



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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16 December 2019

12th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Marilyn Toft, councilmeeting@toronto.ca

Dear Mayor Tory and Members of City Council:

PH11.14 Committee of Adjustment Applications Analyses and Service Improvements

Lytton Park Residents' Organization echoes the report submitted to the Planning and Housing Committee by FoNTRA on December 10, 2019, and their recommendation: *that the review recommended by the Special Committee on Governance (GV5.1) to be undertaken "in partnership with a post-secondary institution" be a comprehensive End to End Review focused on outcomes, as referenced in the FoNTRA report; "Minor" Residential Planning and Development Decision-Making in Toronto, and that residents be consulted in the review.*

In our neighbourhood, we have seen many examples of a single-family home that conforms to the character of the majority of homes on a street, being demolished and then replaced with a higher, longer, single-family home that is out-of-character for the neighbourhood. If the North York Committee of Adjustment refuses the developer's requests for excessive variances to zoning by-laws, the developer then appeals to the OMB/LPAT Tribunal. The developer hires experienced planners and lawyers, who are often well known to the Tribunal. The residents who will be living near to the proposed out-of-character house are normally not experienced in putting forth legal and planning arguments to the Tribunal. They do see, however, that the request for variances in the plans being proposed will result in a building that will jut higher over their home, will intrude far back into their backyard living space, and will be a jarring contrast to the rest of the homes on the street.

Sincerely,
Maureen Kapral
Vice-President, LPRO