



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 OLT-24-000882 - Participant Mohammed F
Mia

I support Annie Dell's request to adjourn the October 18th Case
Management Conference to a date in February 2025.

The Tribunal case number is: OLT-24-000882

The Lake Promenade Real Estate Co-Tenancy V Toronto (City)

Participant Status:

Mohammed F Mia

202 Lake Promenade, Toronto M8W 1A8

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I respectfully register as a participant in the current appeal regarding 220, 230 and 240 Lake Promenade and 21 & 31 Park Boulevard.

This application, if approved, directly affects me.

I live at 202 Lake Promenade in Long Branch. My family has been, and is, a part of this community of Long Branch for well over 40 years. We've lived in the same home for all that time and our home is directly adjacent to the proposed building project (220 Lake Promenade Application Number: 23 134668 WET 03).

I attended a meeting in person with the Long Branch Neighbourhood Association, my fellow citizens of Long Branch, members of the Councillor Morley, staff from her office and the Toronto City planning group and proponents of this project.

I cannot adequately emphasize how troubling and concerning it was for me to witness the sheer audacity of the proponent's plan: the scope, size and scale of the project. During the developer's presentation, it struck me that the proponents of this undertaking were largely unaware and/or uninterested in balancing their business interests with the needs and concerns of our community of Long Branch. **The legal requirements of the City of Toronto's long standing long term plan, building code and by-laws was in large measure disregarded.**

This project will have an adverse effect on our community –the items listed below speak to some of those impacts. ***Nowhere in the proponent's plan is there a recognition of the loss of a quality of life as it relates to the current residents of Long Branch.***

Below are some of the major concerns that I have as they relate to this project – this is not an exhaustive list:

Density:

1. Current Configuration:

Five 7-story building (20 m height limit) with a total of 548 residential units

2. Proposed Configuration:

Nine 12-story-30-story towers totalling 2021 residential units. At least two of the structures (rental units) will be 30-story buildings.

This proposal far exceeds the density guidelines in the existing bylaws. With respect to the wider Long Branch neighbourhood buildings ranging from 12-30

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will significantly and dramatically exceed the permitted height of low-rise (4-6 floors) buildings.

This proposal will significantly increase the number of market rate (high priced) condominiums and do nothing for creating more affordable rental units.

Existing tenants will be relocated for the duration of construction of rental units and will be given an option to resume tenancy in the new rental units – their “temporary” relocation will in all likelihood span more than a year.

As well, there is absolutely no assurance or guarantee for the provision of affordable rent-controlled housing for new lower income renters.

Height and Shadows

The height of the proposed towers is of great concern. It will alter and impact, negatively the surrounding neighborhood. The City's building policy as it relates to shadows cast on neighbouring homes when a building project is proposed.

In my case, as an immediately adjacent property, I will receive NO direct sunlight in my backyard in the afternoon!!!

Timeline:

- The Developer estimates the construction timeline to be 13 to 15 years with commensurate disruption that comes with such a large project.
- All current tenants would be evicted at some point during the construction phase.

Traffic:

The traffic on Lake Promenade and neighbouring streets will overwhelm already busy streets. None of the streets around this project are deemed to be safe for transit – they're classified as **local roads not arterial**.

You'll also note that a sizeable portion of Lake Promenade in the vicinity of this project do not have sidewalks. Lake Promenade already struggles with a two lane road (30 km/h zone) supporting competing demands (auto traffic, street parking, biking lane and pedestrian traffic).

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It would be unreasonable and hazardous for the city to permit additional traffic as a result of this project.

As a result the pedestrians are forced to walk on the street - increased traffic from the additional traffic this project will no doubt increase the danger of serious injuries and or fatalities,

Waterfront Trail:

Lake Promenade is part of the Waterfront Trail. As such, it supports a high volume of cycling traffic and weekends are especially busy with high volumes of pedestrian traffic (residents and "tourist") visiting the area parks – in this case Marie Curtis Part and Colonel Samuel Smith Park anchor the two ends of Lake Promenade.

Infrastructure:

Additionally, the capacity of public service providers (schools, libraries, public parks, public transit, police and fire services etc.) will be severely strained.

Flight Path - Air Traffic

This site is on the flight path to Toronto Pearson airport. With at least two 30-story towers being proposed in this project the impact of flight paths and the need to reroute them may prove problematic and it will impact other parts of our community in Long Branch: Noise pollution and flight safety

Avian Migration Route

The development of this site will result in significant adverse impacts on the migratory paths of avian flocks. The attendant danger of glass clad building and bright lights is well documented.

The wind-tunnel effect and amplification of sound in the spaces between the towers has not been addressed satisfactorily.

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Tree Canopy:

Recognizing the value of mature trees and their critical role in the ecosystem, multiple levels of Government, including the City of Toronto, has for years encouraged residents of Long Branch to increase the tree canopy. This proposed building project will cause the destruction of well over **100 mature trees** along with the attendant negative impacts to our local climate, the wildlife and the residents of Long Branch. The maintenance of a mature and vibrant tree canopy contributes directly to the feeling of wellbeing and a canopy softens the hard edges of urban living.

Subterranean Streams and Waterways:

Concerns regarding the flow of water in subterranean streams has not been addressed. Disrupting existing underground streams during construction will cause neighbouring properties to run a significantly greater risk of flood damage. I have such a waterway in my back yard.