

Subject: Long Branch Conservation - Update January 2019
Date: Wednesday, January 2, 2019 at 9:20:01 AM Eastern Standard Time
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Attachments: hiahnmnpaeomhndg.png, ecokkgamajcohcil.png, OPA320 Rogalski.doc, 11stantlabpres1.doc

Happy New Year

Contents A) Soldier Houses, B)TLAB Applications C) OMB Hearings D) COA Files E) New Applications F) Other Applications G) TLAB Panel Members H) Mimico Character Guidelines I) Scams J) TLAB Appeals by Ward K)Laurels.



A) The Scourge of Soldier Houses

A) Over 110 soldier houses (3 storey, narrow lots, near double density with front façade garage) have been built in Long Branch. More have been approved by the Committee of Adjustment and the OMB but none so far by TLAB.

B) Development planners (OPPI members) give evidence that these are a good fit and an attractive addition to the neighbourhood character. Long Branch Character Guidelines defines the character as large lots, low density and 1 and 2 storey houses without front façade garages.

C) OPPI The Ontario Planners Institute are helping to destroy character of neighbourhoods by not requiring Urban Design training for their members. They also published an article in April/May 2012 wrongly postulating the notion that size is not part of minor. This confused everyone and led to detrimental planning decisions. Fortunately TLAB now accept decisions have to be both minor in both impact and size.

D) The OMB did not accept that residents had much to contribute or that neighbourhood urban design was part of planning. It has been replaced by LPAT which delegates more power to the Municipality. TLAB has taken over its role in Toronto.

E) The Etobicoke York COA members do not consider the Planning Act or the OP but will refuse applications if there is an outcry. The members should be replaced as soon as possible because they do not understand their mandate. Our COA is making a joke of good planning, legal requirements and City policy.

F) Also other developments in Long Branch requiring planning approval often distinctly lack aesthetic

appeal and that contrasts with our neighbourhood character. City planning is short of staff especially urban design staff.

G) However there is good news at hand. OPA 320 was finally approved December 7 2018, will make it difficult to approve absurdly out of scale development. Attached are the details of approval with a composite document now in force. Click the second website.

H) But there are many long hours ahead for residents defending Long Branch and the OP in outstanding hearings. Residents are also advising applicants all over the City.

I) CHALLENGES Hearings are now 3 to 5 days long and that is impairing resident's ability to participate despite flexibility from TLAB with order of witnesses. And these are for applications that any reasonable person can see are discordant. OPA 320 will limit the number of applications. However hearings should not go into detail on Provincial Policy and applicants should proffer defining character in terms of Sections in OP 4.1.5. as part of applications. The intention of variances is to manage development where lot configuration is not standard. Currently variances are often major in the regular use of the word, and in effect change policy. For 50 years the guideline was 10% variance; now COA approve up to 150% increases in density, the critical variance for soldier houses. The logic that soldier houses are making neighbourhoods more similar and not more distinct was lost on the OMB and still is by the COA.

B) TLAB applications former Ward 6 (South part, Ward 3)

A) January 4th 2019 (extended hearing), 11 Stanley (Mimico) Soldier Houses 0.60 to 0.97 density. For TLAB, Ted Yao, For Proposal Cheeseman/Cieciura

B) January 7th and 8th 2019 (extended hearing) 80 39th Soldier houses 0.35 to 0.62 density, For TLAB Makuch, for Proposal Kanter/Romano

C) January 9, 78 Foch Ave (Alderwood). Semi Soldiers 0.4 to 0.67. Planning Recommended Refusal, refused by COA and appealed by owner.

D) January 10, 80 23rd St Soldier houses (variances only) 0.35 to 0.60. Approved by COA. Appeal by City. For Proposal Cheeseman/Cieciura

E) January 22, 27 39th, 2 storey houses (revised from soldiers) 0.35 to 0.60. For Proposal Stewart/Romano

F) January 15th and 17th 2019, (extended hearing) 10 Lake Promenade. Soldier Houses 0.35 to 0.59. For TLAB Makuch. For Proposal Cheeseman/Cieciura

G) January 31st 2019, 9 38th, Refused by TLAB but Leave of Appeal to Superior Court requested by owner. The Review requester Ron Jamieson, and the City will be involved with lawyers. Hearing 10 am 31st January at Osgoode Hall, 130 Queen W in Courtroom 4

H) February 20th and 21st, 158 Alderbrae (Alderwood) Soldier houses 0.4 to 0.71 Planning Recommended Refusal, approved by COA and appealed by City

I) February 26th and 27th 2019 (extended hearing), 11 Shamrock. Soldier houses 0.35 to 0.69 For Proposal Artenosi/Romano

J) February 15 Stanley (Mimico) 2 Storey houses with 25 ft lot widths (severance only) Ian Lord, TLAB Chair refused. For Proposal Cheeseman/Cieciura. Leave of appeal to Superior Court filed. Appellant Charlotte Sheasby Coleman has hired a lawyer and this private citizen will be defending on her own.

K) March 21, 25 and April 1 2019 (extended hearing) 38 31st Soldier houses 0.35 to 0.66. For Proposal Guglietti/not known

L) April 17th and 18th, 99 27th St Soldier houses 0.35 to 0.94. For TLAB Yao, For Proposal Mazierski/ not known

M) May 27th and 30th, (extended hearing) 70 36th Soldier houses 0.35 to 0.67 TLAB Ted Yao

C) OMB Hearings

5 Ramsgate, 16 May 2017 PL161257 Soldier Houses. Awaiting Decision.

30 38th Street, Soldier Houses. Awaiting Decision

D) COA Files –

January 24th 2019

90 Ash, Soldier houses 0.35 to 1.04.

65 40th Soldier Houses 0.35 to 0.79

6B Shamrock, Increase of size for upper balcony

29 Lake Promenade, Raising illegadlly built flat roof by 0.5 m

19 Villa Road, Addition to second floor 0.35 to 0.43

February 7

77 35th 2 storey semis 0.60 to 0.61 and 0.74

February 21

198 Lake Promenade, New House, 0.35 to 0.87 (subject to OPA 320, attached, click on second website for composite)

March 7 and 28 No applications scheduled

E) New Applications

11 36th, Severance and variances. No details.

F) Other Applications

36 Ash, Soldier Houses 0.35 to 0.71 Deferred

31 Elton 0.35 to 0.52. 2 storey rear addition. Deferred

11 Garden Place, Soldier Houses 0.35 to 0.71. Deferred

46 Park Blvd. Legalising triplex with addition and affecting two healthy trees. Planning recommends refusal.

77 35th Street, Split and severances submitted October 29, No data.

If you wish to look at all the material online go to "Development Applications Toronto" then check "Committee of Adjustment" "Ward 3" "Search" and follow the cues. However the number of applications in Ward 3 has outstripped the capacity of the Applications Information Website and you cannot view the whole list of applications together.

Previous "Updates" can be found on preservedstories.com a major blog site run by Jaan Pill, formerly of Villa Road.

Submissions on applications need to be in to COA by 3pm on the Thursday before the COA meeting for inclusion in the package that is given to COA members. Submissions before 10am on the day of the hearing will be considered. E&EO. Please feel free to forward information.

G) TLAB Membership

Lori MacPherson, formerly of Etobicoke City Planning Dept, is no longer a member.

4 New Members are:

Sean Karmali, formerly on Scarborough COA,

Justin Leung, formerly sec/treas to Aurora COA

Srehuynor Talukdev, real estate and business lawyer

John Tassiopoulos, Urban Designer, formerly Toronto COA

H) Mimico Character Guidelines

A study will be starting later this year.

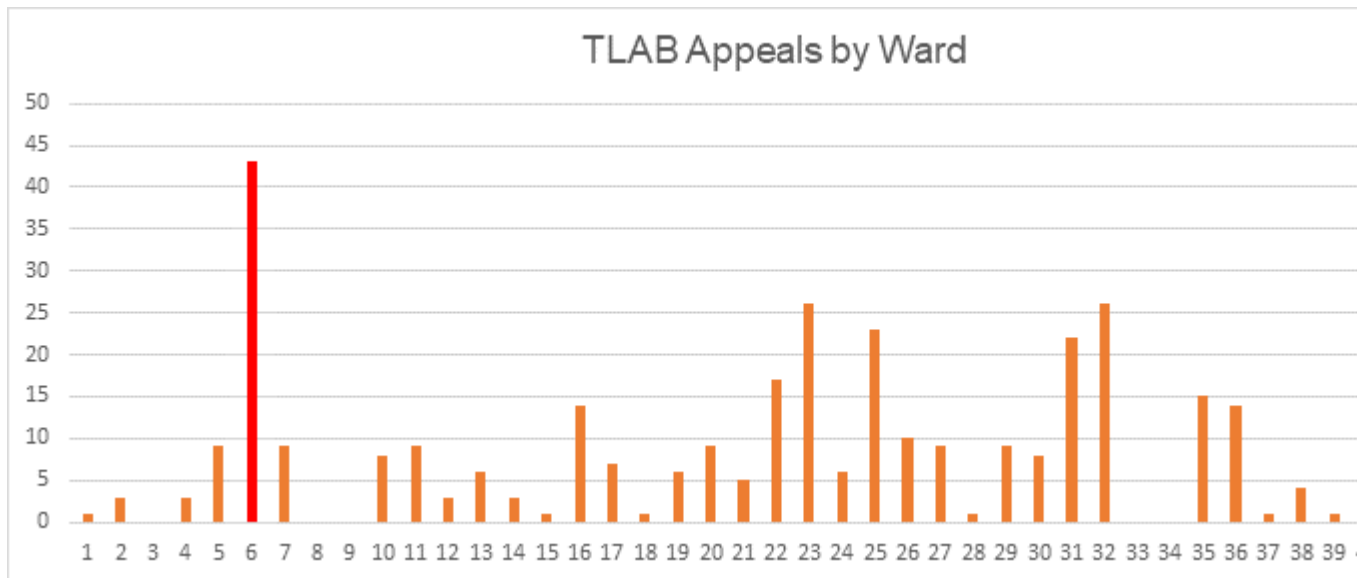
I)Scam

Scams are becoming more sophisticated. Just because you get a call from your bank telephone # does not mean it is from the bank. An email from your own account does not mean you have been hacked.

Microsoft gave me a call to say my computer was slowing down and showed me all sorts of errors. I was careful not to give personal information or passwords (although Microsoft knew them) or go on line. However I was “dongled” and the caller had taken control of my computer. They even asked

me to evaluate their service! My reformatting is still ongoing. Chris at Edge Computers near the Baptist Church gave me help for a modest fee.

J) November 2018 (Courtesy of Ron Jamieson)



K) Laurels. All the best for an amazing year personally and generally for consolidating work that has been done by many fellow residents over the last 7 years. LBNA, led by Christine Mercado and Judy Gibson, have been enormously effective this last year and sometimes appear to be full time on Long Branch conservation.

David Godley January 2 2018