

Date: May 11, 2018

Toronto Local Appeal Body  
40 Orchard View Boulevard, Suite 211  
Toronto, Ontario  
M4B 1R9

To: Chair and Members - Toronto Local Appeal Body

Re: Public Consultation – Revision of Rules of Practice and Procedures

Comments and Recommendations from: A new community group in Long Branch

Vibrant Long Branch - Advocating For The Revitalization Of Our Community (formerly named the Long Branch Community Association). See attached information in a separate document.

#### Background Information

The Long Branch neighbourhood has become ground zero for contentious, opposing opinions regarding the future of a community in the City of Toronto. Outdated zoning bylaw parameters that were written in the 1960's and fulfilled the needs of a long gone era are the main irritants.

Reasonable discussions of the revitalization of our community have escalated to become NIMBY campaigns spearheaded by the Long Branch Neighbourhood Association (LBNA) to oppose virtually every application to the Committee of Adjustment in our neighbourhood. That is the main reason many more TLAB appeals will be coming from Long Branch.

This is a political "TACTIC" to stop severances in our neighbourhood as described by Ward 6 Councillor Mark Grimes in his newsletter of Fall 2015/2016 (attached as separate document). Along with the Long Branch Neighbourhood Character Guidelines, the intention is to take complete control of the future revitalization of the neighbourhood.

Appeals to TLAB are an extension of those "TACTICS". Our group's opposition to the erosion, attack and defacto expropriation of family property rights have been ignored by Councillor Grimes and the LBNA.

The NIMBY campaigns include overfilling TLAB appeal files with a mountain of documents, parties, participants, unqualified partisan witnesses and unreasonable requests (having COA members testify at TLAB appeals, or payments to residents for their time at hearings) that attempt to pressure the Body into making political decisions versus decisions based on sound planning rationale and common law (precedent)

cases. In Long Branch, the LBNA purports to speak for the whole community. They do not!

Community participation in determining the future of our neighbourhoods is a worthwhile exercise. But in reality, the naysayers and NIMBYs in the vast majority of neighbourhoods try to overwhelm progressive, future focussed voices. A quick search of the community associations in Toronto reinforces their main focus. The BANANA syndrome! Build Absolutely Nothing Anywhere Near Anything. Change and progress can be scary for some. But standing in the way of reasonable progress in a world class city is short sighted and embarrassing.

People need homes (not just tall glass boxes and stacked townhouses). They're going to be built somewhere. Urban sprawl is not the answer. Reasonable revitalization is.

In a city with a vast shortage of housing, our main concern is that the TLAB process is and will be used as a tactic to exacerbate the shortage condition.

Families in our community have been bullied into a ridiculously expensive process while trying to provide a home that meets their needs and economic circumstances. That needs to change.

### Summary of Recommendations

1. At a TLAB hearing, limit neighbourhood groups to 3 spokespeople representing the views of the members that support their perspective. Proponents or Opposition
2. In general, the online TLAB files are disorganized. It's very difficult to search in an efficient way. Organize online TLAB files based on separate Proponent and Opposition Folders. Use separate folders to identify parties, participants, expert witnesses, evidence categories, etc.
3. Organize online TLAB files by numbering them in order to make it easier to identify if they have been reviewed.
4. TLAB appeals for Etobicoke should be heard at the Etobicoke Civic Centre to allow for increased attendance and possibly for active participation in the hearings.

5. Costs of the process are unreasonably prohibitive. The party with the most to lose (financially), is forced to spend \$25,000 to \$50,000 (and up) on lawyers, planners and expert witnesses while the “neighbours” (usually), show up unrepresented (and at no cost) but complain about having to take a day off work for an appeal that in most cases is paid for by tax payer dollars (the city pays appeal fees to itself and city solicitors are used). That seems blatantly unfair.
6. The City of Toronto has a conflict of interest. The COA members who are appointed by the city, need to interpret bylaws written by the city, which are appealed to another city controlled body at the TLAB. Especially troubling are references to “training” COA and TLAB members in how to interpret tree policies, guidelines and bylaws.

Thank you for your consideration,

Sincerely

David Matoc – Interim Chair

Vibrant Long Branch

Advocating For The Revitalization Of Our Community

## Vibrant Long Branch

### Advocating For The Revitalization Of Our Community

We are community members and supporters focused on encouraging and advocating for a vibrant, high quality future for a progressive generation of residents and businesses in Long Branch and the surrounding communities.

Our vision will promote a safe, family friendly neighbourhood, that enthusiastically welcomes the new/next generation of resident families.

Our perspective is inclusive and focused on an environmentally sustainable, socially responsible and economically viable vision of the future of the broader community.

We will promote revitalization of our infrastructure, transportation networks and neighbourhoods to acknowledge Toronto's well-deserved popularity, and the economic realities of living and working in a world class, diverse city.

On Dec. 7, 2017, Mayor John Tory said, "People should generally be allowed to do with their property what they wish, and how they see fit". We wholeheartedly agree with Mayor Tory.

We will enthusiastically and vigorously promote individual property rights and the right to choose what's best for our properties and our families within established legal parameters.

We encourage our politicians to prioritize the needs, wants and choices of the current progressive generation of residents by updating municipal bylaws to promote creative solutions to the major shortage of housing in Toronto.

We will advocate for the much needed revision of the existing zoning bylaws that reflect a long gone era and the housing needs of the 1950/60's.

We will use fact based research to advocate for changes to the Long Branch Neighbourhood Character Guidelines because they have totally ignored our opinions, perspectives and suggestions in regard to the future of our community.

We will share, advocate and promote our perspectives with local, provincial and federal governments.

Our purpose is the betterment of our Community and our City!

## Mark Grimes Newsletter

Fall Winter 2015/16

“I met with the City’s Chief planner and she agreed that the best way to protect our neighbourhoods is by creating our own Long Branch Design Guidelines. This is a TACTIC that has been used in other parts of the city.”

“In the meantime, I will continue working alongside Planning Staff to refuse any and all severance requests”.