



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 Attachment 1.0

Attachment 1.0**Participant Statement for Mr. David Weishuhn and Mrs. Laurie Weishuhn
(OLT-24-000882) The Lake Promenade Real Estate Co-Tenancy**

My husband and I chose Lake Promenade in Long Branch to invest in and build our family home in 2010. We chose Long Branch because of the characteristics of the neighborhood, populated with unique, low rise dwellings and unobstructed 360 degree views of tree canopy and sky. It is a treasured residential enclave, populated with one of a kind, heritage and early 20th century cottage style homes. The application, if approved, will directly and negatively affect the quiet, peaceful quality of life for the people of Long Branch. As such, we wish to register as participants in the current appeal to the OLT for this application.

Our primary concerns include, but are not limited to:

- **Height:** The proposed height of the development is unprecedented in Long Branch and will obstruct views and light for existing residents, leading to significant shadowing issues for the immediate neighbours and across the broader neighbourhood.
The permitted planned heights of 4 to 6 storeys along Lakeshore Blvd. W. (which was studied and approved for the Growth Areas on Lakeshore Blvd. W.), is in stark contrast to the 9 towers ranging from 12 to 30 storey buildings this application proposes. It is inconceivable to think that the City would approve up to 30 storeys in the residential heart of Long Branch, when it is restricted to approving only up to 6 storeys along our adjacent major arterial road.
- **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. The scale of the proposed project is completely inconsistent with the character of the neighbourhood.
- **Traffic:** As the site is serviced only by two lane local roads with no transit line, increased traffic from this development will 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 surrounding the site are not listed as Major, Minor or Arterial Roads under the 2018 City of Toronto Roads Classification of Streets List.
- **Loss of light:** 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 will affect the neighbourhood with extensive shadowing that will extend to properties up to 4 blocks away in the Neighbourhood. The proposed buildings also create significant shadowing within the site, blocks migration paths, creates wind tunnels and amplifies sound.
- **Tree Removal:** 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.
- **Significant loss of property value**
Homes and properties in the neighborhood will experience loss of property value. This has already begun in the neighborhood as the negative impacts of this development become more widely known and feared by home owners and potential purchasers alike.
- **Reduction in affordable rental stock**
According to the latest census data, 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

Attachment 1.0

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the affordable rental stock in the community. " This development alone would shift the ratio to 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.