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Attention:

Eno Rebecca Udoh-Orok: Senior Planner City of Toronto

Al Rezoski: Manager City of Toronto

**Re: 20204828WET03OZ, 22227391WET03SA, 20204893WET03OZ, 22227398WET03SA**

We have a few concerns regarding the development at 105 Thirty First and 3471 Lake Shore Blvd W. Our concern is the inclusion of a residential property into a larger development and treating it as one property. 105 Thirty First is under the EHON policy that allows up to 4 units. I know the applicant reduced their request from 10 to 8 but this is still a 100% increase from what is allowed. Allowing 8 units where the new, more lenient EHON policy allows four, is giving too much.

All development is precedent based. Combining a major street or avenue property with a local street property is precedent setting in Long Branch. The combination of lots should never give more leniencies to any property. The property on 3471 Lake Shore Blvd is under the SASP and the developer is following those guidelines. 105 Thirty First is under the EHON policy that allows 4 units. The combining of the properties should not change that. If the additional units are allowed for 105 Thirty First it will open the door for property combining.

In 2012, 76 Ash Cr was the first severance in Long Branch and was approved through an OMB Decision (Member M. A. Mills). In his decision he said: "Undoubtedly, preserving the character of the neighbourhood is of utmost importance to local residents. The apparent fear is that allowing the property to be severed will establish a precedent, which will eventually entirely change the make-up of their neighbourhood. The Board finds there is no basis for such a notion, and these concerns amount to little more than an apprehension of impact."

I am here to say the residents of Long Branch know that our apprehension was founded. Until the creation of TLAB and the Long Branch Neighbourhood Character Guidelines, which were approved by

City Council in Jan 2018, our worst fears were a reality. Many properties were severed and affordable bungalows were transformed into the most expensive housing on the street. We are in an affordability crisis and affordable properties need to be purchased by the people that will live in them, and not be purchased by speculators. Allowing a 100% variance, from allowed units on a property, will again give speculators another reason to remove affordable housing and create the most expensive property on the street.

Again we have Ash Crescent on the front line of a development precedent. Do not create a precedent with this development. Only allow development for what is allowed by policy.

Please forward login credentials for the community consultation. I would like to present to the committee.



Best Regards,

Steven Vella

Vice Chair

Long Branch Neighbourhood Association