

Subject: Long Branch Conservation - Update April 2019
Date: Monday, April 15, 2019 at 5:02:52 PM Eastern Daylight Time
From: David Godley
To: mayor_tory@toronto.ca
Attachments: 30 36thCOa.pdf

Greetings from Long Branch, Spring weather is just around the corner but it may be a long block!

Contents: 1) Committee of Adjustment Appointments, 2) Special committee on Governance 3) Second Suites 4) Status of TLAB Ward 3 applications and other Long Branch applications

1) Committee of Adjustment Appointments

Next term there will be 8 members sitting in panels of 5 for Etobicoke York. We need 8 new members to replace current members who are described, by some, as rubber stampers.

Existing members appear to ignore the legal and planning framework and impose their mistaken development values on neighbourhoods.

City Council will be appointing members of the public to this adjudicative board in the coming months and we have announced an application deadline of **April 26, 2019** to be considered for these positions.

As a reminder, to be eligible to serve on the Committee of Adjustment:

you must be at least 18 years of age;

you must be a resident of Toronto;

you cannot be an employee of the City of Toronto or any of its agencies or corporations;

you cannot be a spouse/partner/child/parent of a Member of Toronto City Council; and

members cannot act as agents for applicants before the Committee of Adjustment.

You can learn more about what positions are available by visiting www.toronto.ca/ServeYourCity, by contacting our office, or by joining our e-updates list at <https://www.toronto.ca/legdocs/pais/e-updates/pa-subscribe.htm>. In addition, please feel free to share news of this opportunity with any friends or colleagues who may be interested in serving on the Committee of Adjustment.

All the best, Matthew Cowley

Public Appointments Secretariat

City Clerk's Office, City of Toronto

416-397-0088

appoint@toronto.ca

www.toronto.ca/ServeYourCity

2)Special Committee on Governance

This committee was struck to address the issues arising out of the reduction in size of council last year. It meets every 2 months and is due to render a report in December 2019. One of the concerns is how to promote public involvement in City issues.

The members are:

Councillor Ana Bailão
Councillor Shelley Carroll
Councillor Gary Crawford
Councillor Stephen Holyday (Chair)
Councillor Gord Perks

Information about the Committee, including mandate, meeting dates, agenda's and minutes are available online here.

<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&meetingId=16029#Meeting-2019.GV2>

The Committee Secretariat contact, if you wish to make a submission to the Committee, is Nancy Martins, 10th floor, West Tower, City Hall, 100 Queen Street West Toronto, ON M5H 2N2, email: gvc@toronto.ca, phone: 416-397-4579.

3)Second Suites.

On 27 March 2019 City of Toronto passed a zoning bylaw to eliminate the 5 year waiting period for new houses to have 'as of right' secondary suites. The right has been extended to townhouses. No parking spot is required except in a few geographical areas. Minimum size has been removed although this is controlled by the Building Code. A motion to allow a second front entrance was voted down to protect the character of the neighbourhood. Consequently no outside alterations will be noticeable. Information can be obtained from **Caroline Samuel** Zoning By-law Section **Telephone:** 416-392-8781 **Email:** Caroline.Samuel@toronto.ca

There is an article on the front page of the Toronto Star 15 April 2019

4) Applications Status

A) DIVISIONAL 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. A hearing is expected within months.

11 Stanley was to 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. However further discussions are taking place.

15 Stanley has been the subject of a Review Request and leave to Appeal to the Divisional Court. The resident who appealed both 11 and 15 and acted independently winning both decisions at TLAB has requested that TLAB change their rules not to allow both actions to be done simultaneously. The proposal was well received by TLAB at a business meeting. A classic strategy in legal matters where it is a well resourced party against a not so well resourced party (ie personal finance) is to wear down the opposition.

B) TLAB

A) 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 July 4.

B) 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

C) 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

D) 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

E) February 20th and 21st, 158 Alderbrae (Alderwood) Soldier houses 0.4 to 0.71 Planning Recommended Refusal, approved by COA and appealed by City. Approved by TLAB adjudicator Burton

F) February 26th and 27th 2019 (extended hearing), 11 Shamrock. Soldier houses 0.35 to 0.69 For Proposal Artenosi/Romano. Day 3 scheduled for July 11

G) March 21, 25 and April 1 2019 (extended hearing) 38 31st Soldier houses 0.35 to 0.66. For Proposal Guglietti/Romano. Extended again to Aug 2 and 20

H) April 17th and 18th, 99 27th St Soldier houses 0.35 to 0.94. For TLAB Yao, for Proposal Mazierski/Weston Consulting. Plans being revised to lower density. Hearing July 17,18

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

J) Aug 6th and 7th, 65 40th, (2) 2 storey houses 0.35 to 0.79 . Approved by COA and appealed by City. A test case for the Long Branch Character Guidelines as long as the city do not pull out, which without another appeal is quite possible.

K) No hearing date. 77 35th, 2 storey semis 0.60 to 0.61 and 0.7. Approved by COA and appealed by City. City dropped appeal because of lack of planner. Neighbour Resident also appealed. LBNA a party. A record number of participants, over 30. A pat on the back for the community. A test case for Long Branch Character Guidelines Guidelines.

L) July 19th and 22nd , 74 38th, soldier house and 2 storey house 0.58, 0.59 Approved by COA and appealed by City.

M) July 26th 6B Shamrock, rear balcony, 4sqm approved. Owner appealed for 8 sqm.

C) OMB Hearings

30 38th Street, Soldier House. Approved after 2 years by LPAT the successor of the OMB.

D) COA Files

January 24th 2019

90 Ash, soldier Houses 0.35 to 0.68 (revised from 1.04). Deferred by applicant . Hearing May 9

29 Lake Promenade, Raising (illegally) flat roof by 0.5m. Deferred. No hearing scheduled

February 21 COA

198 Lake Promenade, New house, 0.35 to 0.87. Deferred. Hearing May 9

March 7 COA

6B Shamrock, proposed deck refused by OMB as condition of severance and variance approvals. A 4sqm, (normally permitted as of right) was approved and therefore the 8sqm proposal was refused. Appealed by Owner.

397 Lake Promenade, proposed second floor deck 4 sqm to 31 sqm. Approved.

March 28 COA

52 Arcadian Circle, 3rd storey addition 0.35 to 0.46. Approved

April 11 COA

6 Fairfield, Severance and 2 new 2 storey houses 0.35 to 0.69. Approved

April 25 COA,

30 36th Lot split approved by OMB but variances for double density refused. Proposed Density 0.35 to 0.60 This application is subject to the recently approved OPA 320 (see attached

submission)

May 9 COA 90 Ash, 69 Long Branch Ave, 198 Lake Promenade (see above)

May 23 COA nothing scheduled

E) New Application

69 Long Branch Avenue (former Anglican Church) use as day care.

F) Withdrawn

11 36th Street, Soldier houses 0.35 to 0.59, after resident pressure and negative Planning report.

G) 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 correct, add to or forward information. Feel free to circulate.

David