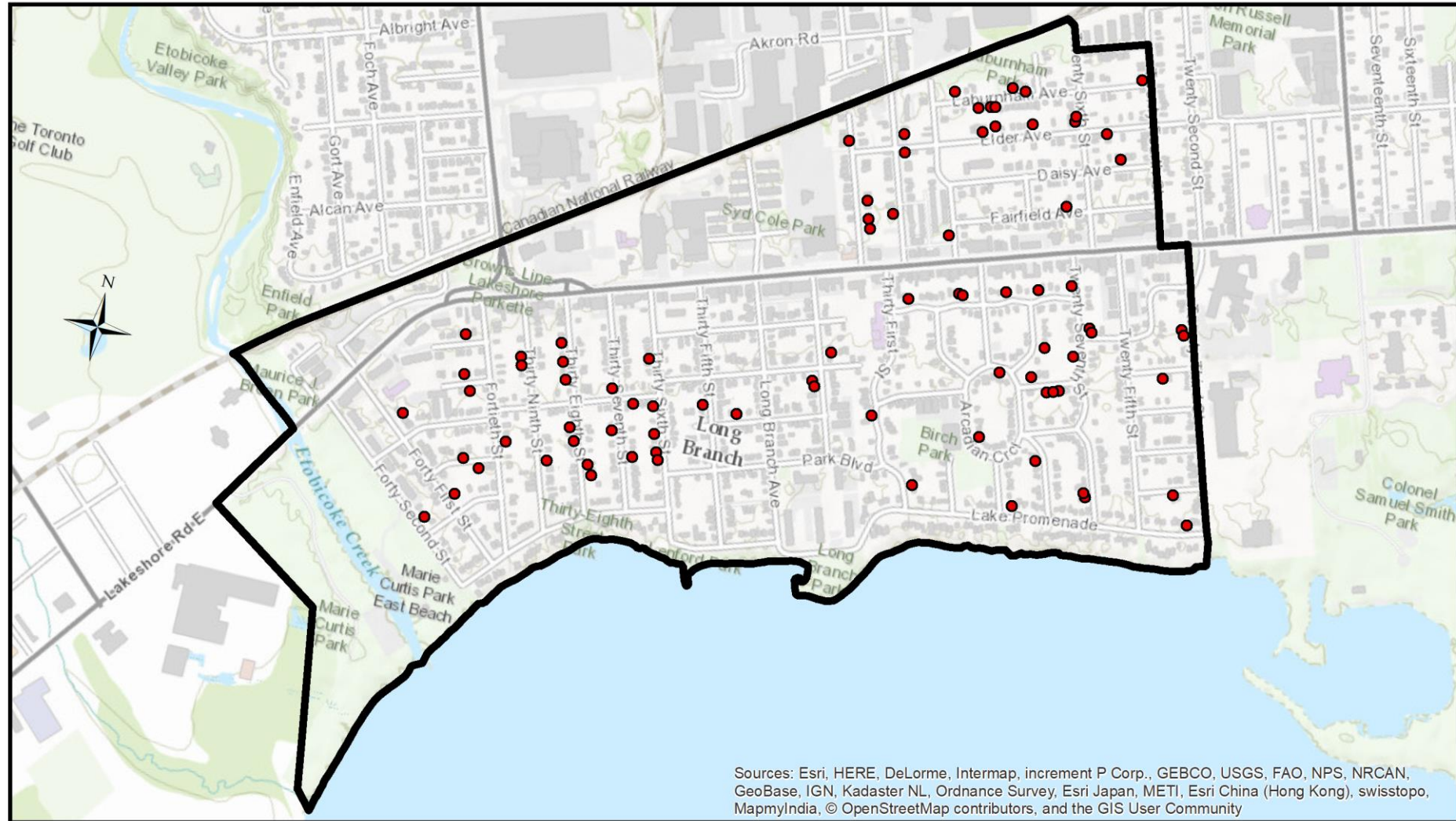


STUDY SITE: LONG BRANCH

60% of Toronto's forest resource is on private land

In Long Branch, approved development applications are contributing to tree removals

Lot severance applications for properties in Long Branch, Toronto (2012-2018)



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

1:18,000



- Development applications submitted
- Long Branch boundary

World Geodetic System 1984
WGS 1984 Web Mercator Auxiliary Sphere



Created by: Forests in Settled & Urban Landscapes group, Daniels Faculty of Architecture, Landscape, and Design, University of Toronto. Map made by Jackie De Santis, Masters of Forest Conservation (MFC) candidate using ArcMap 10.4.1 on August 22, 2019. Supervised by Judy Gibson, Vice Chair, LBNA and Dr. Danijela Puric-Mladenovic, Neighbourhood boundary retrieved from City of Toronto Open Data Library, ESRI Topographic BaseMap (2018). More information about the Neighbourhoods program can be found at <http://neighbourhoods.org/> and Forests in Settled & Urban Landscapes group <http://forests-settled-urban-landscapes.org/>

Canopy cover changes

Between 2009 and 2018



Objective 1:

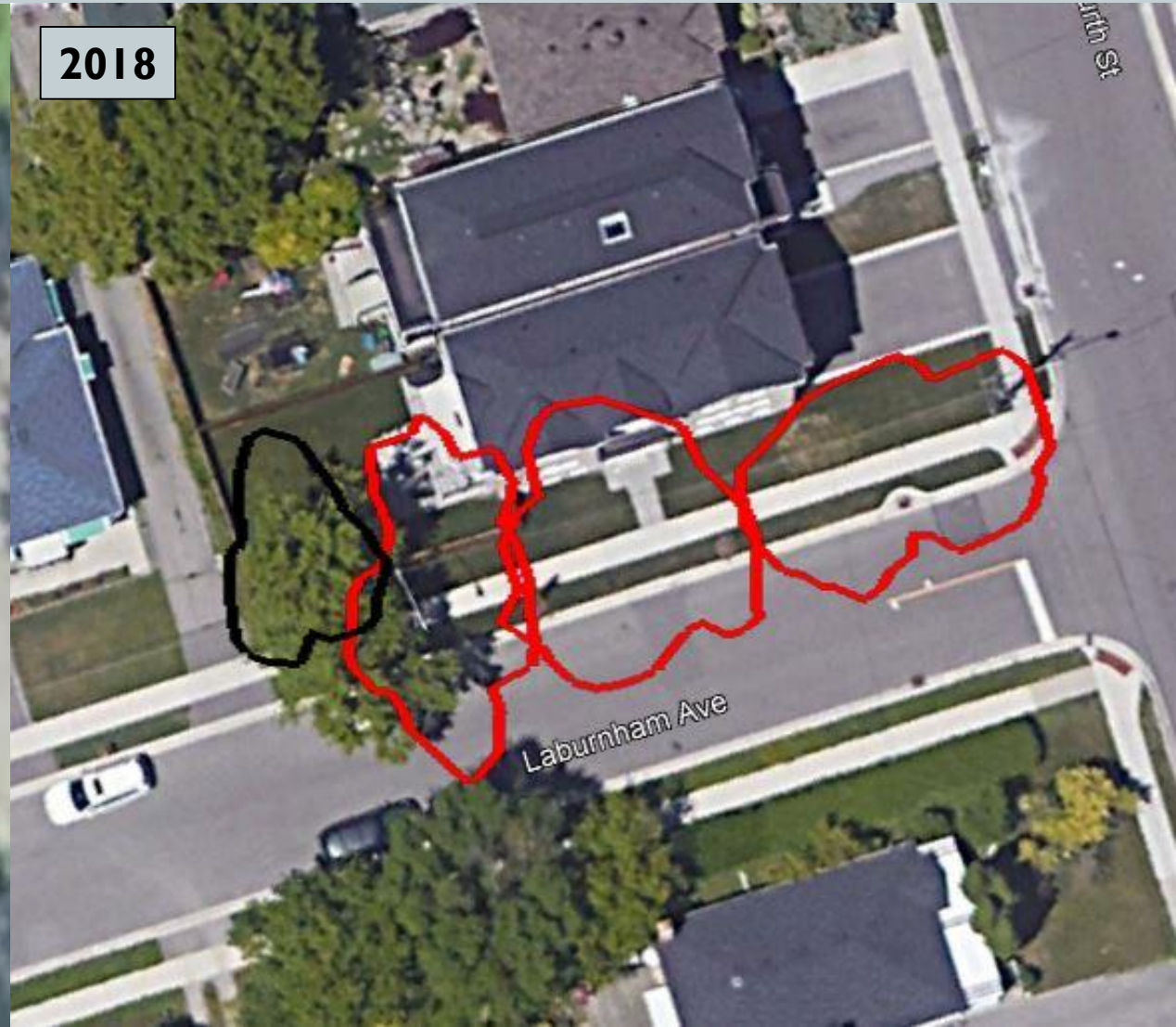
Measure the extent of canopy loss across individual properties approved for redevelopment

Example: 84 Twenty Fourth Street

2009

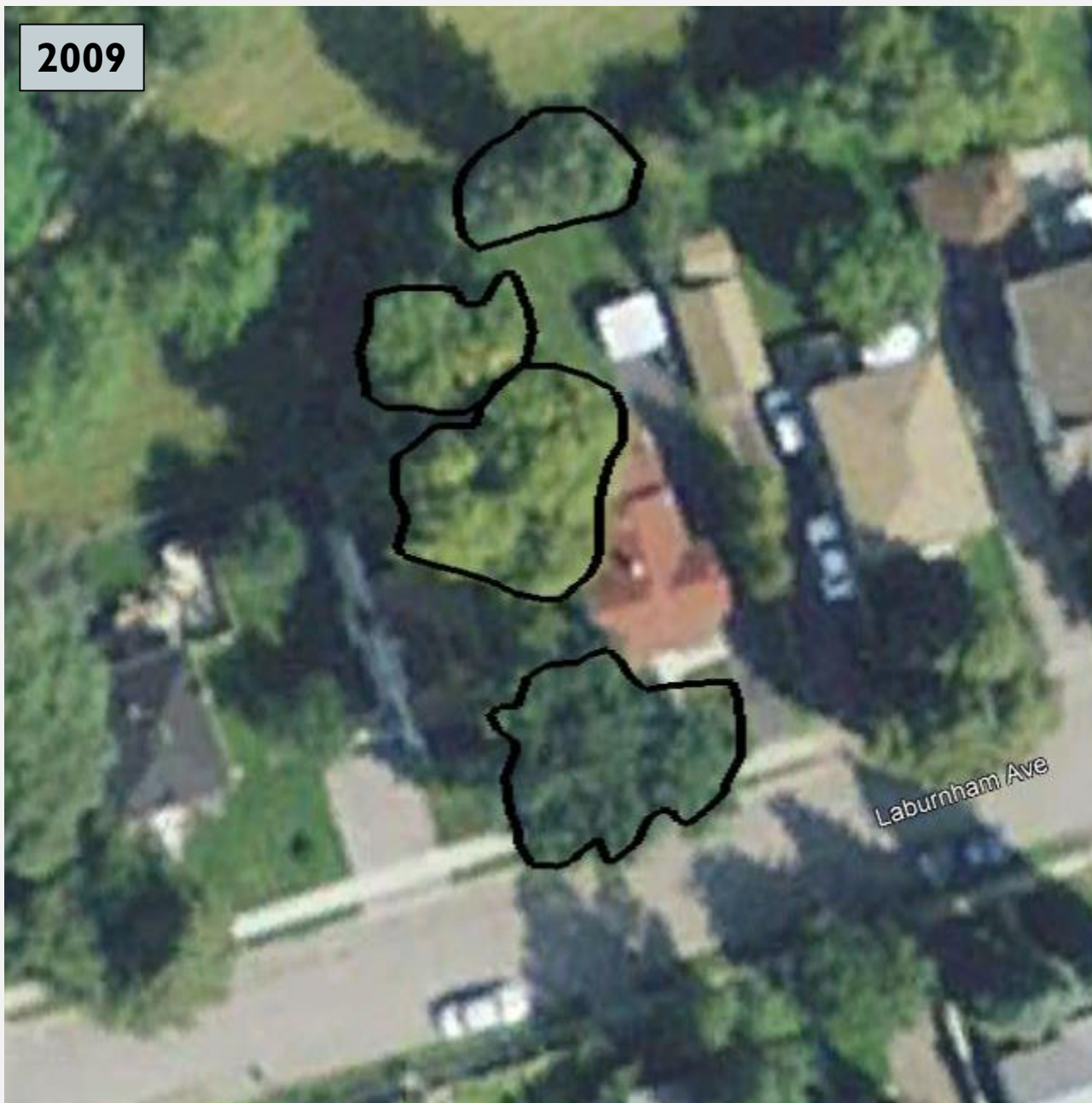


2018



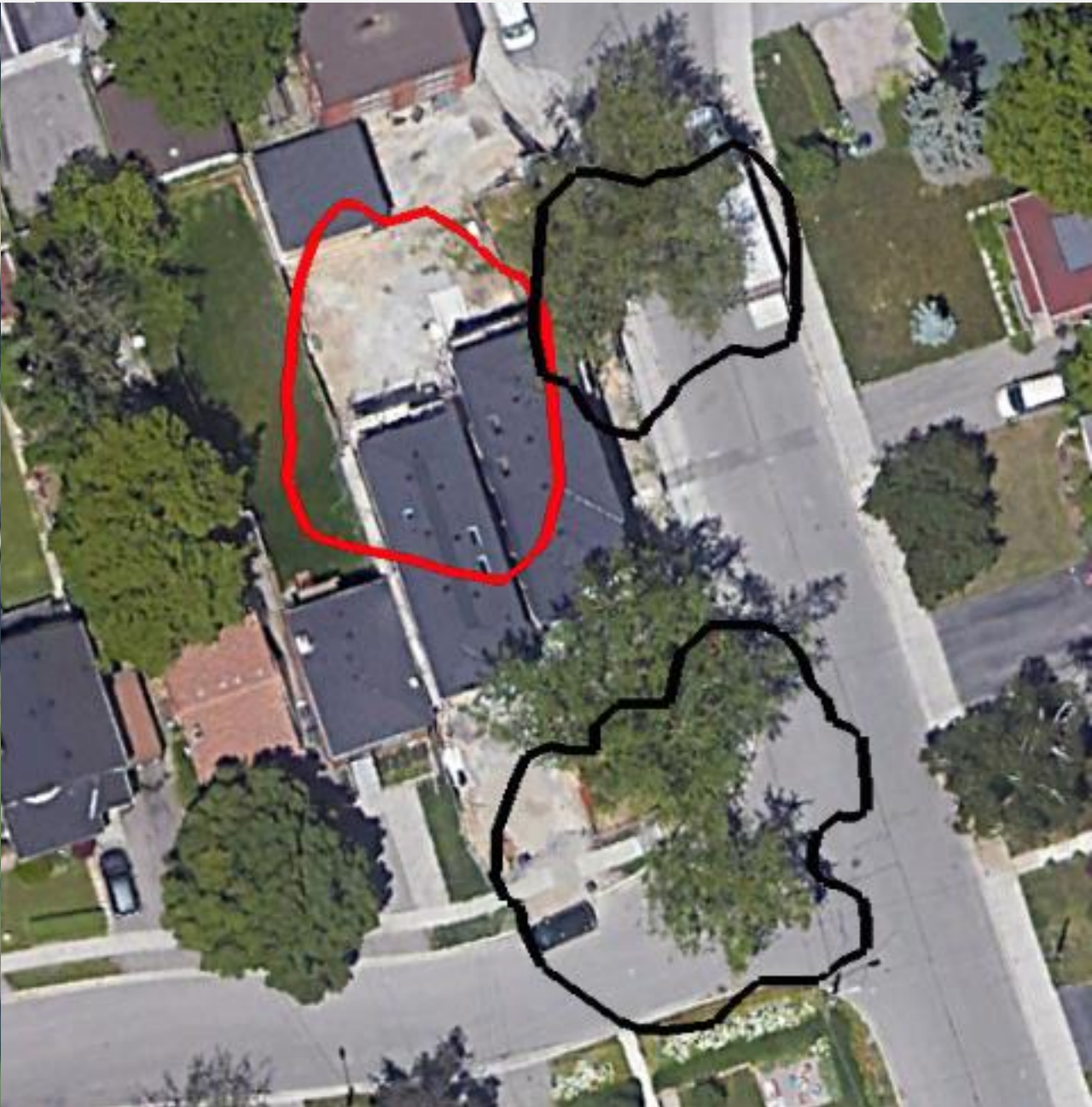
Objective 1: Results

Example: 88 Laburnham Avenue



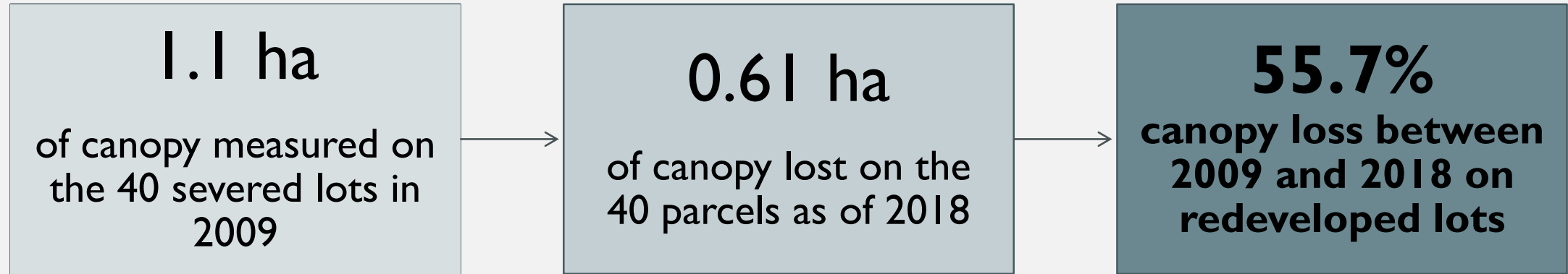
Objective 1: Results

Example: 2 Ash Crescent

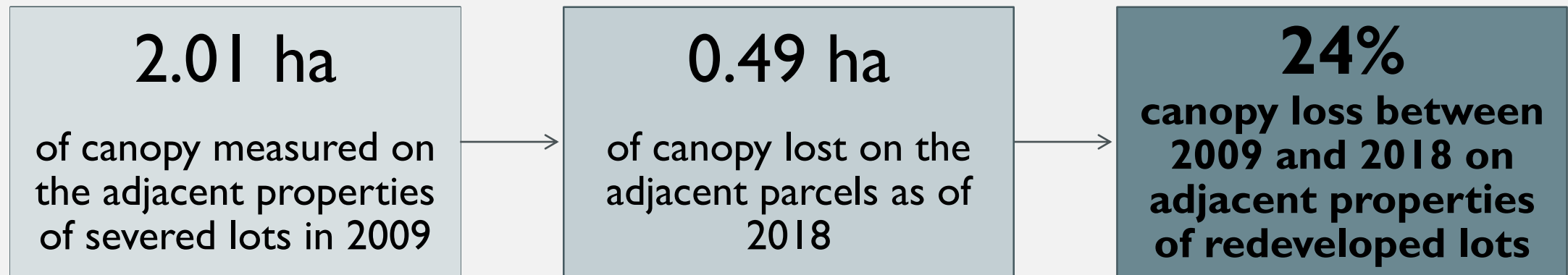


Objective 1:

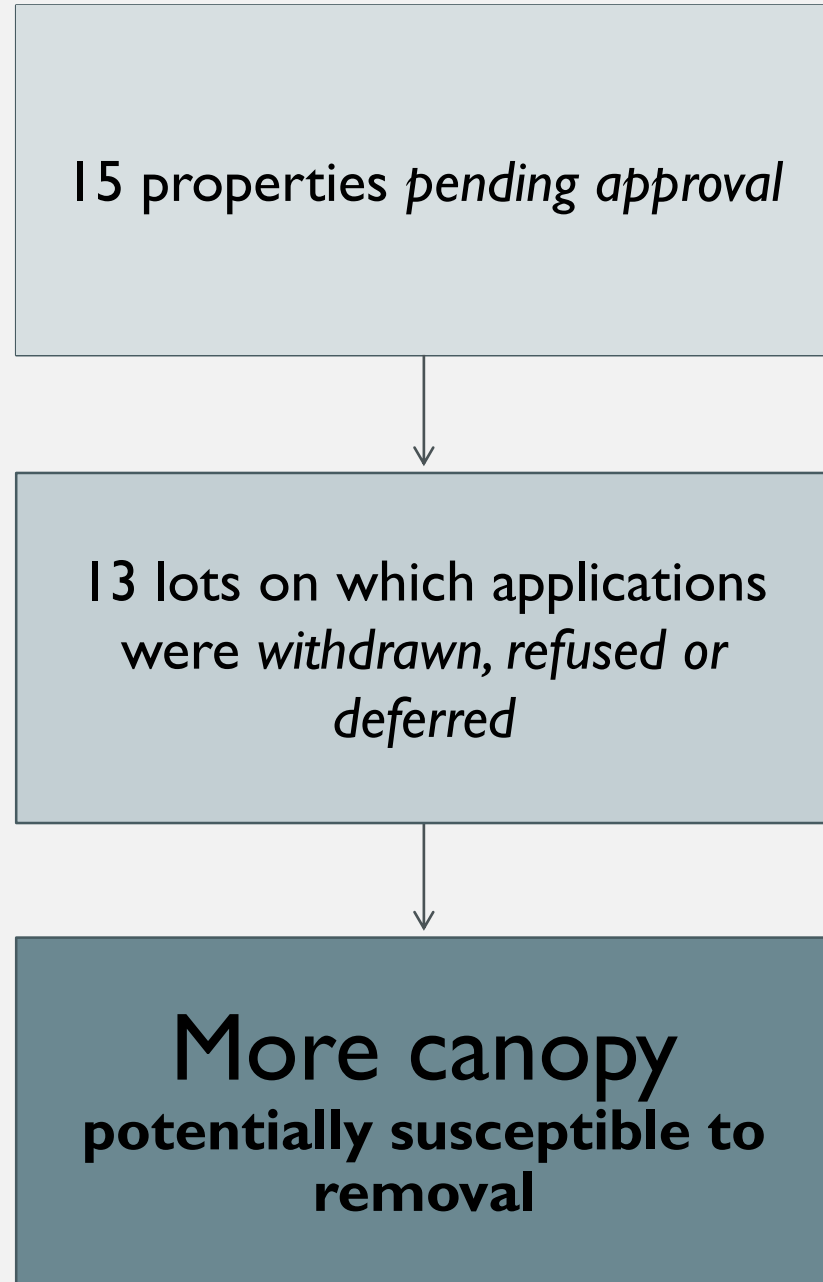
Canopy loss on redeveloped properties



Canopy loss on adjacent properties



Objective 1: Results





**RESIDENTIAL INTENSIFICATION
CONTRIBUTED TO CANOPY LOSS IN
LONG BRANCH**

ACKNOWLEDGEMENTS

