



LYTTON PARK RESIDENTS' ORGANIZATION INC.  
Box 45031, 2482 Yonge Street  
Toronto, M4P 3E3

Via Email: [OMBReview@ontario.ca](mailto:OMBReview@ontario.ca)

December 18, 2016

Hon. Bill Mauro, Minister of Municipal Affairs  
Hon. Yasir Naqvi, Attorney General  
Ontario Municipal Board Review, Ministry of Municipal Affairs  
Provincial Planning Policy Branch  
777 Bay Street, 13th Floor  
Toronto Ontario M5G 2E5

**SUBJECT: Review of the Ontario Municipal Board ("OMB")**

Dear Sirs:

Lytton Park Residents' Organization Inc. ("LPRO") represents approximately 3,000 households in the Lytton Park area bounded by Avenue Road, Lawrence Avenue West, Yonge Street and Roselawn Avenue.

As part of Toronto's Ward 16, LPRO's catchment area is undergoing substantial redevelopment pressure. Approximately 25% of the Committee of Adjustment applications in North York's 11 Wards are in Ward 16. There is an ever increasing number of proposals whereby the developer, unwilling to accept the established by-law standards even on a new single detached dwelling, seems to include the possibility of an appeal to the Ontario Municipal Board as part of the development process. Most of those appeals are successful. We are also seeing an ever increasing number of larger developments.

On behalf of the members of LPRO who for many years have asked for a review of the Ontario Municipal Board ("OMB") process, we want to thank the Government for releasing a Public Consultation Document that comprehensively and fairly outlines most of the key issues and trade-offs involved in balancing competing interests.

*<https://lpro.wordpress.com>*

Our residents are often astonished to discover that in order to protect their neighbourhoods from overdevelopment, they often must defend city policies/by-laws, the official plan and regulations at the OMB when city council and/or planning staff fail to do so. To make the situation even worse, the appeal is treated as “de novo”. They are immediately at a major disadvantage trying to defend their community against the well-financed, prominently represented, professional builders and developers. The expense of finding and retaining representation (expert witnesses) is impossible for most neighbours and resident groups. They are regularly reminded of this by builders and developers who are confident that they can successfully appeal without major opposition from other parties. This funding inequality must be remedied.

We have read and fully support the recommendations in the Federation of North Toronto Residents’ Associations’ Review of the Ontario Municipal Board (as per attached documents listed below and dated 18 December 2016) and welcome hearing of the changes that will be introduced as a result.

Sincerely,

Arlena Hebert,  
President

Attachments: FoNTRA\_EXEC\_SUMMARY.pdf  
FoNTRA-OMB-Reform-2016-12-18.pdf

Email copies:

Hon. Kathleen Wynne, Premier of Ontario and MPP, Don Valley West  
Mr. Patrick Brown, Leader of the Official Opposition and MPP, Simcoe North  
Ms. Andrea Horwath, Leader, New Democratic Party and MPP, Hamilton Centre  
Mr. Mike Colle, MPP, Eglinton-Lawrence  
Dr. Bruce Krushelnicki, Executive Chair, Environment and Land Tribunals Ontario  
Mayor John Tory and Toronto City Council  
Ms. Jennifer Keesmaat, Chief Planner and Executive Director, City of Toronto  
FoNTRA Members and Others