



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

November 30, 2018

Via Email: adam.wills@toronto.ca

Chair and Members of the Committee of Adjustment, North York District
North York Civic Centre, 5100 Yonge Street,
Toronto, Ontario M2N 5V7

**Re: File # A0766/18NY – 744 Duplex Avenue
Committee of Adjustment Hearing – December 6, 2018**

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.

The above application to the Committee of Adjustment seeks to construct a modern, two-storey addition on the back of the heritage designated Snyder Home, one of the oldest private homes, and the only surviving Yonge Street Loyalist farmhouse in the city. The Snyder Property was designated under Part IV of the Ontario Heritage Act by By-law No. 785-79 69-89 on September 17, 1979.

While we appreciate the new owners' desire to increase the size of their living space and modernize the interior, the design of the addition - modern-square, flat roofed - is completely out of keeping with the existing home's heritage and red-brick, regency-style architecture; a residence that has been lovingly cared for and respected for almost 200 years. We believe that the modern addition fails to satisfy the Planning Act test for minor variances – "The proposal is desirable for the appropriate development or use of the land and/or building." It would completely disfigure the beauty and heritage attributes of this home.

The Heritage Staff Report states that "the proposed variances should have a limited impact on the heritage structure. Should the Committee approve the application; HPS staff will continue to work with the applicant in conserving the heritage attributes of the property identified in the Designation By-Law." However as there does not appear to be Heritage Assessment filed with the Designation By-law, the heritage

<https://lpro.wordpress.com>



attributes have not been enumerated. As such we believe that an up-to-date heritage assessment is required before the application can be properly considered regarding minor variances.

Out of an abundance of caution, as there is no going back once the building has been altered, we would ask that the item be deferred until such time as an updated Heritage Assessment, applying current Heritage Preservation Services' state-of-the-art research and more fulsome detailed assessment of the heritage attributes of the property is conducted, and reporting procedures are completed to the satisfaction of the City's Heritage Preservation Board.

In addition, we would like to express our strong opposition to Variance # 3 which proposes a balcony or platform of 10.73m² on the third-storey of the rear addition. At almost 3 times what is permitted, such a large platform and its potential for noise, privacy, and overlook, would adversely affect the use and enjoyment of the rear yards of the surrounding neighbours. The rear yard of the subject property has ample space including spacious at-grade amenity area with a large deck and swimming pool.

In summary, we would ask that you **defer the application until after a Heritage Assessment is completed to the satisfaction of the City's Heritage Preservation Board.**

Yours sincerely,

Maureen Kapral
Member, Board of Directors

E-mail copy to: Councillor-Elect Mike Colle, Ward 8 Eglinton Lawrence
Joe Muller, Program Manager, Heritage Preservation Services
Lynda Moon, President, North Toronto Historical Society
Joe Nanos, Director, North York Community Planning