



Ontario Land Tribunal

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Participant Status Request Form and Participant Statement Form

This form is expected to be provided at least 10 days in advance of the first hearing event to the Tribunal and all parties. Please contact the assigned Tribunal Case Coordinator to verify the relevant contact information for the parties. A paper copy of this form must also be provided to the Tribunal Member at the first hearing event.

Important: This form includes your written request for participant status and your participant statement. The presiding Tribunal Member will consider your request and the participant statement provided below at the hearing event prior to determining whether to grant you participant status and accept your participant statement.

Date:

Case Information

Tribunal Case No.:

Date of Case Management Conference/Hearing:

Contact Information

Last Name:

First Name:

Company Name:

Telephone Number:

Email Address:

Representative Contact Information (if applicable)

Last Name:

First Name:

Company Name:

Telephone Number:

Email Address:

- I certify that I have written authorization to act as a representative and I understand that I may be asked to produce this authorization at any time.

Status Request Details and Participant Statement

A person who wishes to participate in a proceeding as a participant (and not a party) may only make a submission to the Tribunal in writing in accordance with section 17 of the Ontario Land Tribunal Act and Rule 7.7 of the OLT's *Rules of Practice and Procedure*.

In the space below, describe your interest in the case, your position on the issues and an explanation of your reasons in support of your position. You may also provide documentation or attachments to support your request. The information you provide will be your participant statement.

Participant Statement

See attached.

Notes:

1. Please refer to Rule 7.7 of the OLT's *Rules of Practice and Procedure* and section 17 of the *Ontario Land Tribunal Act* regarding the requirements for preparing a participant statement.
2. The OLT issues all correspondence to parties and participants electronically.
3. Personal information or documentation requested on this form is collected under the authority of the *Ontario Land Tribunal Act* and the legislation under which the proceeding is commenced.
4. All information collected is included in the OLT case file and the public record in this proceeding.
5. In accordance with the *Freedom of Information and Protection of Privacy Act* and section 9 of the *Statutory Powers Procedure Act*, all information collected is available to the public subject to limited exceptions.

Daryle Moffatt
50 Thirty First Street
Etobicoke ON M8W 3E9
OLT-24-000882
The Lake Promenade Real Estate Co-Tenancy

To whom it may concern:

My wife and I live in the City of Etobicoke (City of Toronto (Toronto)) at 50 Thirty First Street in the neighbourhood of Long Branch. I have lived in the same house in Long Branch since the spring of 2000. This application, if approved, directly affects me. I respectfully wish to register as a participant in the current appeal regarding the proposed application.

Toronto's Official Plan Chapter 2 policies focus on urban growth into a pattern of compact centres, mobility hubs, and corridors connected by an accessible regional transportation system, featuring fast, frequent, direct, inter-regional transit service with integrated services and fares.

Toronto's Official Plan Chapter 4 policies do not anticipate significant growth on existing Apartment Neighbourhood sites and states built up Apartment Neighbourhoods are stable areas of Toronto where significant growth is not anticipated on a city-wide basis.

Where change is permitted, residents in Apartment Neighbourhoods should have a high-quality urban environment, safety, quality services and residential amenities.

I firmly believe that this application does not align with good planning principles as outlined in subsection 51(34) of the Planning Act. My primary concerns include, but are not limited to:

- **Density:** The proposed density is unprecedented in the Long Branch neighbourhood and exceeds the Site and Area Specific Plans for the Avenues and the Protected Major Transit Area (PMTSA) where density is directed. This site is not located in either area warranting relief on density.
- **Traffic:** As the site is serviced only by local roads and is not on any transit line, increased traffic from this development could lead to significant congestion and safety hazards. It contravenes the intent and purpose of the Growth Plan where growth is directed to the Avenue (Lake Shore Boulevard), the PMTSA of Long Branch GO Station and Site and Area Specific Plan 23 where transit is available.

The local roads of Long Branch Avenue, Chapel Lane, Thirty First, Thirty Third, Thirty Fifth, and Thirty Sixth Streets, and Park Boulevard are not listed as Major, Minor or Arterial Roads under

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the 2018 City of Toronto Roads Classification of Streets List. As noted above, I live on Thirty First Street.

I have spent many years trying to reduce speed and traffic issues on Thirty First Street, especially in front of James S. Bell school. I worked to reduce the speed limit to 30 kilometres/hour, enforce parking restrictions, and traffic flow, i.e., No U-turns, along side other neighbours impacted and things have improved but only marginally. This project will only throw those marginal gains out the window in a short order.

- **Waterfront Trail:** Lake Promenade is part of the Waterfront Trail, and part of the national Trans Canada Trail (the Trail), a coast to coast to coast, multiuse trail that encourages, walking, running, cycling and other physical activities. The Trail shares the public road use with slow moving local traffic passing through Long Branch and in front of this site. Lake Promenade is not listed as a Major, Minor or Arterial Road under the 2018 City of Toronto Roads Classification of Streets List.

The Trail passes through the historical Long Branch neighbourhood where there are 19 heritage listed properties on or adjacent to Lake Promenade, Long Branch Avenue and Park Boulevard. It is a destination for residents and visitors year-round. Diverting density from the Avenue (Lake Shore Boulevard) to this site will dramatically increase local traffic, create safety concerns and undermine the current and planned use of Lake Promenade.

Further, my wife and I walk our dog four (4) times a day on these streets, including the Trail, and this project will disrupt our ability to enjoy walking our dog, socializing during this time, etc. in Long Branch.

- **Massing:** The proposed step back strategies do nothing to address the loss of green space surrounding the application. In particular, the rental buildings proposed on Park Boulevard have minimal distancing from the street and there is no 45-degree angular plane on Lake Promenade. The proposed massing will overwhelm and overshadow the single detached homes on abutting streets and properties in the neighbourhood. The proposed two (2) thirty storey towers massing will affect the neighbourhood with extensive shadowing that will extend to properties up to 4 blocks away in the neighbourhood. The proposed massing also creates significant shadowing within the site, blocks migration paths, creates wind tunnels and amplifies sound. This site is on

a flight path to Pearson Airport, as such the affects of sound when planes are approaching from the south have not been studied.

- **Height:** The proposed height of the development is unprecedented in Long Branch and would obstruct views and light for existing residents, leading to significant shadowing issues for the residents and immediate neighbours in the broader neighbourhood. The scale of the proposed project is inconsistent with the character of the neighbourhood. In the planned context, the permitted height on the site is 20-metres. In the broader neighbourhood context, 12, 14 or 30 storey buildings would dramatically exceed the permitted planned heights of 4 to 6 storeys which was studied and approved for the Growth Areas on Lake Shore Boulevard.
- **Tree Removal:** The site today presents as a naturalized park, along with a Remembrance site, with significant trees of protected size. The intensification on the site will result in significant tree and tree stand removal, which would adversely affect local ecology, biodiversity, green infrastructure and community aesthetics.
- **Parking:** The development proposes insufficient parking onsite and the proposed volumes of traffic on local roads will lead to congestion within the site and in the broader neighbourhood. Many rights of way are narrow, and the insufficient parking would force cars onto the neighbouring streets which would further increase safety concerns.
- **Negative Impact:** Overall, the project would negatively impact the quality of life for residents in Long Branch neighbourhood in the form of significant growth that results in residential eviction and unreasonable living conditions onsite and in the neighbourhood during construction, creation of unreasonable shadow effects, wind conditions and reduction of existing tree canopy. Currently Long Branch is 53% renters and 47% owners¹ - a balance that has been in place for decades. This proposal will shift that balance to skew much heavily towards ownership and reduce the affordable rental stock in the community. This development alone would shift it to 2,575 renters and 3,684 owner households resulting in a shift towards 41% renters and 59% owner households.

¹ Latest Census data shows 2,575 households as renters and 2,240 as owner households).

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I fully support Toronto's request to schedule a second Case Management Conference (CMC) after the completion of Toronto's staff reports and recommendations for the upcoming Etobicoke York Community Council on December 2, 2024, and City of Toronto Council on December 17, 2024.

Additionally, I reserve the right to amend our position following the public release of these reports, should new information arise that warrants reconsideration.

Yours sincerely,

A handwritten signature in blue ink that reads "Daryle Moffatt". The signature is written in a cursive, flowing style.

Daryle Moffatt

50 Thirty First Street Etobicoke ON M8W3E9