

PH3.16 EHON – Multiplexes

Tree Canopy Preservation and Enhancement Committee



1,130 Trees
Planted in
2022!

5,000+





Long Branch Neighbourhoods & Tree Stewardship Teams (2018 – 2022)



Long Branch Multiplexes

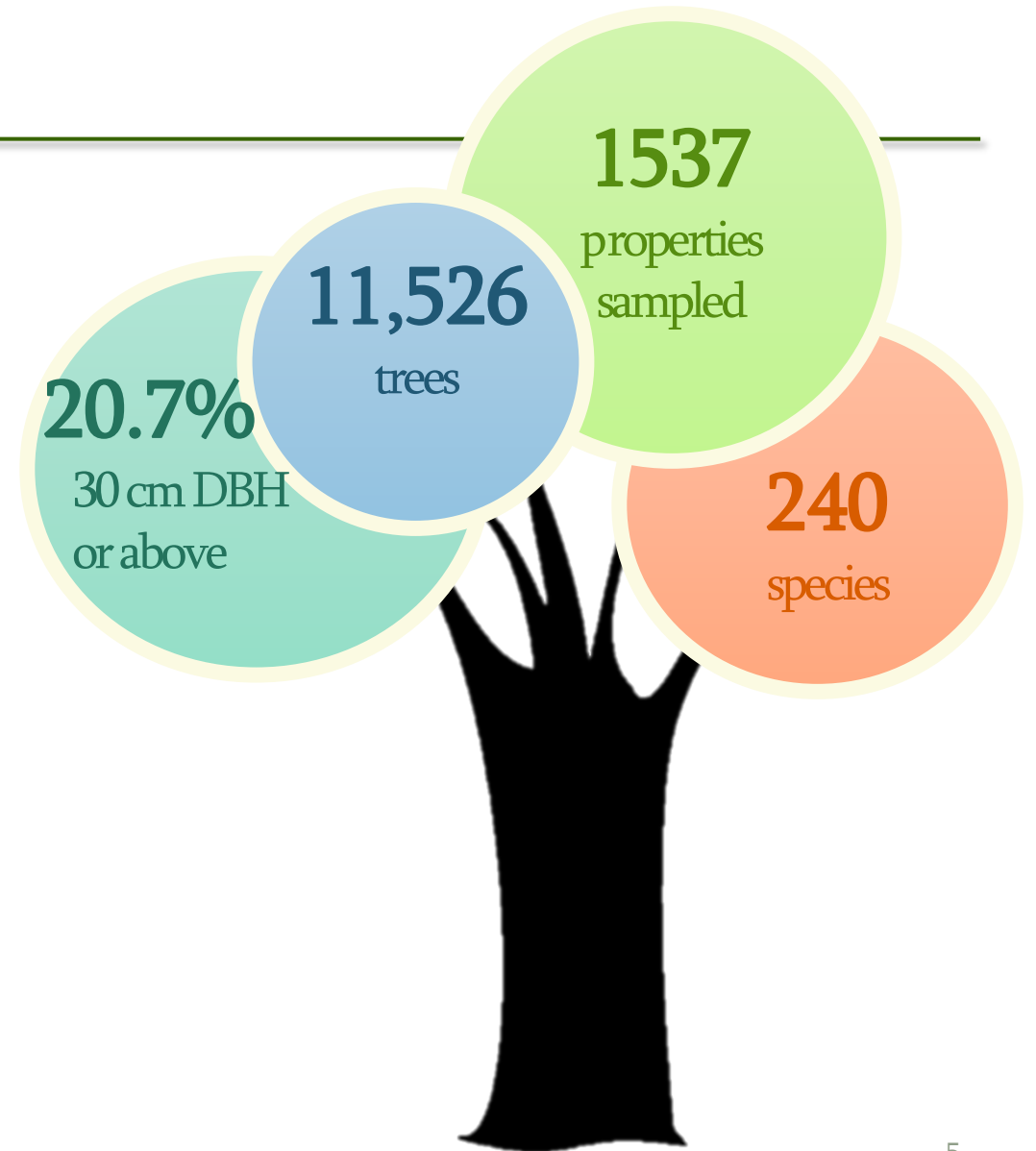


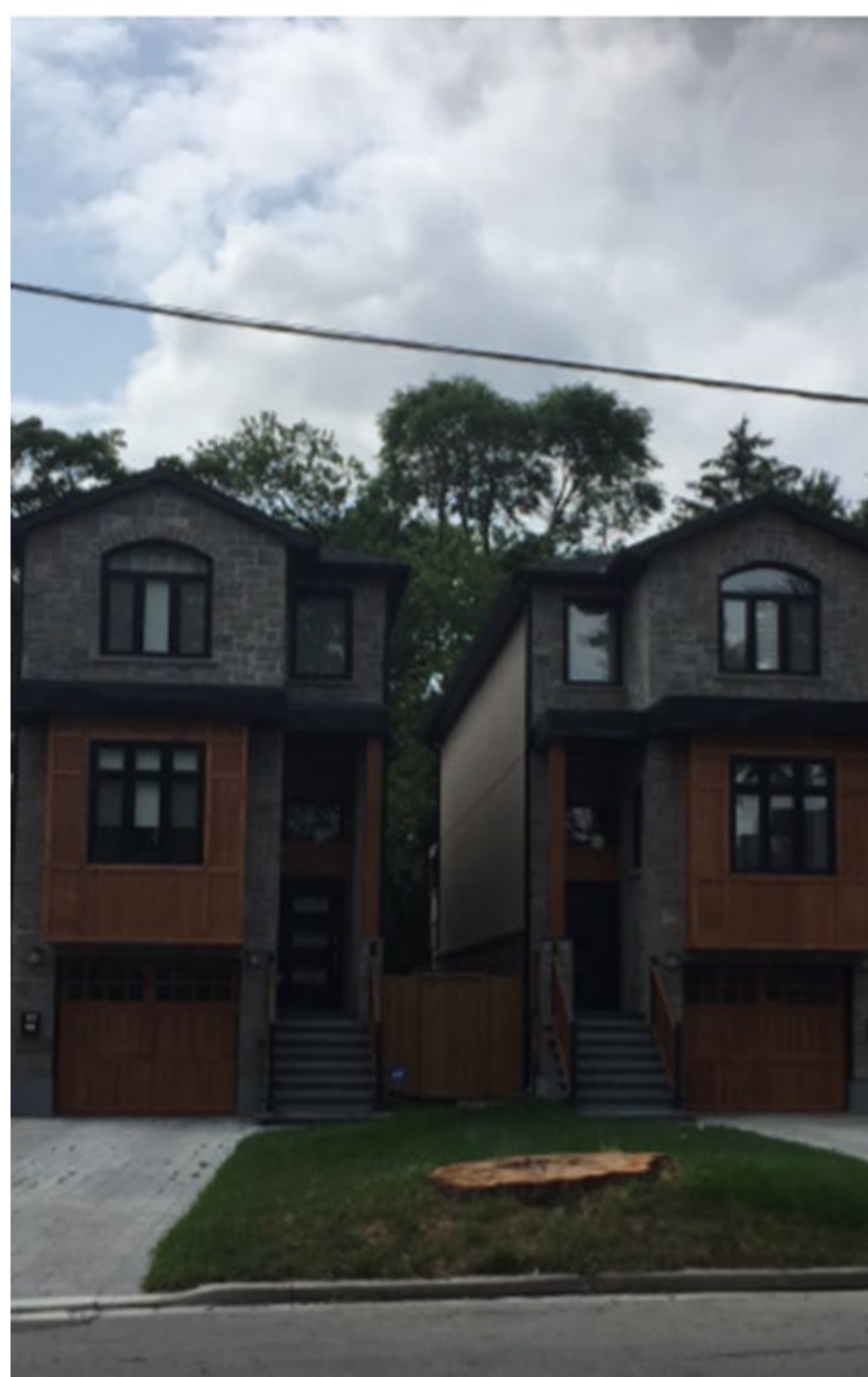
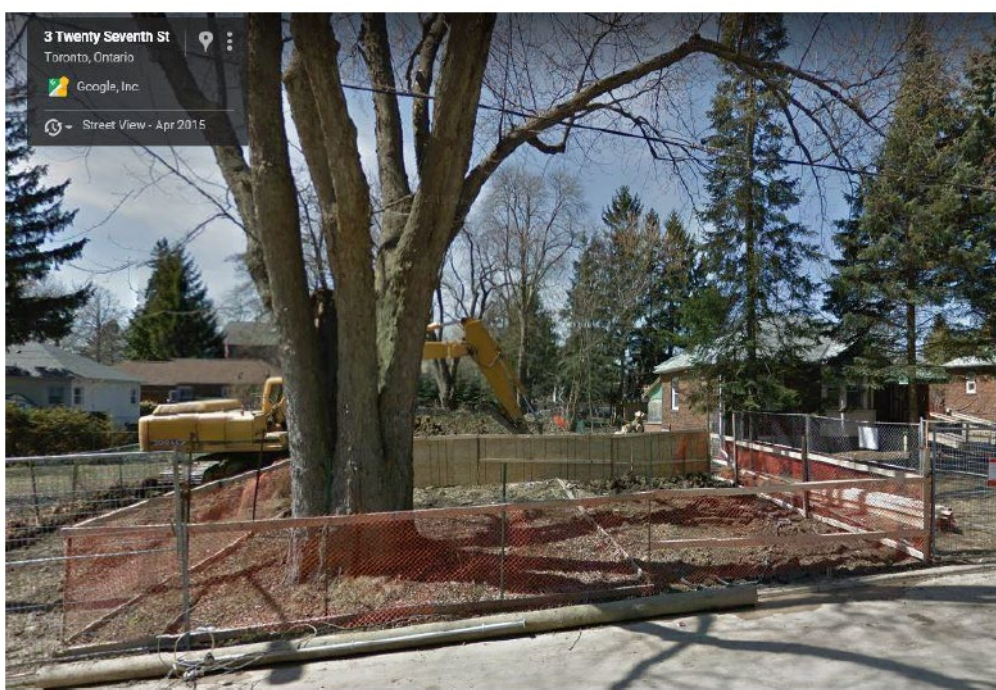
- Agree Toronto needs more Multiplexes
- 37% of housing
- Over 50% of residents rent
- BUT it needs to be right
- That is NOT what is before the Committee today
- This will destroy far too many Trees



Long Branch Trees

- Trees sampled: **11,526**
- Number of species: **240**
- Number of properties: **1537**
- 20% of our trees are 30 cm in diameter or above

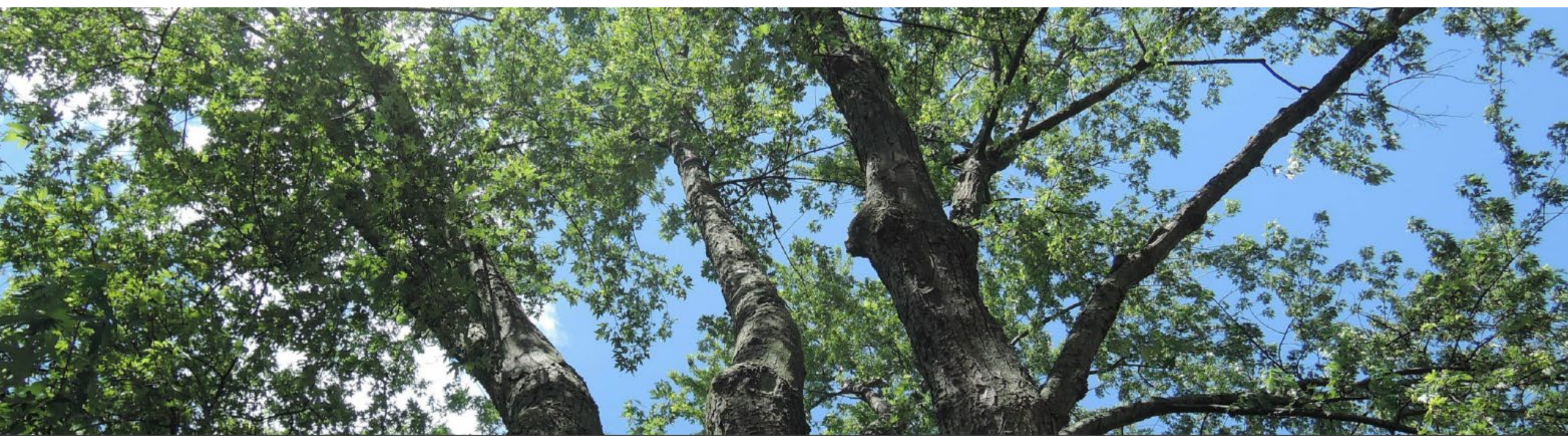




Twenty Seventh St

Before and after
intensification

All trees on lot
removed.



Impact of Residential Intensification on Urban Forest in the Long Branch Neighbourhood, Toronto



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

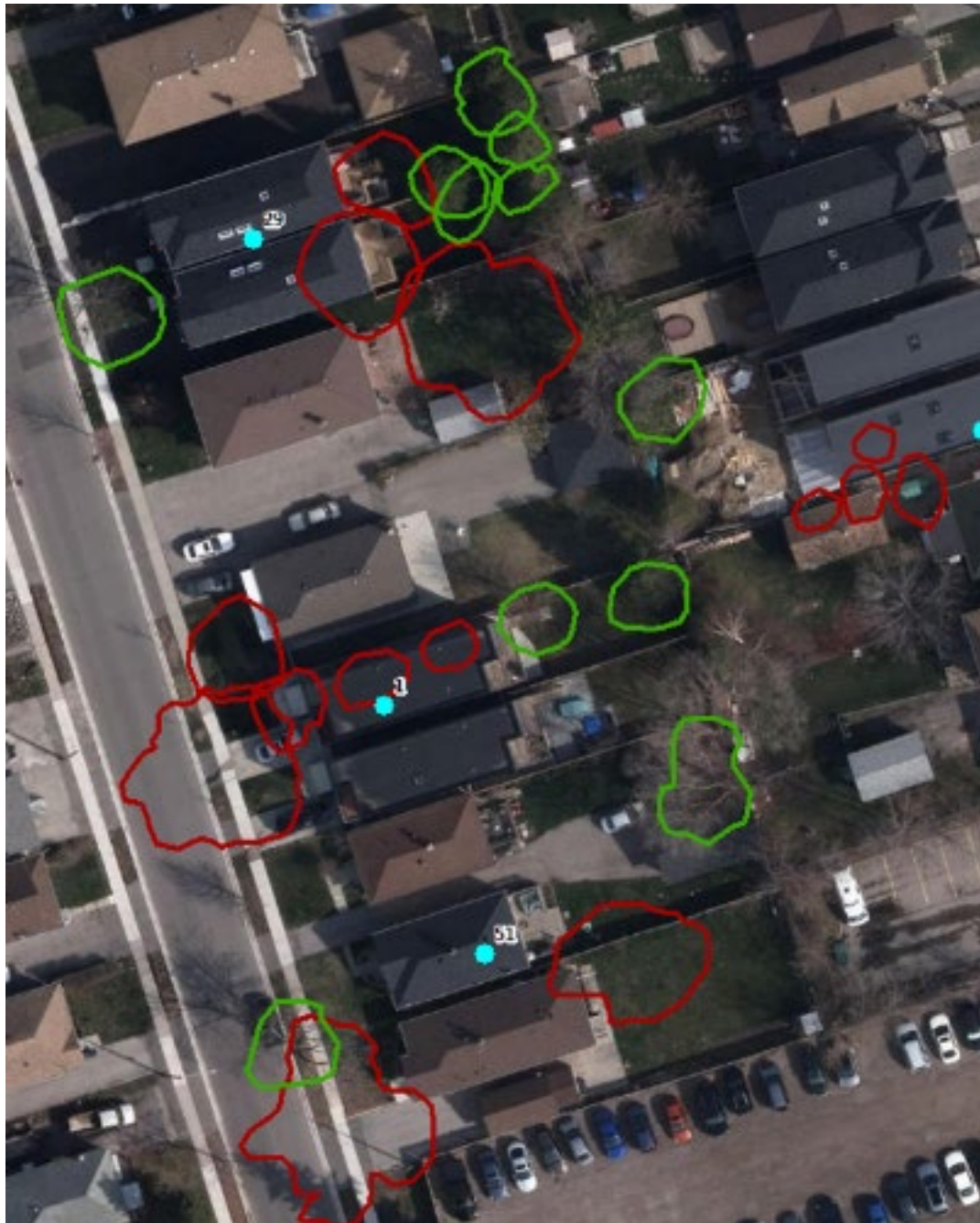
Internal supervisor: Dr. Danijela Puric-Mladenovic
External supervisors: Dr. Andy Kenney and Judy Gibson

December 10, 2019

Impact on Tree Canopy through Intensification in Neighbourhood

- 56 consent applications approved from 2012 – 2018
- 40 were redeveloped by 2018





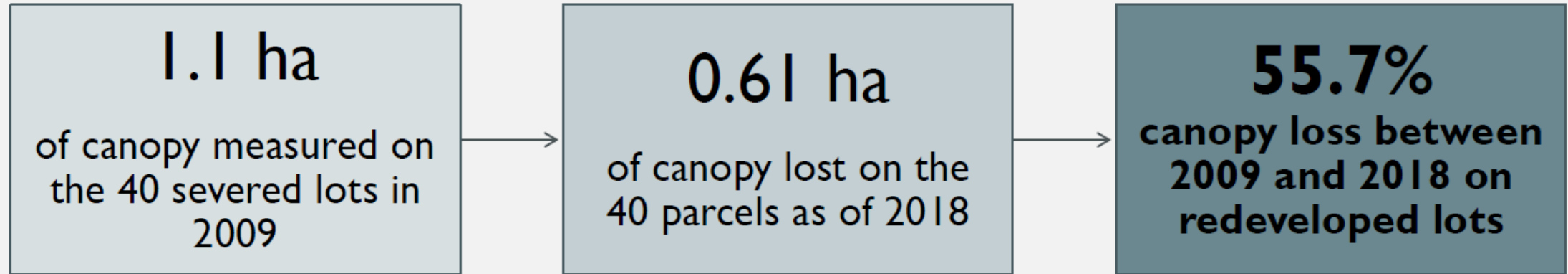
Impact on Tree Canopy through Intensification in Neighbourhood

- Red = Trees Removed
- Green = Trees Retained

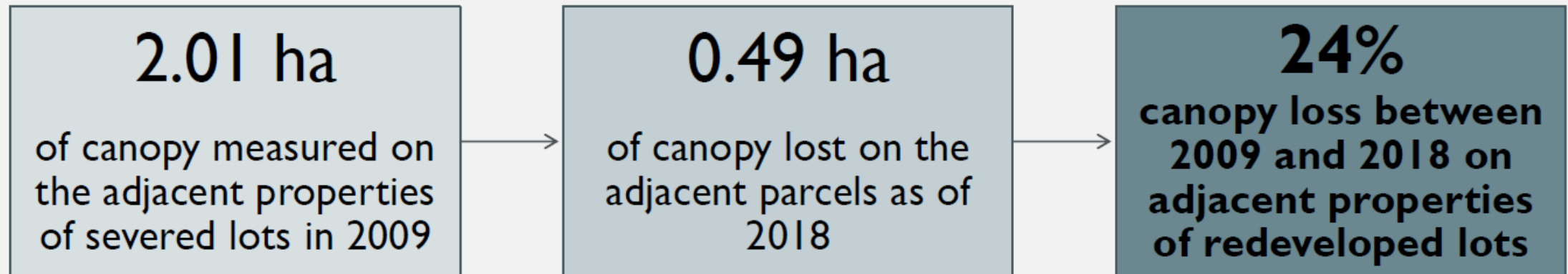
Note: More tree canopy removed than retained

Objective 1:

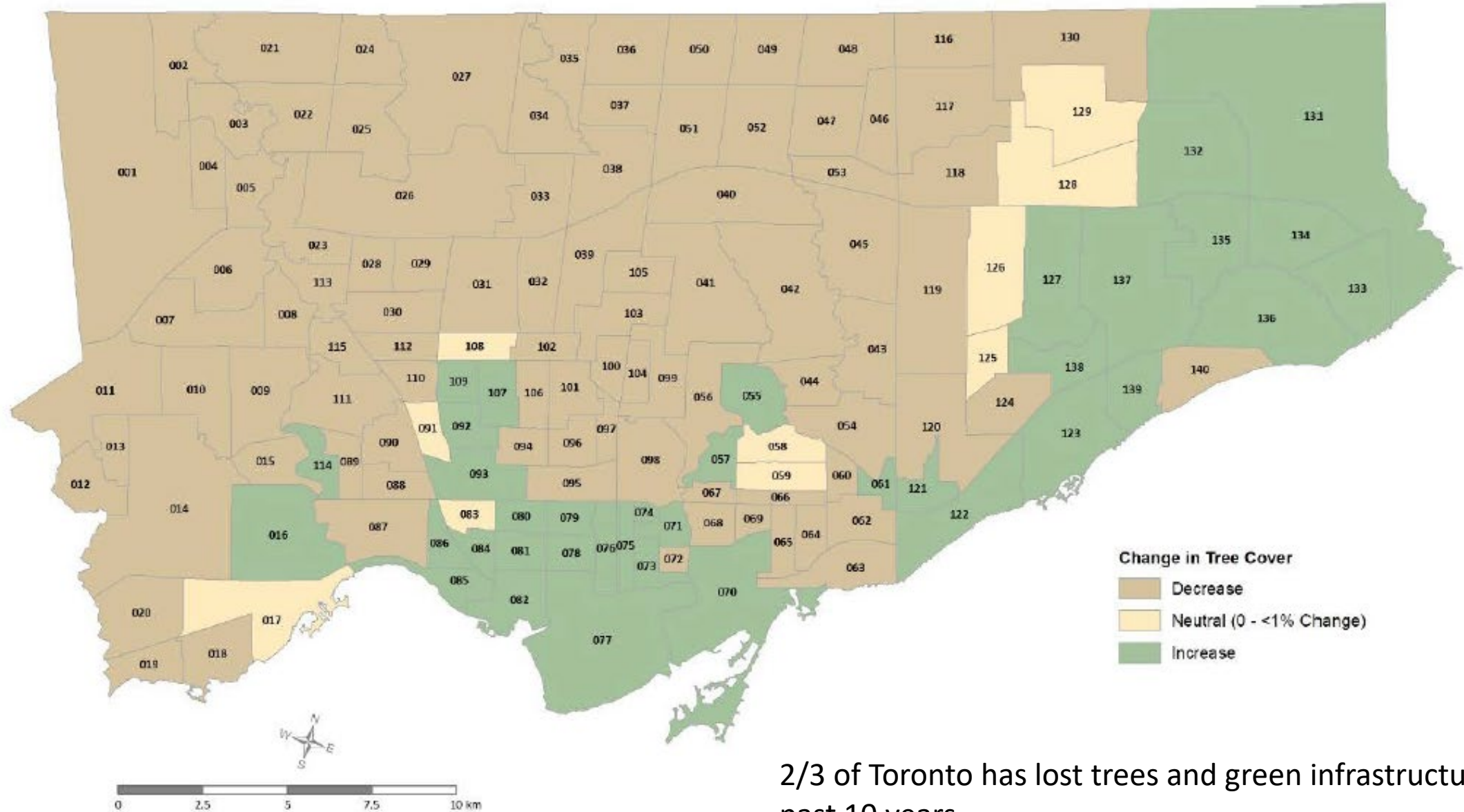
Canopy loss on redeveloped properties



Canopy loss on adjacent properties



Tree Cover Change by Neighbourhood



2/3 of Toronto has lost trees and green infrastructure over the past 10 years

Long Branch Tree Canopy only 15% (Goal is 40%)

2009 - 2018 Toronto Tree Canopy change by Etobicoke-York Ward*

Ward	Neighbourhood	Number	2018	2009	Change	% change
3	Long Branch	19	15.00	26.50	-11.50	-43.4
3	New Toronto	18	15.25	8.70	6.55	75.3
3	Mimico	17	16.49	13.40	3.09	23.1
3	Alderwood	20	26.83	24.70	2.13	8.6
3	Stonegate-Queensway	16	43.40	32.20	11.20	34.8
3	Islington-CityCenter West	14	15.73	15.40	0.33	2.1
3	Kingsway South	15	42.55	46.90	-4.35	-9.3
Total Ward 3			25.04	23.97	1.06	4.4

* Source: City of Toronto 2018 Tree Canopy Study ; KBM Resources Group Lallemand inc./BioForest Dillon Consulting Ltd; Duinker, P and Steenberg, J. Dalhousie University Appendix 1: Canopy Change by Neighbourhood 2009-2018: 253

Problems for Trees with Multiplex Bylaw

1. Exempting Multiplexes from Floor Space Index (FSI)
 - FSI needs to be maintained for existing Single Detached to protect trees
 - If the applicant does not say trees will be injured or removed it will not go to Forestry at all
2. Extending the building length to 19m – removing too many trees and plantable space
 - Most houses in Single detached are not built out to 17 m now
 - There are trees there



Agree with Gentle Density – This is not it

	FSI	Case 1 Lot size 12m frontage 37.5 m depth	Case 2 15.24m frontage 41 m depth	# of units	Change for Single Detached
		Total Square Ft	Total Square Ft		
Today in Single Detached	Max 0.35	1,696	2,354	1 (with some secondary suites)	No change
Proposed for Multiplexes (4 units)	n/a	7,852	10,504	4 units	4.5-4.6 times larger
Proposed for Multiplexes (4 units + Garden Suite)	n/a	9,789	12,441	5 units	5.3 – 5.8 times larger



Multiplexing needs to Maintain a Liveable Neighbourhood

- Trees and green space on private property play a major role in making a neighbourhood liveable
- Urban trees provide the essential green infrastructure we need to mitigate climate change, improve air quality and reduce flooding
- More trees = healthier people
- Toronto's population is predicted to increase to 3.5 Million by 2030
- More people in neighbourhoods; more Multiplexes need more trees

