



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

Please refer to attachment:
Ontario Land Tribunal case no. OLT-24-000882
Participant: John Mitchell Fairrais

Ontario Land Tribunal case no. OLT-24-000882

Participant: Status:

John Mitchell Fairrais

193 Lake Promenade, Toronto, On, M8W 1A6

I am registering as a Participant in the current appeal regarding 220, 230, & 240 Lake Promenade and 21 & 31 Park Boulevard. I live at 193 Lake Promenade in the neighbourhood of Long Branch. This application, if approved, directly affects me.

I wish to express my objection to the Applicant's proposal. I am a member of the working group invited by City Councillor Morley to participate as a neighbourhood representative in a series of four meetings with the Applicant, City planners, members of the Councillor's office and other neighbourhood representatives. We had the opportunity to review and discuss the Applicant's proposal. I had the opportunity to see the Applicant's plans and hear from the Applicant firsthand throughout these meetings, allowing me to witness a profound and disturbing disconnect between the Applicant's undeterred commercial desires and the needs and hopes voiced loudly by the community.

I am equally concerned that the current legal requirements of the City of Toronto's long-standing long-term plan, building code and by-laws appear to be largely disregarded by the Applicant.

Key issues of concern:

Density: I understand the current number of residential units on the site is 548. The proposed number of residential units, as last indicated to us by the Applicant was more than 2000. The site's proposed density is unprecedented in the neighbourhood of Long Branch and exceeds the Site and Area Specific Plans for the Avenues and the PMTSA where density is directed. This site is not located in either area warranting relief on density. The community reasonably anticipates that the resulting population increase, in essentially a single block, will have multiple adverse effects upon the community and the neighbourhood. Additionally, the neighbourhood does not have sufficient infrastructure for such population growth. (Schools, libraires, public parks, public transit, police and fire services, etc.)

Traffic: Increased traffic to and from this development will lead to significant congestion and multiple safety hazards. The site is serviced only by local roads and is not on any transit line. It contravenes the intent and purpose of the Growth Plan where growth is directed to the Avenue (Lake Shore Blvd West), the Protected Major Transit Area (PMTSA) of Long Branch GO Station and Site and Area Specific Plan 23 where transit is available. It is notable that in our meetings with city traffic planners, they were unable to substantiate the methodologies used for the traffic studies, upon which their current beliefs about traffic flow are based. When pressed, they could not express certainty about the conclusions of their own studies.

Height: The current proposal has 7 story buildings being replaced by towers of up to 30 stories in height. This is in a neighbourhood that, other than the current site is predominately populated by one- and two-story homes. The proposed height is unprecedented and completely inconsistent with the character of the neighbourhood. I believe the current permitted height on the site is only 20m. Towers of the proposed height would obstruct views and sunlight for surrounding residents. We spent over \$35,000 to install solar paneling on our roof. The proposed structures would undoubtedly decrease the amount of energy that our roof generates.

Parking: The development proposes approximately 1400 parking spots for 2000+ residential units. Given the site is almost 1km from public transit and 1.8km from the closet GO station there will be a high propensity for residents to drive and to have vehicles. Despite the questionable incentives that the applicant intends to use to encourage residents to take public transit, it is still highly likely that there will be insufficient parking onsite, forcing cars to park on the neighbouring streets, which would further increase both traffic challenges & safety concerns

Trees: The intensification on the site will result in significant tree removal and/or damage, which would adversely affect local ecology, biodiversity, green infrastructure and aesthetics. One of the forestry representatives we spoke to in the meetings "hoped" many of the large trees on site would survive.

Construction period: The applicant has indicated an estimated build time for this project of 13 to 15 years. That will mean 13 to 15 years of daily noise, dust and navigating streets full of construction vehicles and workers. For some parents, it means their children will live their entire childhood at the edge of a construction site. For those community members in their later years, it means they will experience this for the remainder of their lives. We (and many of our neighbours) moved to this neighbourhood because it is quiet, peaceful and tucked away from the hustle and bustle of much the rest of the city. Many of the neighbours shockingly, are for the first time contemplating moving, should the province allow this development to go forward.

We love this neighborhood. Please do not allow this proposed development to undermine all that we and our neighbours love.

Sincerely,



J. Mitchell Fairrais