



Ontario Land Tribunal

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Web Site: olt.gov.on.ca

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 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 explanation of your reasons in support of your position. You may also provide documents or attachments to support your request. The information you provide will be your participant statement.

Participant Statement

I live at 21 Park Blvd, (Etobicoke, ON) in one of the proposed buildings to be demolished by my family. I respectfully wish to register as a participant in the current appeal regarding the site as it is serviced only by local roads and is not on any transit line. Increased traffic from the proposed buildings creates safety hazards - especially around James S. Bell School. It contravenes the intent and purpose of the Protected Major Transit Area (PMTSA) of Long Branch Avenue (Lake Shore Blvd), where transit is available. The local roads of Long Branch Avenue, Chapel Lane, Third Avenue, and Fourth Avenue are not listed as Major, Minor or Arterial Roads under the 2018 City of Toronto Roads and Transit Study. Affordability is a core principle of the right to adequate housing under international human rights principles and should be a meaningful consideration. Destroying affordable housing with a 10-15 year replacement cycle is not in the public interest. This area is not designated for high growth, and the proposed height of 30 stories is much less than what is reasonable in the middle of an established residential community of low-rise buildings. The construction of these out-of-proportion buildings will affect the community affected by the construction of these out-of-proportion buildings. While the developer

minimum standards for creating "complete communities," as outlined in the Provincial Policy Statement. The development proposal to increase the number of residential units, it doesn't promote efficient land use supports required by section 2.2.1 of the Statement. The area has had episodes of flooding. From the development, the viability of a 2-story underground car park. Destruction of 140+ mature healthy trees within the development, there are bike racks in the development, the lack of bike lanes limits the viability of active use. This development proposal fails to accommodate a mix of land uses and multi-modal transportation within the area, which contradicts section 2.1.6 of the Provincial Policy Statement. The lack of public transit and vehicular traffic in the area, which is only serviced by local roads, raising concerns about accessibility, particularly concerning for the many elderly and disabled residents in the area and living in the area.

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 of the proceeding.
5. In accordance with the *Freedom of Information and Protection of Privacy Act* section 9 of the *Statutory Powers Procedure Act*, all information collected is available to the public subject to limited exceptions.