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### **Update on the Application at 220,230, 240 Lake Promenade and 21, 31 Park**



This application proposes to replace the five 7-storey buildings with nine towers ranging from 12, 14 and 30 storeys. 548 rental units will be replaced by 2,021 units (mainly condos) and 1,300 parking spaces serviced by only local roads.

#### **The LBNA has been busy since the Application was submitted in April.**

May 2023 – An Emergency Meeting was hosted by the LBNA at Legion Branch 101 – Notifying the Tenants and Long Branch

Residents of this Application of this planned demoviction which would displace 548 units of affordable housing and put this site under construction for 13-15 years.

We then assisted Lake Promenade Residents with the Forming of their Tenants Association and used our network to link Long Branch Residents, Lake Promenade Tenants and organizations who have experience in large demovictions.

On July 15, 2023, LBNA board members attended the Community Walk-through on-site tour organized by the Councillor and City Staff.

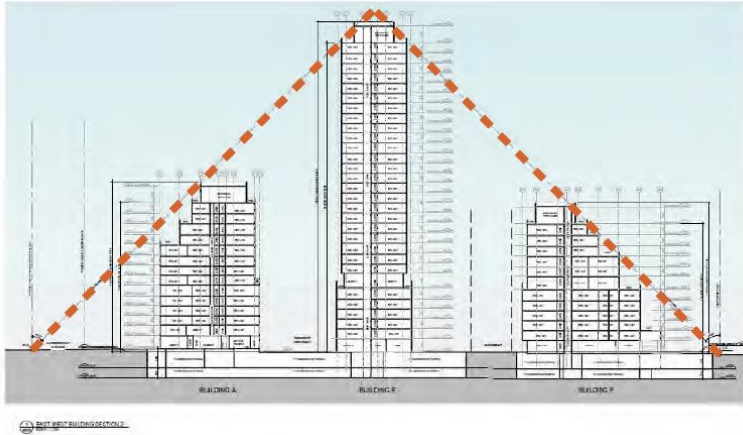


*Emergency Meeting called by the LBNA for members and Long Branch Residents to notify them of the application.*



*June 2023 Rally at 220 Lake Promenade with guest speaker from the Federation of Metro Toronto Residents Association. Attended by residents, tenants and Municipal and Federal representatives.*

One representative from the LBNA and local residents and tenants were chosen by Councillor Morley's Staff then participated in 3 Working Group Meetings with the City and the Developer in the hope of trying to improve what was being proposed by the applicant and to get the City Staff to understand the concerns of the community.



Before these working groups began, the LBNA Board collected the facts from the Applications and distributed a survey to LBNA and Long Branch residents via email and social media to obtain feedback from the community regarding the proposal. We received over 200 responses.

**There was no support for this application and the results were shared at the AGM.**

With that information, we attended the Working Group meetings and voiced your concerns which were largely against the demoviction, the height, tree removal, the 13-15 year construction plan, impact on traffic and parking and the density proposed.

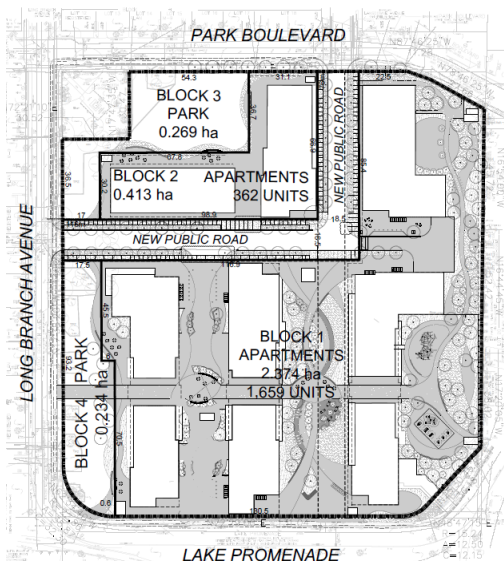


We are aware of one meeting between the City and the Applicant outside of the Working Group. But the Applicant can meet with staff as much as they want.

By our AGM November 13<sup>th</sup>, 2023. Two of the three working group meetings were completed.

On November 14, 2023, a high-level revised plan was presented to the Working Group. We were disappointed to see the Applicant had not addressed the major concerns of demoviction, height,

density, tree removal, the 13-15 year construction plan and traffic and parking were not changed.



**What happens now?**

We have just received news that the Applicant is open to at least one more meeting planned for Mid February. However, without significant changes to address the core concerns of the residents which include reduction in height, density, better tree preservation and shorter construction plan, traffic and parking, your concerns shared in the survey will not be addressed.

**Who supports this application?**

Of the Working Group participants, there has not been a lot of positive feedback. City Staff are working with the Applicant to improve it, but we are doubtful it will be changed enough to receive support from the Community. Our concern is that it will be supported by City Staff and the Councillor.

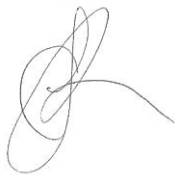
**What can you do?**

The LBNA and the Working Group members are committed to meet as many times as it takes to get the Applicant to rethink this plan, but the Applicant is in the position to go ahead with what they have. This is quickly becoming a political issue.

We will provide you another update once we have more information. Please circulate this information to your neighbours that may not know about this application, think it has gone away or that it has been decided.

Please be prepared to take action, as needed once we have more specifics, and continue to express your concerns about this development to our Councillor at every opportunity including email, the popup meetings at her constituency office, social media and public events.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christine Mercado', with a stylized, cursive script.

Christine Mercado  
Chair,  
Long Branch Neighbourhood Association