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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: 2024/10/05

Case Information

Tribunal Case No.: OLT-24-00082

Date of Case Management Conference/Hearing: 2024/10/18

Contact Information

Last Name: Travaglini

First Name: Lee

Company Name:

Telephone Number: 6478850723

Email Address: lee@glkinc.com

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 statement

To whom it may concern,

My name is Lee Travaglini, and I reside at 10 Muskoka Ave in the Long Branch neighbourhood. The proposed application, if approved, will directly affect me. I would like to respectfully register as a participant in the current appeal regarding this development.

I was involved in the Long Branch Working Group alongside the City of Toronto and the applicant. Despite four meetings, the applicant chose to disregard the feedback, research, and data provided by the working group. Not a single concern was addressed, even though the City of Toronto supported many of the points raised by the committee. These concerns included the project's density, the displacement of low-income individuals, the unreasonable project timeline, and the lack of supporting infrastructure.

It became evident that the applicant did not prioritize the interests of the neighbourhood, its residents, or those directly impacted. The proposal, along with subsequent modifications, failed to reduce density, added no value to the community, and contradicted several policies established by both the neighbourhood and the city.

The last thing we need is unaffordable housing that displaces low-income families, with the potential risk of the project becoming financially unsustainable (as was the case with Grand Mimico Central).

I understand you have received several objections to this proposal, and I, too, believe that this application does not align with good planning principles, as outlined in subsection 51(34) of the Planning Act. Our primary concerns include, but are not limited to:

- **Density:** The 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.
- **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 Blvd), the Protected Major Transit Area (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 Third Street, Thirty Fifth Street and Thirty Sixth Street are not listed as Major, Minor or Arterial Roads under the 2018 City of Toronto Roads Classification of Streets List.
- **Waterfront Trail:** Lake Promenade is also known locally as the Water Front Trail, nationally as the Great 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 the 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. It is a destination for residents and visitors year round. Diverting density from the Avenue to this site will dramatically increase local traffic, create safety concerns and undermine the current and planned use of Lake Promenade.
- **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 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 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 20m. 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.
- **Tree Removal:** The site today presents as a naturalized park 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 ROWs 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 our 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% owners - 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. " (Note: Latest Census data shows 2,575 households as renters and 2,240 as owner households) 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.

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

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