

Subject: Long Branch Conservation - Update February 2019
Date: Sunday, February 3, 2019 at 9:56:14 AM Eastern Standard Time
From: David Godley
To: mayor_tory@toronto.ca
Attachments: oldagkafnahfihgm.png, mldgjjjdkppfckmd.png, dplddecacfhnhhjc.png, coacomplaint.doc, 6540th character evaluation.doc

Greetings from Leading Edge Long Branch

A) DIVISIOANAL COURT

9 38th Street. The Divisional Court judge decided on January 31st 2019 that there was enough evidence for one of several items to go to a full hearing - procedural fairness. The issue was how a Request for a Review should be answered after a TLAB decision was overruled.

11 Stanley will go before a judge on February 19 about a leave to appeal to the Divisional Court on the legal points of a decision which refused the applications.

B) COMMITTEE OF ADJUSTMENT PROCESS

The City of Toronto Committee of Adjustment appears to be the the only municipality that does not supply reasons for their decisions in accordance with the Planning Act.

I have made a general complaint about the Etobicoke York Committee and their conduct as well as criticisms of the Planning Dept's role in the process.

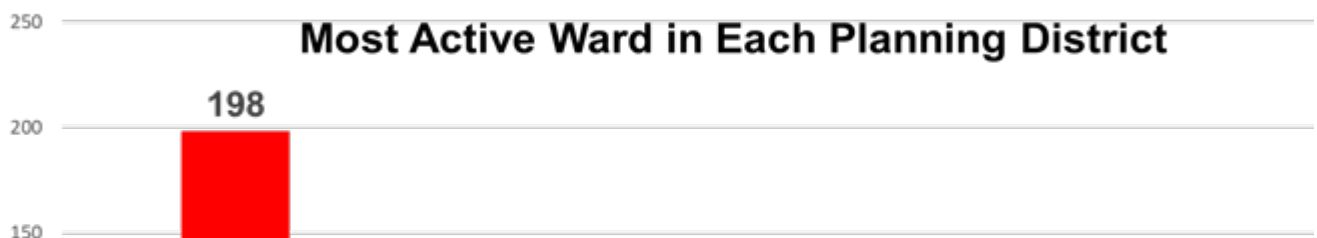
My view is that unless Planning gives straightforward comprehensive advice on inappropriate applications, (like Forestry does) we will continue to receive more applications often leaving the community to defend City policy.

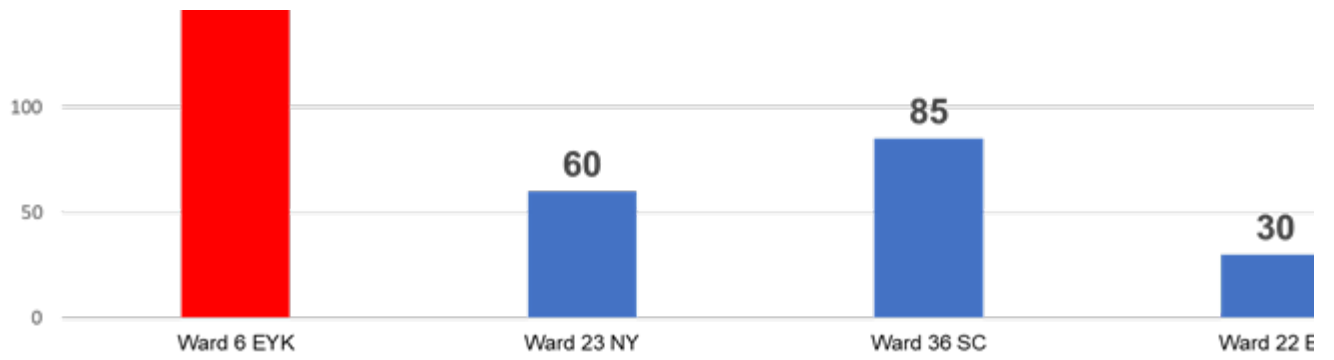
This will not just continue to damage the community but require more staff time in the long run.

See attached report with an objective urban design analysis pro forma.

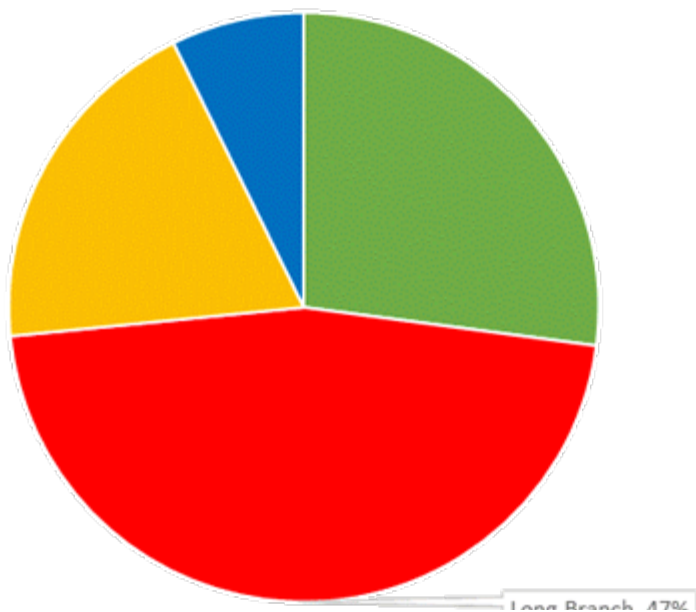
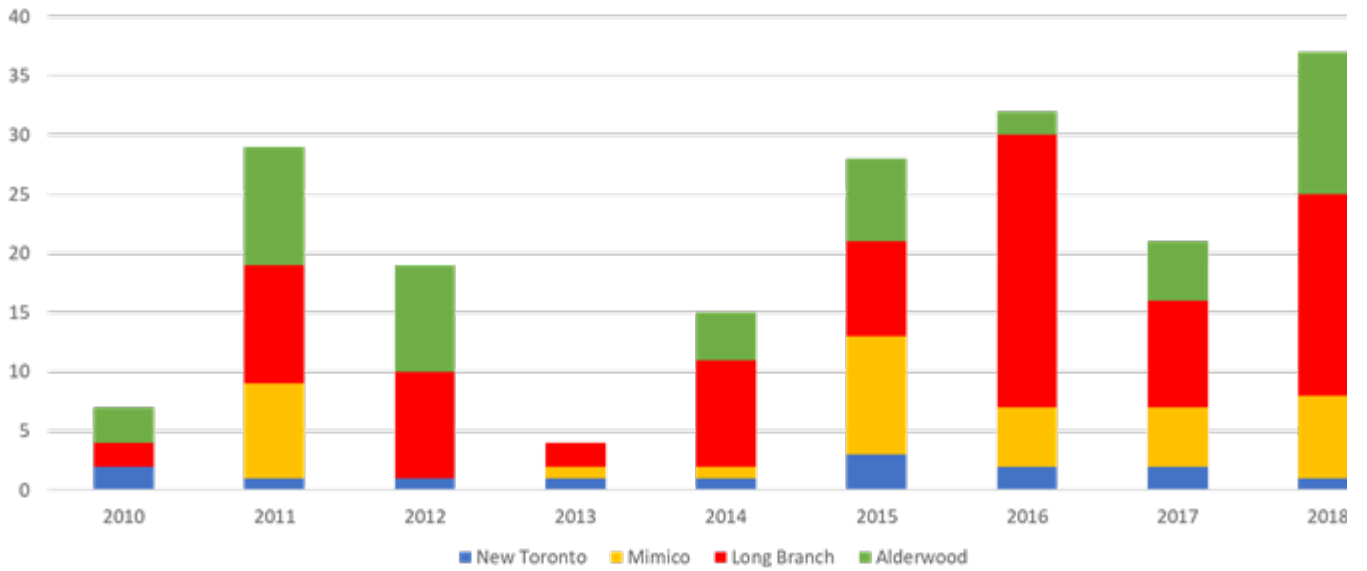
C) SEVERANCE STATS (By Ron Jamieson)

Residential Severances – 2010 - 2017





2010 to 2018 Severances, Courtesy of Ron Jamieson, Long Branch Resident



■ Alderwood ■ Long Branch ■ Mimico ■ New Toronto

The Neighbourhood of Long Branch has had more severances approved than any other old Ward. This means Long Branch has taken the brunt of character "assassination" across the City.

D) TLAB

A) January 4th 2019 (extended hearing, Day 3), 11 Stanley (Mimico) Soldier Houses 0.60 to 0.97 density. For TLAB, Ted Yao, For Proposal Cheeseman/Cieciura, Application Refused

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. Hearing extended to May 13, Day 7 not decided

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

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. Day 2 May 28, Day 3 June 13

E) January 22, 27 39th, 2 storey houses (revised from soldiers) 0.35 to 0.60. For Proposal Stewart/Romano. Hearing extended to July 23, 24, 25

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. Hearing extended again April 26, 29 and May 7

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 Artensosi/Romano

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. Plans being revised to lower density.

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

E) OMB Hearings

5 Ramsgate, 16 May 2017 PL161257 Soldier Houses. Approved.

30 38th Street, Soldier Houses. Awaiting Decision

F) COA Files –

January 24th 2019

90 Ash, Soldier houses 0.35 to 1.04. Deferred by applicant

65 40th Soldier Houses 0.35 to 0.79 . Approved, to be appealed

6B Shamrock, Increase of size for upper balcony. Deferred for additional variance by applicant

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

19 Villa Road, Addition to second floor 0.35 to 0.43. approved

February 7

77 35th 2 storey semis 0.60 to 0.61 and 0.7

74 38th Street soldier house and 2 storey house 0.58, 0.59

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. Soldier houses 0.35 to 0.59

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.

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) AFFORDABLE HOUSING

[Jennifer Keesmaat](#) Verified account @jen_keesmaat Feb 1

Does upzoning, or adding supply, lower prices? No evidence exists to suggest this is even remotely true. In a global, market-driven housing economy the only way to deliver affordable housing is to build *affordable* housing.

In Long Branch less affordable housing is being built and more affordable housing is being demolished!

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David Godley February 3 2019