



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:

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

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

My name is Elizabeth McCullough and I live at 37 Long Branch Avenue – 4 houses north of the intersection of Long Branch Avenue and Park Boulevard. My husband and I raised our family here and have lived in our home for more than 20 years. We are both recently retired.

Here are some of my concerns:

Density

The proposal recommends a more than 300% increase in the number of units – from approximately 550 to more than 2000. I understand the need for increased density in the city and therefore the need for more housing but there also needs to be a consideration for what is appropriate in a specific location. The scale of this proposed development is far too large for this particular location in the middle of a quiet, suburban neighbourhood. Eviction of Current Residents This development is not intended to provide additional affordable housing. It does, however, require the temporary eviction of residents of approximately 548 units. These are members of our community. Many are long time residents. Many are elderly. Many are low income earners or on fixed incomes. While the applicant has stated that the demolition and building will be in phases, many people will be forced to relocate during the process, mostly likely out of the neighbourhood they call home.

Height

The current 7 storey limit is a key reason why Long Branch has been able to maintain its residential character.

Quoted from the proposal: “The proposal would see the aging buildings demolished and replaced with modern buildings *significantly* larger in size. Two of the buildings would contain replacement rental suites, while the others would be condominiums. The design divides the site into North and South blocks via a proposed new public road. Buildings on the North Block would stand at 12 storeys or about 40.8m tall. On the South Block, buildings on the west and east sides would stand either *12 or 14 storeys* (up to 49.53m tall), while two towers in the middle would be *30 storeys* or 97.28m tall.”

The existing buildings are 7 storeys tall. These proposed heights are dramatically beyond those on Lakeshore Blvd West and well outside of the character of the neighbourhood. The proposal claims that the development will enhance the neighbourhood. The massive scale of this project in the middle of a suburb that consists of low-rise structures is simply inappropriate. Buildings of this scale should be on major roadways. The City of Toronto is currently considering increasing the height allowance for residential buildings on main streets to 11 storeys; far less than what is being suggested for The Lake Promenade Real Estate Co-Tenancy.

Parking

Other changes, like lot splitting and the proposed multiplexes, are already increasing the number of cars parked on the streets which reduces visibility (safety) of pedestrians and lowers the esthetic value of streetscapes. Lake Promenade is part of the Waterfront Trail which is popular with bicyclers, walkers and runners. There are already many parked cars along the road making it hazardous. The increased number of vehicles during and post-construction with the additional units proposed will surely exacerbate this situation.

Traffic

The additional 1,444 units will result in a dramatic increase in traffic on Long Branch Avenue, Lake Promenade, 33rd Street, Chapel Road and 31st Street (home to James S. Bell School) particularly, with increases also on surrounding streets. With the number of young families with children as well as seniors in the neighbourhood, this is a serious safety concern. The additional traffic will also increase the noise level in the neighbourhood. This is an old neighbourhood with relatively small streets – a development like this needs much more significant road access which cannot be accommodated in Long Branch.

Environmental Impact

Demolition and reconstruction, expected to take place over many years, has a very large environmental impact – particularly demolition. Excessive noise, dirt and dust will be something area residents will be forced to live with for a very extended period of time. My understanding is that the total time for demolition and construction could be in excess of ten years. Current renters in the apartments and homeowners for blocks around the development will be severely impacted.

To summarise, this proposed development is much too large for Long Branch. A project that will dramatically alter the character of this neighbourhood should not be approved. Development should be appropriate and reasonable. Tall towers should be located on major streets.