



Impact of Residential Intensification on Urban Forest in the Long Branch Neighbourhood, Toronto



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External supervisors: Dr. Andy Kenney and Judy Gibson

December 10, 2019

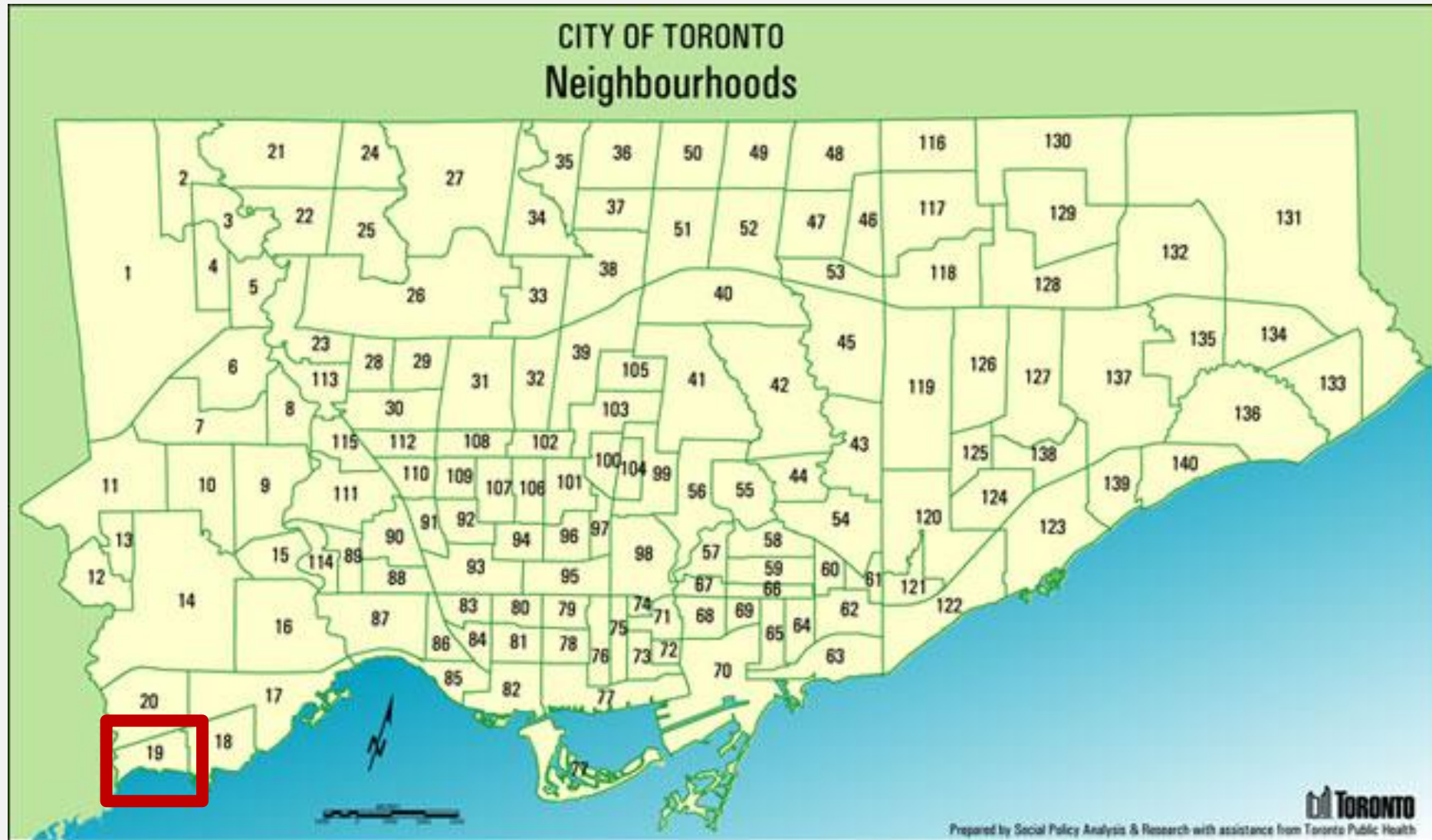
PLANNING RESILIENT, LIVABLE CITIES

An aerial photograph of a city neighborhood. In the foreground, there is a large body of water (a lake or bay) with a sandy beach and a pier extending into the water. The middle ground shows a residential area with many houses and trees. In the background, there are more trees and a road with a bridge. The overall scene is lush and green.

RESIDENTIAL
INTENSIFICATION

INCREASE TREE
CANOPY

STUDY SITE: LONG BRANCH



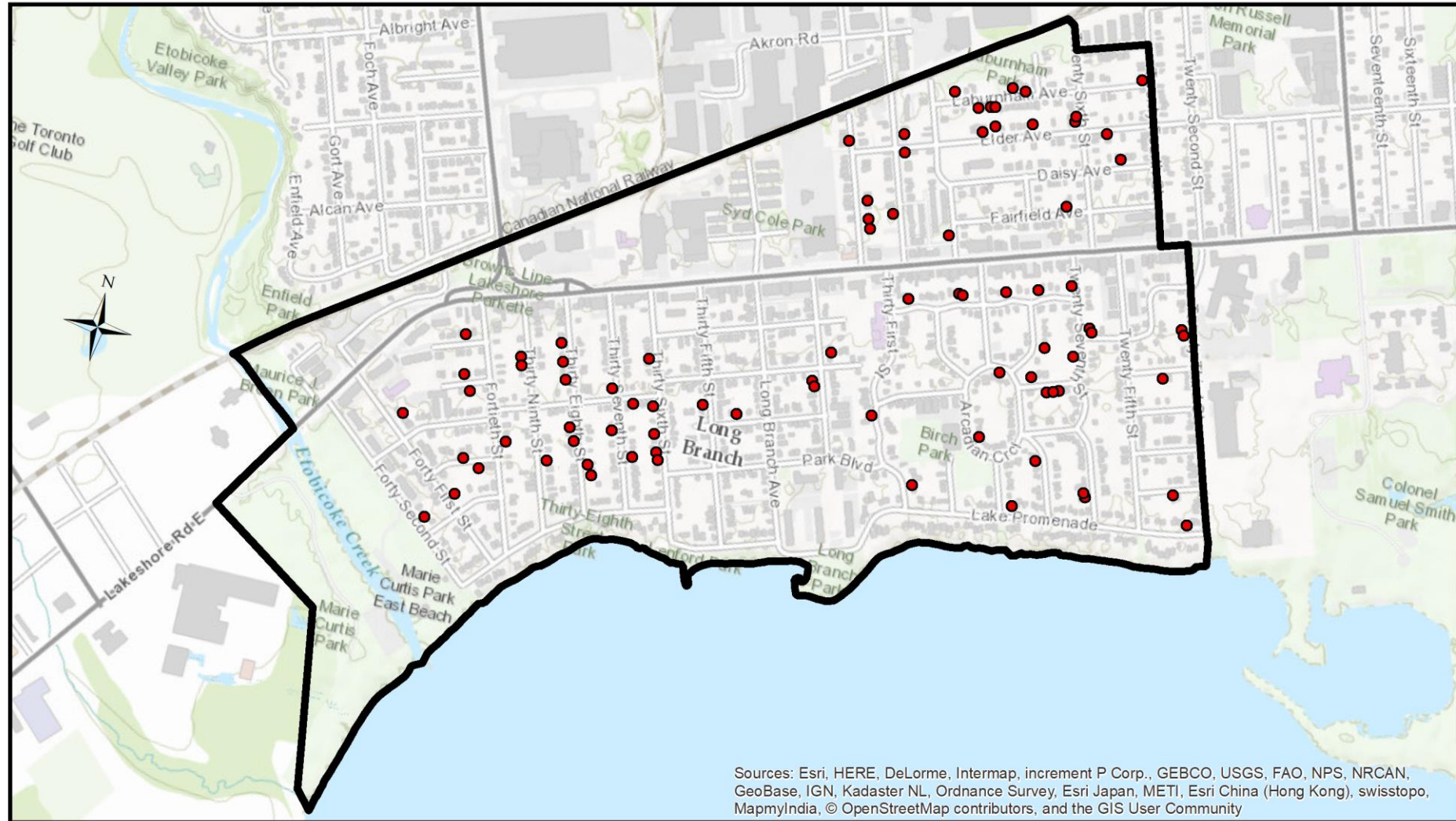


STUDY SITE: LONG BRANCH

60% of Toronto's forest resource is on private land

In Long Branch, approved development applications are contributing to tree removals

Lot severance applications for properties in Long Branch, Toronto (2012-2018)



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

1:18,000



- Development applications submitted
- ▭ Long Branch boundary

World Geodetic System 1984
WGS 1984 Web Mercator Auxiliary Sphere



Created by: Forests in Settled & Urban Landscapes group, Daniels Faculty of Architecture, Landscape, and Design, University of Toronto. Map made by Jackie De Santis, Masters of Forest Conservation (MFC) candidate using ArcMap 10.4.1 on August 22, 2019. Supervised by Judy Gibson, Vice Chair, LBNA and Dr. Danijela Puric-Mladenovic, Neighbourhood boundary retrieved from City of Toronto Open Data Library, ESRI Topographic BaseMap (2018). More information about the Neighbourhoods program can be found at <http://neighbourhoods.org/> and Forests in Settled & Urban Landscapes group <http://forests-settled-urban-landscapes.org/>

Canopy cover changes

Between 2009 and 2018



Objective 1:

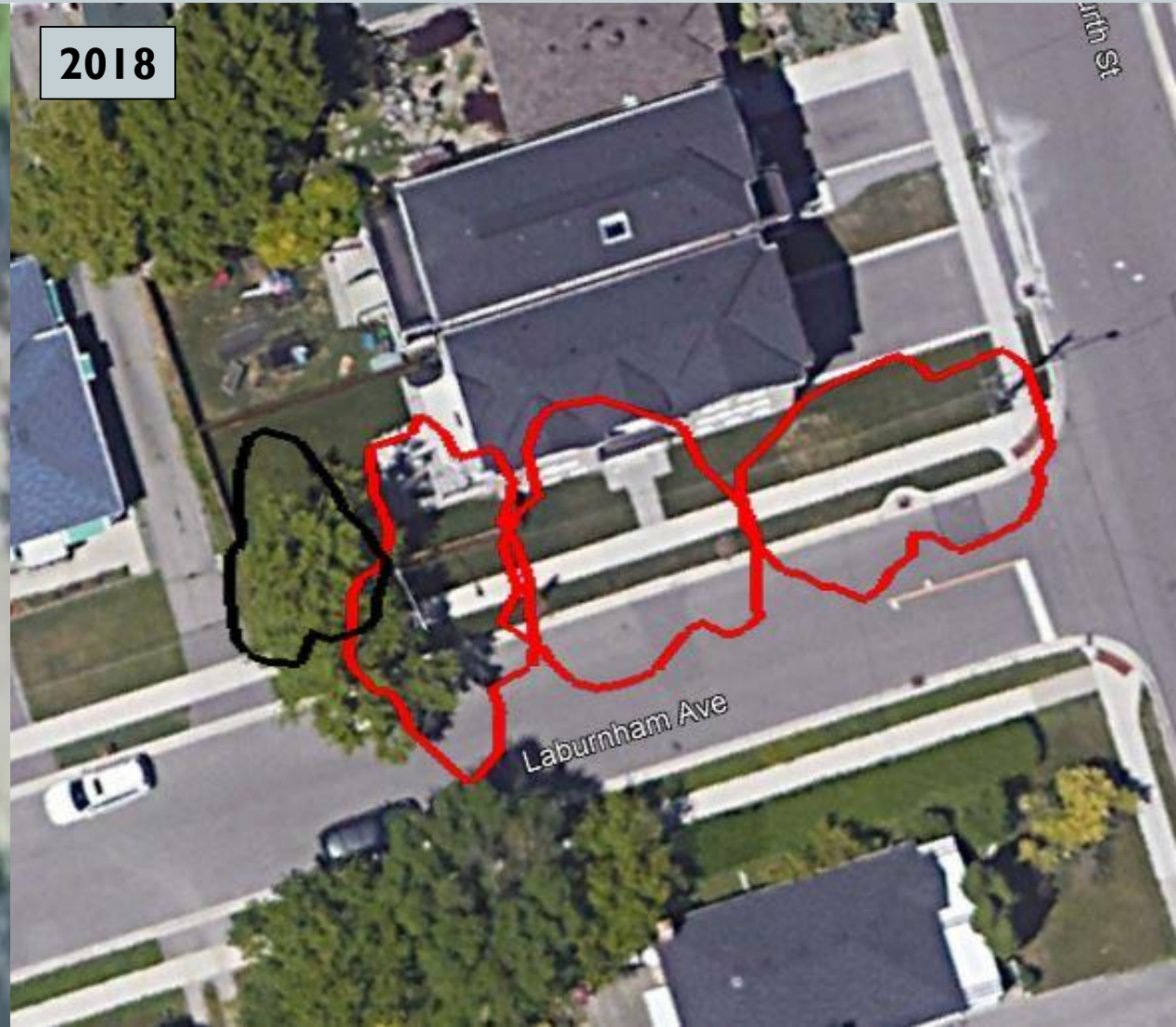
Measure the extent of canopy loss across individual properties approved for redevelopment

Example: 84 Twenty Fourth Street

2009

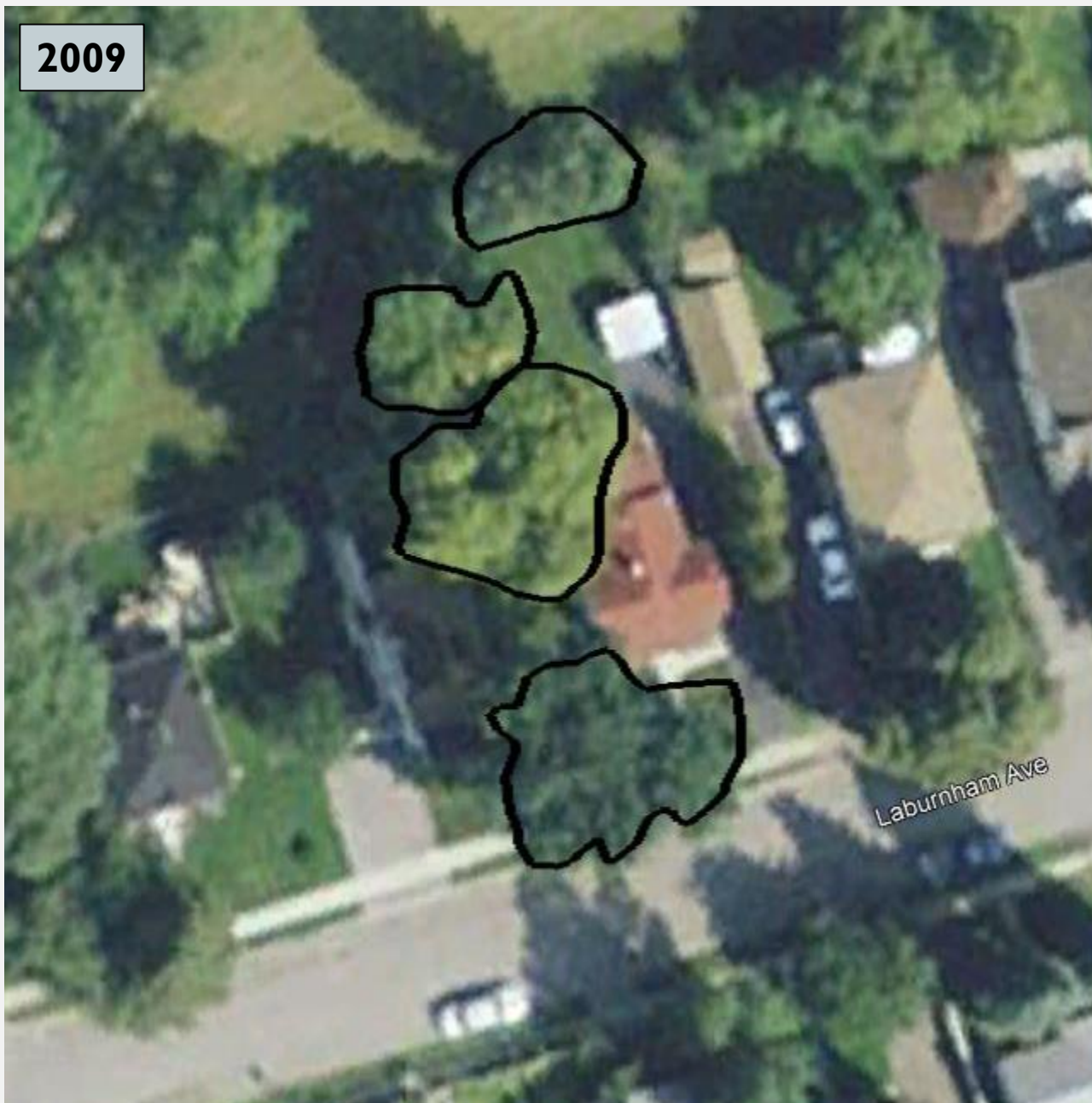


2018



Objective 1: Results

Example: 88 Laburnham Avenue



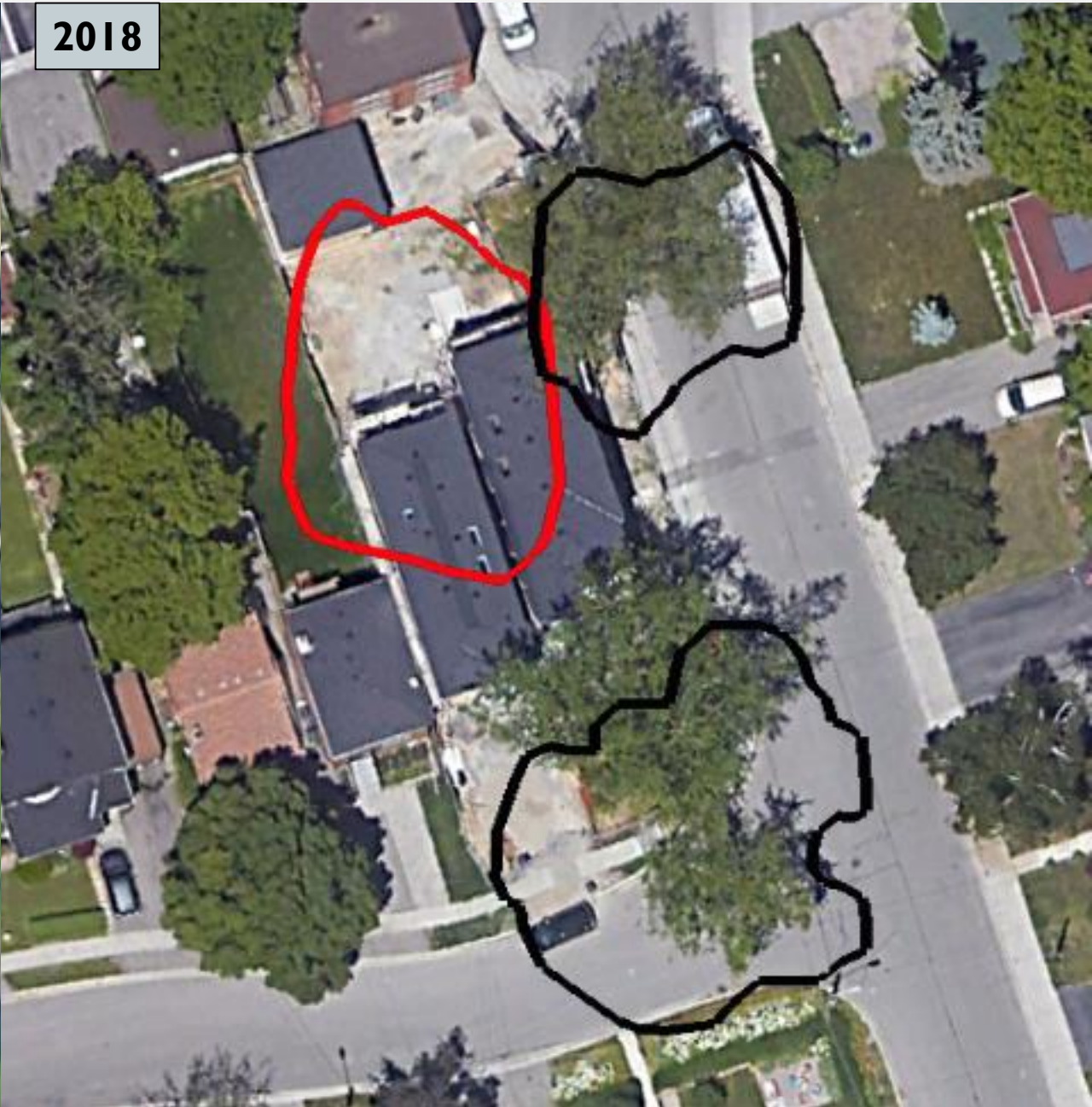
Objective 1: Results

Example: 2 Ash Crescent

2009

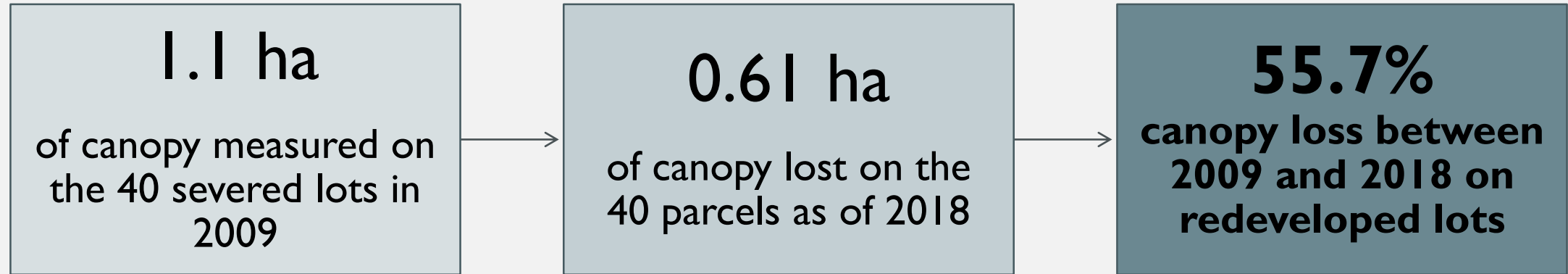


2018

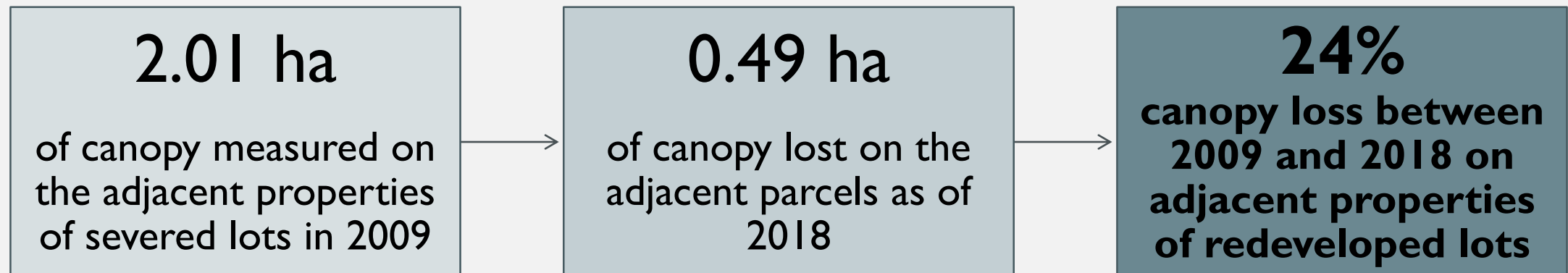


Objective 1:

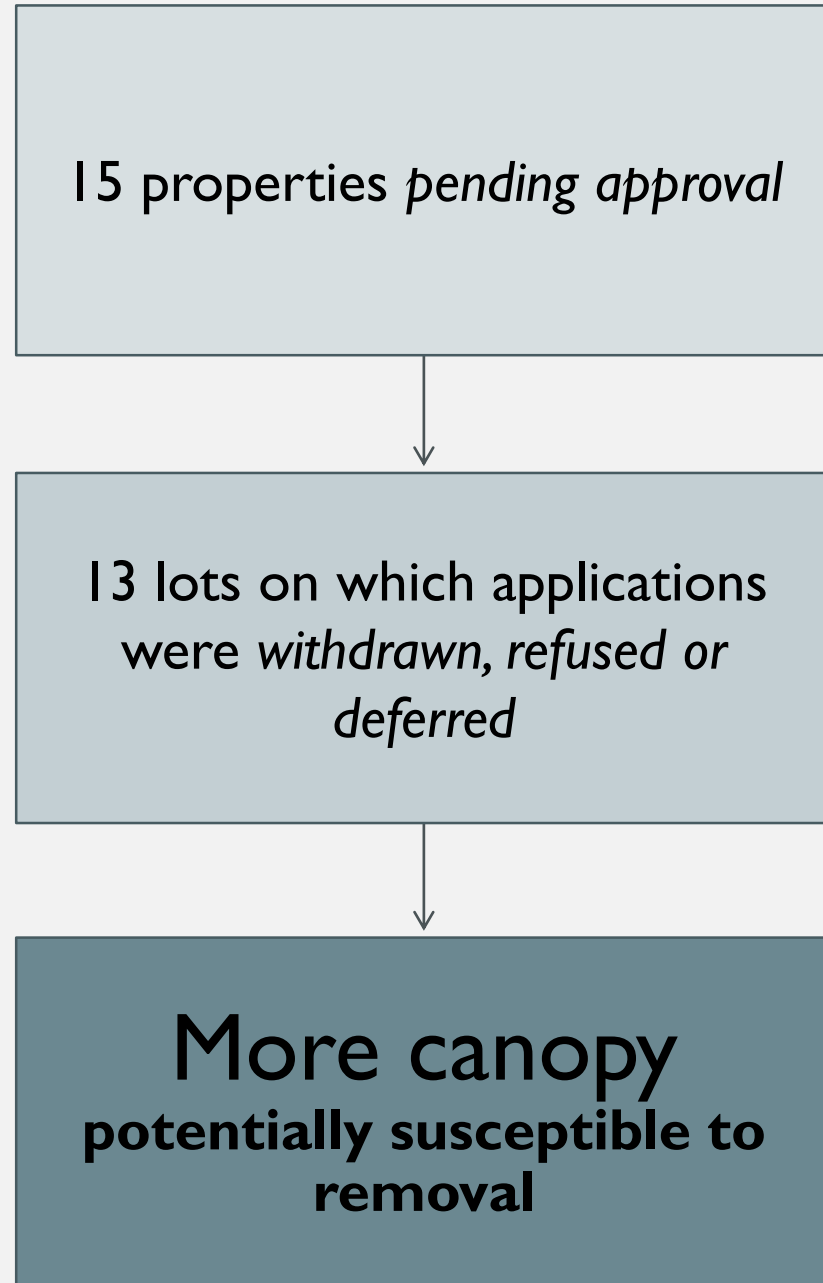
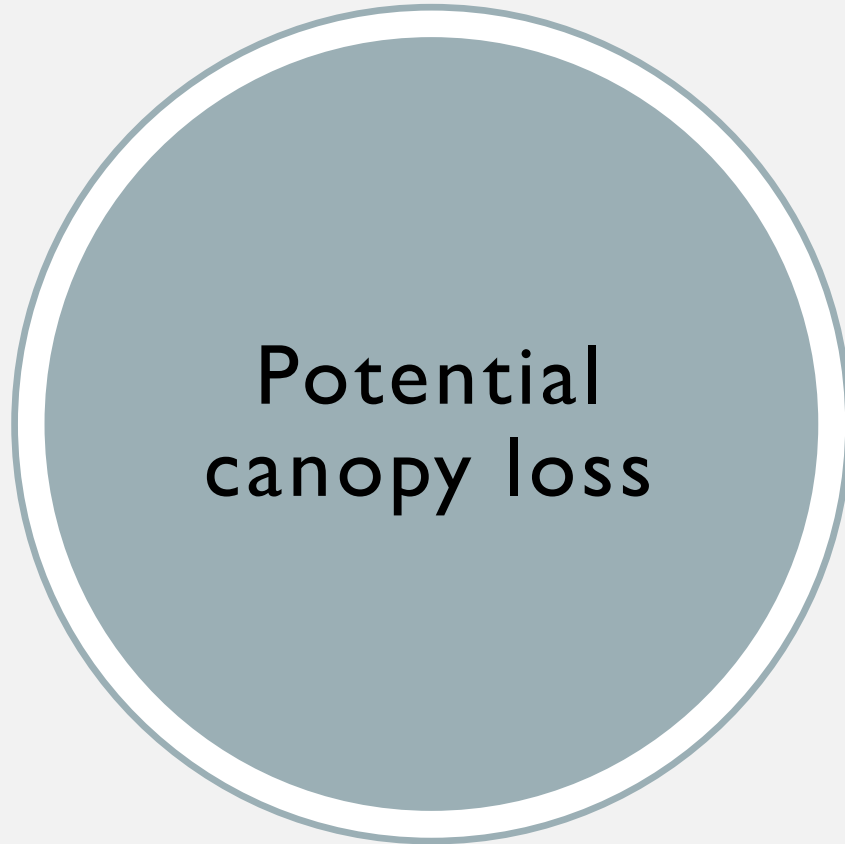
Canopy loss on redeveloped properties



Canopy loss on adjacent properties



Objective 1: Results





**RESIDENTIAL INTENSIFICATION
CONTRIBUTED TO CANOPY LOSS IN
LONG BRANCH**



Objective 2:

Assess the impact of development on trees on adjacent properties



- Tree condition:
 - Defoliation
 - Weak/yellowing foliage
- Further monitoring required



Objective 3:

Evaluate the annual quantity of development applications and approvals, and the role of the community

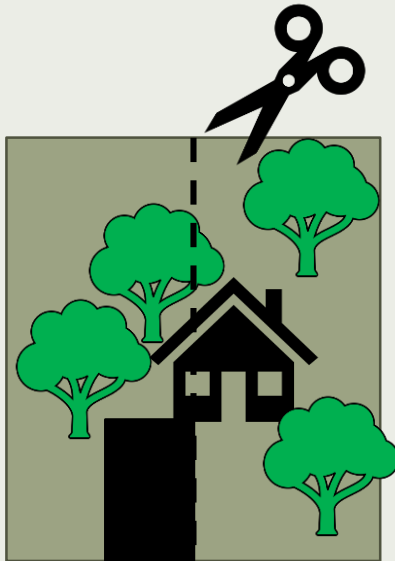


DEVELOPMENT APPLICATION PROCESS

TYPES OF DEVELOPMENT APPLICATIONS

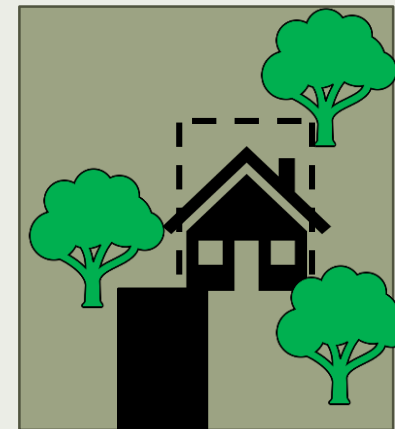
CONSENT

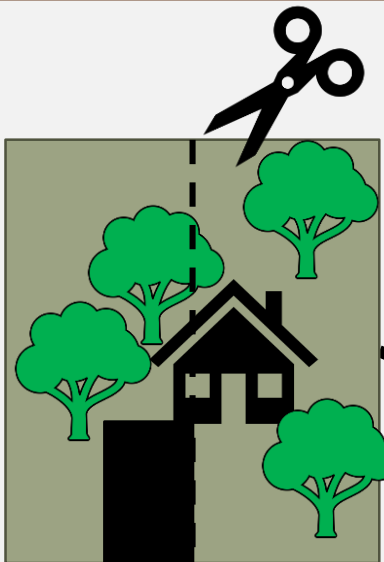
- Change a land configuration
- Allow the severance of property



MINOR VARIANCE

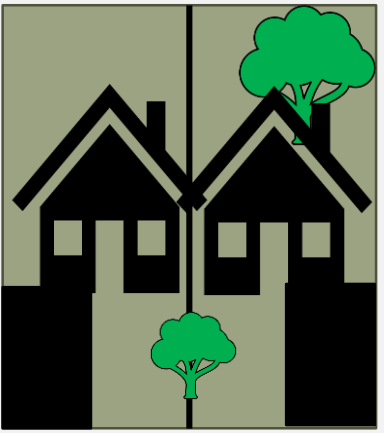
- Proposed project or development does not comply with rules of zoning bylaws





Committee of Adjustment (COA)

As of 2018
Urban Forestry



No

Yes

So what action can be taken?

Applications



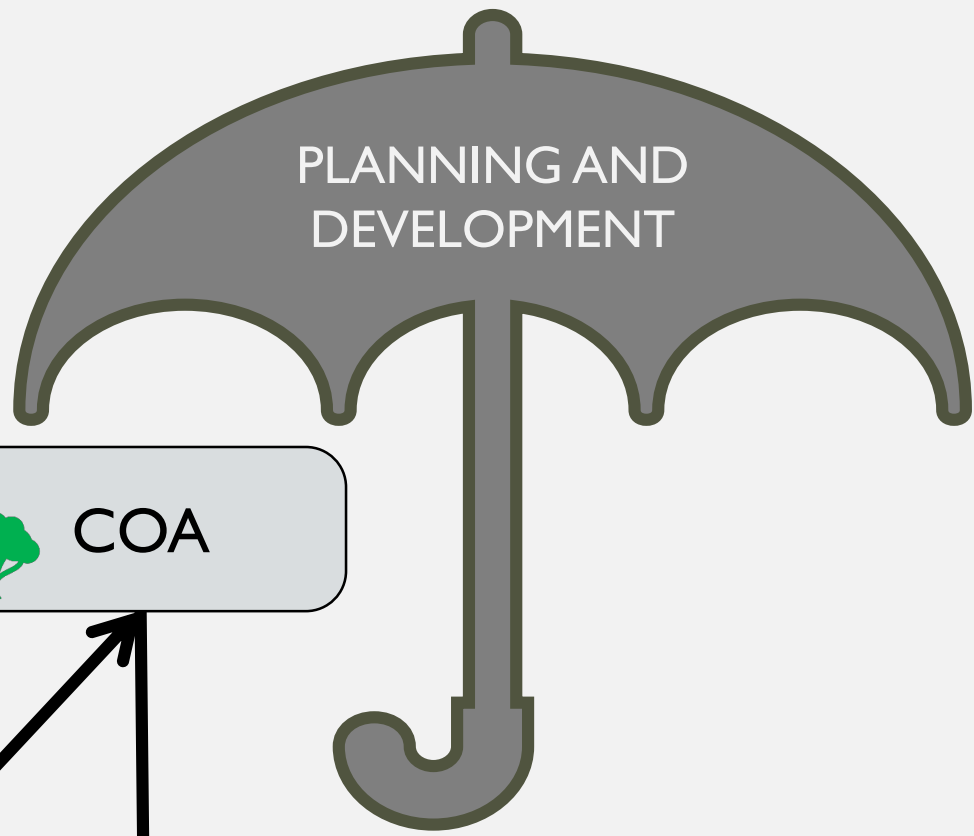
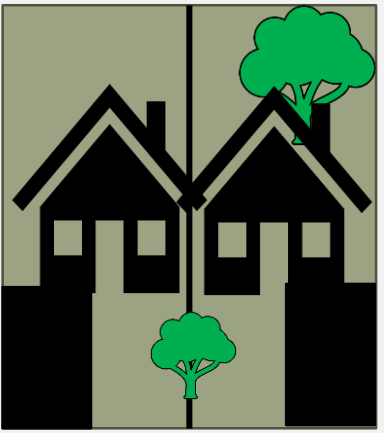
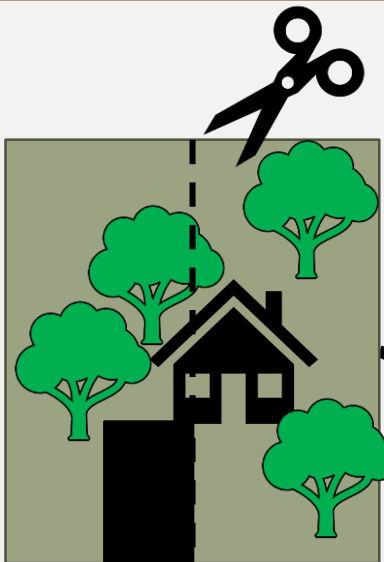
No action

Yes

The Long Branch Neighbourhood Association (LBNA)



- Active, engaged community
- Extensive time and resources dedicated to appealing development approvals



Applications

As of 2018
Urban
Forestry

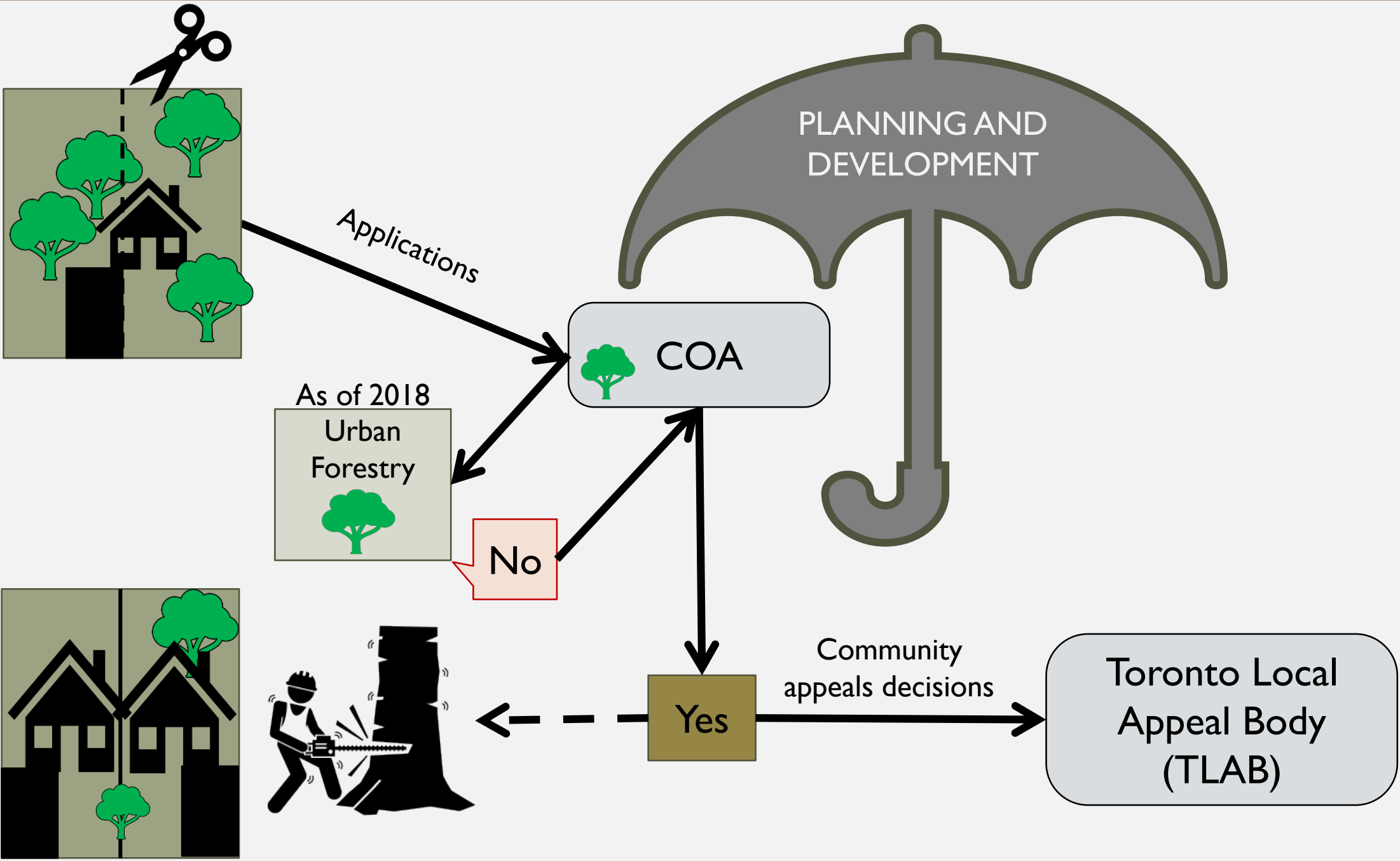
COA

No

Yes

Community
appeals decisions

Toronto Local
Appeal Body
(TLAB)

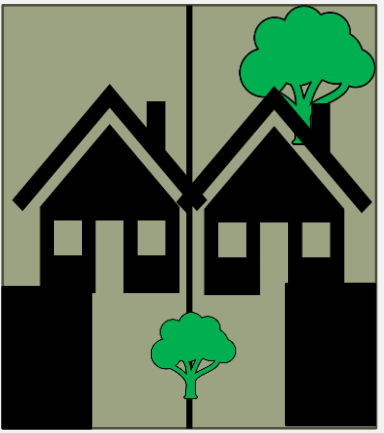
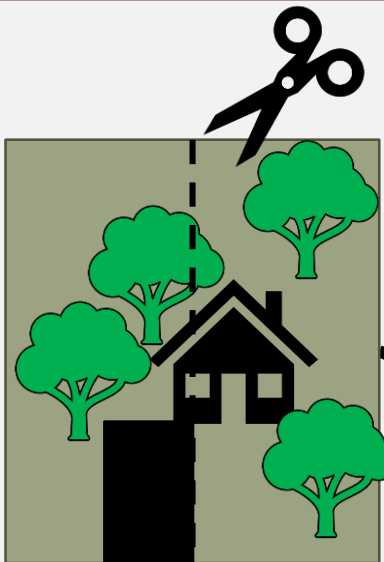


Objective 3

Key steps in appeal process to TLAB

~ 100 Days							
20 days	5 Days*		30 – 60 Days			14 Days	30 Days
Appeal submission	Administrative and Adjudicative screening	Notice of Hearing	Parties/Participants and Expert Witnesses	Mediation	Hearing	Final Decision	Final Decision Review
Opportunity for TLAB appeal within 20 days of Committee Decision	Appeals are screened to ensure they meet the administrative and legal requirements	Once all the appeal information is verified, within 5 days of receiving the file, the TLAB will send a Notice of Hearing (Form 2) to the appellant, the applicant (if different than the appellant) and, in cases of minor variances, owners of neighboring properties within a 60-m radius of the application; it will include the time/date/location of the hearing which is approx. 100 days from the notice date	<p>Within 30 days from the Notice of Hearing, persons who wish to be Party or a Participant must file a notice (Form 4) and within 60 days they must file witness statements (Form 12 and Form 13)</p> <p>An appellant is automatically a party but additional parties can be elected; A party to a proceeding can bring/serve/file motions, be a witness, call witnesses, receive all documents, cross-examine witness, make submissions etc.</p> <p>A participant has a more limited role ; provide statement but cannot file motions</p> <p>Within 60 days of the Notice, an expert witness can be sourced to support a case, providing non-partisan opinion evidence (submit Form 6 and Form 14)</p>	Up until 15 days before the hearing date, mediation is available; Mediation provides an opportunity for parties to engage in discussions with a TLAB Member to try and resolve the dispute in an informal setting; if the dispute is resolved the hearing date can be changed into settlement hearing and if no resolution is reached the hearing date can move forward is scheduled	During the hearing, motions can be filed by the parties for adjournments, dismissal of a matter, a settlement hearing or directions on a procedure applicable to the case (Form 7 and Form 10).	A final decision or order is issued within 14 days of the final hearing date (however more complex cases could take longer)	A party may request a review of the final decision or final order made by the TLAB within 30 days
Appellant must submit the Notice of Appeal (Form 1) and Appeal Fee to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment	If the TLAB finds administrative deficiencies* in the Form 1 submitted, the appellant has 5 days to fix the form; if the TLAB proposes a dismissal* of the appeal, the appellant will receive a Notice of the Proposed Dismissal (Form 16) and has 10 days to provide a written response	If the applicant makes any revisions or modifications to application heard by COA, must file an Applicant's Disclosure (Form 3) a maximum of 15 days following the issuance of the Notice of Hearing		A summons can be issued (Form 11) by a party to compel a witness to provide evidence at the hearing no later than 30 days before the time of attendance			

115 hours



As of 2018
Urban
Forestry



COA

Considers

No

Yes



No action

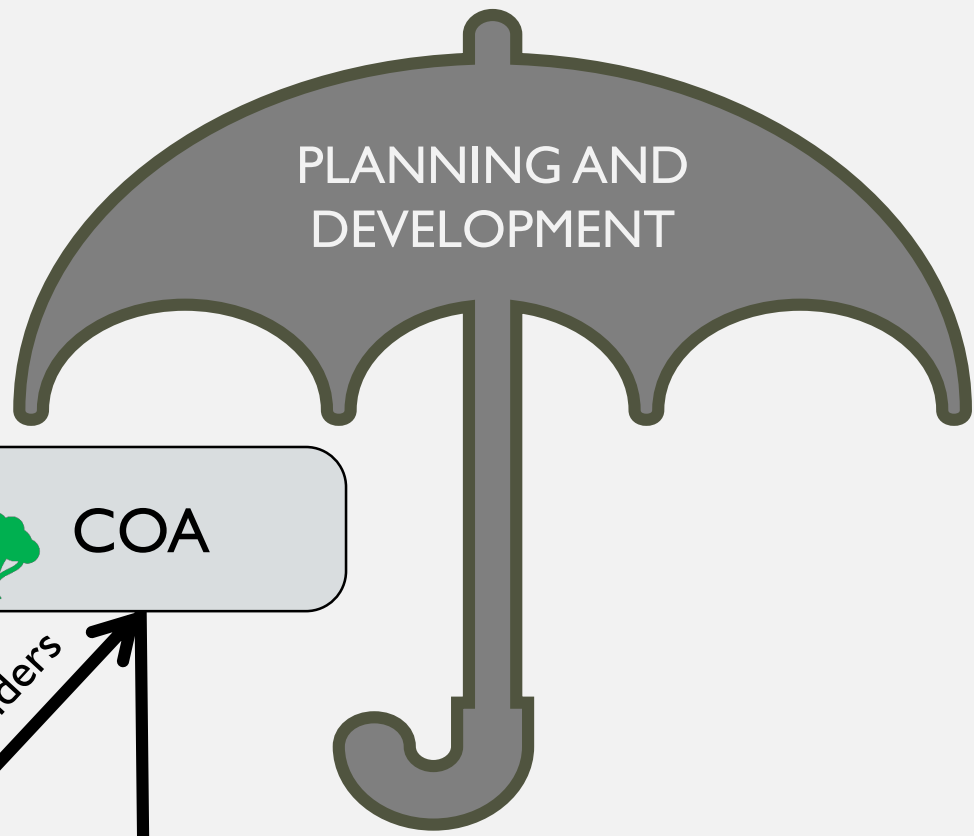
Community
appeals decisions

TLAB

Yes

No

So who determines
the future of our
urban forest?



Applications

As of 2018

Urban
Forestry

Considers

No

Yes

No action

Community
appeals decisions

TLAB

Yes

No

So who determines
the future of our
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PLANNING AND
DEVELOPMENT

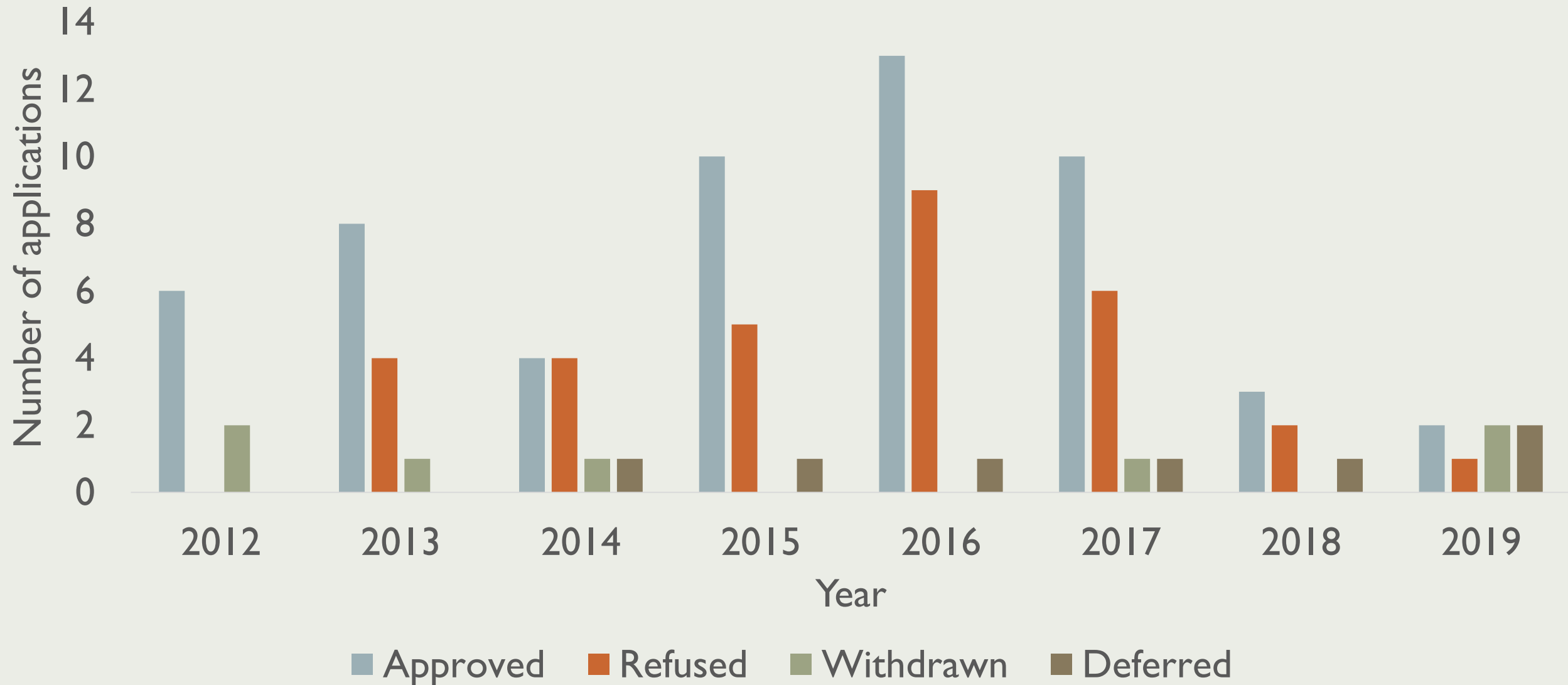
Applications

STATUS OF DEVELOPMENT APPLICATIONS (2012-2019)

- TOTAL: 101 consent/related minor variance applications
 - 60 applications approved by COA and TLAB
 - 41 applications refused, deferred or pending

Objective 3

COMMITTEE OF ADJUSTMENT APPLICATIONS DECISIONS (2012-2019)



Communities with associations have better uptake of forestry initiatives

Higher income, higher urban forest cover

& more positive attitude towards urban trees

**WHAT ABOUT COMMUNITIES
WITH RESTRICTED RESOURCES?**

Income-based inequity in distribution of urban canopy

Other issues overshadow urban forest retention

An aerial photograph of a cityscape. In the foreground, a large body of water (likely a lake or river) is visible, with a sandy beach and a concrete dam or structure extending into the water. The middle ground shows a dense residential or commercial area with several tall apartment buildings and a mix of smaller structures. The background is dominated by a vast, lush green tree canopy, suggesting a park or a heavily wooded area. The overall scene is captured from a high angle, providing a comprehensive view of the urban and natural environment.

THE PIECEMEAL APPROACH TO LAND
USE PLANNING CONTINUES TO
THREATEN TREE CANOPY

ACKNOWLEDGEMENTS

