



July 23, 2025

Toronto City Council  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Sylwia Przewdziecki

**RE: CC32.20 – 220, 230 and 240 Lake Promenade and 21 and 31 Park Boulevard – Ontario Land Tribunal Hearing – Request for Directions**

Dear Mayor Chow and Members of City Council,

The Long Branch Neighbourhood Association (LBNA) is a Party in this OLT Hearing. The process leading to this agenda item coming before you is of major concern to us and we do not support the settlement that is before you.

City Council previously rejected this application and directed the City Solicitor and appropriate City staff to attend the OLT hearing to oppose the Application. **What is now before you does not comply with the direction City Councillors gave to staff on December 17 and 18, 2024.**

The staff report concerns revolved around the proposed density on this location and the “settlement” now calls for an even more dense plan and more units – more than half of them Bachelor and 1-bedroom units.

City Council rejected the application that proposed 2,021 units with a net density of 4.6 times the lot area, which exceeded the maximum of 1.0 times the lot area for this site. The proposed settlement is now looking for a 17% increase in density in both number of units and floor space index – up to now 2,359 units and 5.42 FSI.

Residential intensification is a city-wide goal, but the Staff Report details why the density is inappropriate for this location, “the subject site is not located within a Centre or the Downtown, or on an Avenue, where significant growth should be directed in accordance with the Official Plan. It is located adjacent to three local roads with right-of-way widths of 20 metres or less, and several street segments have no sidewalks.” (Quote from page 16 of the Staff Report November 14, 2024)

The Ontario Land Tribunal process does not remove the responsibility of City Staff to advocate for good planning. We must point out that the November 14, 2024 staff report also states, “In its current form, the application does not have regard for matters of Provincial Interest and is not consistent with the PPS 2024 in achieving policies on Planning for People and Homes,

including policies on the appropriate location of growth and development in strategic growth areas.” There is nothing in the publicly available documents before council to suggest that this assessment has substantially changed.

The proposed settlement agreement does not address the concerns from the community that have been expressed all along. It does not significantly address the concerns expressed by staff with the 2024 proposal. We believe that the proposed settlement agreement is materially even less desirable than the proposal City Council voted to oppose in December 2024. We strongly urge you to reject the proposed settlement agreement.

A handwritten signature in black ink, appearing to read 'Christine L. Mercado', with a stylized, looping design.

Christine L. Mercado

Chair

Long Branch Neighbourhood Association