



Mailing Address: PO Box 48525 Long Branch
Toronto, ON M8W4Y6 LongBranchNATO@gmail.com

December 13, 2022

RE: Comment in Item CC2.1 - 2023 Housing Action Plan

Dear Mayor Tory and Members of City Council

We are writing to comment on the Mayor's recommendation that "City Council direct the City Manager to develop a "2023 Housing Action Plan" for the 2022-2026 term of Council to enable both market, non-market and hybrid housing production in order to achieve or exceed the provincial housing target of 285,000 new homes over the next 10 years, and report to the Executive Committee no later than March 2023 on how this Plan can be actioned."

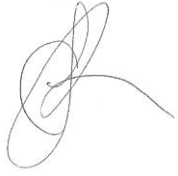
The LBNA supports housing policies that are done in a thoughtful, holistic and coordinated way, in which our environment, our valued natural and built heritage resources, our quality of life and our democratic rights are all protected. Long Branch has a Growth Plan and an Avenue where growth is encouraged. We also have mixed zoning and bylaws that support many of the built forms that Council wants to encourage including Multitenant Housing and an aggressive student housing development for Humber College is underway. There are few barriers to building many kinds of homes using the Official Plan and the in force zoning bylaws. We do contribute this success to the fact the Official Plan and Policies in place were a result of a fulsome public input and subsequent buy in from all stakeholders.

Long Branch has not lost population but has grown by 13.1% from 2016-2021, adding 540 low rise housing units and many more are in the process of being built. This positive growth should be examined by Planning staff to discover how to replicate Long Branch's success in other neighbourhoods in the City and address the problems that this recommendation is not addressing which are:

1. Zoning is not a barrier to building multiplexes. In Long Branch, multiplexes are permitted and are not being built. The one that was applied for and was approved has not been built yet quickly removed a healthy protected red oak tree for parking that is not required for a building that has not even broken ground. When it eventually will be built it will not generate even remotely affordable housing.
2. Affordable rental units are not being built. These recommendations are doing nothing to address that issue.
3. These recommendations, if they are rushed through, will just encourage the replacement of more affordable housing with oversized and much more expensive housing, further reducing the affordability of our neighbourhood.
4. More than 20 housing units have been approved for building in Long Branch in the past 7 years that have not even broken ground. There is nothing stopping the building of these approved dwellings.
5. The total number of vacant homes are increasing in our city. There is nothing in these recommendations to address this growing problem.

We recommend that this be referred to the Planning and Housing Committee where public consultation should occur.

Respectfully submitted

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Christine Mercado

Chair,
Long Branch Neighbourhood Association