



Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
Tel: 416 212-6349 | 1 866 448-2248
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.

Request Date (yyyy/mm/dd): 2021/10/05

Case Information

Tribunal Case Number: PL210291

Date of Case Management Conference/Hearing (yyyy/mm/dd): October 19, 2021 10am

Contact Information

Last Name: Silva

First Name: Mario

Company Name: (co-chair of the) Junction Residents Association

Telephone Number: 647-705-4766

Email Address: junctionra@gmail.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:

Dear tribunal member, this statement is submitted on behalf of the Junction Residents Association comprised of 8 directors and 50 members who reside within the geographic area described generally between Jane St (to the west), Keele Street (to the east), Annette Street (to the south), and the railway corridor (to the north between Dundas and St Clair Avenue). The association was formed in November 2020.

Our interest in this hearing stems from concerns about the precedent setting nature of development in the absence of local policies beyond existing provisions in the Official Plan and midrise guidelines that impact applications along the 'avenues' which Dundas Street is designated as.

While we recognize that the official plan sets the aspirational framework for development across the City, the Zoning By-laws are being crafted to implement policies into site specific standards without a local 'lense' to assess them. The City's zoning by-laws are a 'work in progress' and revised haphazardly in response to development pressures led by individual application proposals such as this one.

This proposal embodies the challenges our association faces in failing to identify and address key areas of concern; an acceptable transition in scale to surrounding properties; height and setbacks that are consistent with a local vision for Dundas; design guidelines that reflect the local building typology; servicing preferences that have repercussions for the evolution of laneways amidst their increasing use as an amenity and primary access for housing; and finally, the opportunity that has been missed by municipal planning officials to appreciate its context, and target the 'Junction' for a study to clarify local aspirations for change which is inevitable and the source of much consternation despite Official Plan policies to maintain growth and stability in our neighbourhoods and communities.

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.