



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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20 February 2025

North York Committee of Adjustment
coa.ny@toronto.ca

Dear Members of the North York Committee of Adjustment:

237 Glenview Avenue
File No. A0482/24NY
Hearing Date: March 6, 2025

Letter of Objection

The Lytton Park Residents' Organization (LPRO) is an incorporated non-profit organization, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

This application had been deferred from the November 7, 2024, hearing date in order to allow the applicant to consult with neighbours and Community Planning. The proposal in its current form, however, still fails to meet the requirements for a minor variance application. As stated in the City's Planning Report of October 31, 2024, ***The proposed variances are not consistent with the neighbourhood and are a significant change to the existing character of the neighbourhood, and do not meet the intent of the Zoning By-law.***

The applicant indicates that six of the previous eight variances have been addressed, but there have been minimal design changes or adjustments to massing. The revised plans do not respect the prevailing character of the street.

The Examiner's Certificate dated January 31, 2025, states "that certain requirements of the City's Zoning By-law(s) and/or other Applicable Law, as set out in Division A, Part 2, Article 1.4.1.3 of the Ontario Building Code, have not been satisfied." The proposed width of the driveway is 0.46m/1.5ft wider than permitted. The proposed floor space index (fsi) is 0.66 times the area of the lot. This is nearly double the permitted 0.35 fsi, and much greater than recent rebuilds over the past 5 years that have averaged an FSI less than 0.55.

The City Planning Report, dated October 31, 2024, for the initial application states, *Staff are of the opinion that the intent of the Official Plan and Zoning By-law related to building height and main wall height is to promote change in an established neighbourhood but in a sensitive and gradual manner that respects the existing physical character of the neighbourhood. The proposed variances are not consistent with the neighbourhood and are a significant change to the existing character of the neighbourhood, and do not meet the intent of the Zoning By-law.*

Glenview Ave between Avenue Road and Rosewell Avenue has a unique consistent character where the few rebuilds that have occurred generally have been designed respectfully. This proposal has an integrated garage built on-grade at the front of a 3-story house and it has an elevated first floor. It does not maintain the

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architectural pattern of the street. There is but one two-story rebuild on the street that has an integrated garage and this building has kept to the original width of the prior home.

All homes on this block of Glenview Ave have a laneway access on at least one side of their property, with the exception of the four original homes at the northeast end of the street and these have a backyard lane access. The proposed design for 237 Glenview eliminates the laneway: the east sideyard is set back at only 0.9m, and there is minimal setback on the west side of the house. The width of the proposed building creates excessive massing that is out of sync to the rest of the street. [Glenview Ave homes \(Google Maps\) between Rosewell and Avenue Road](#) displays the rhythm and harmony of the street and supports the neighbours who find that the plan, as proposed for 237 Glenview Avenue, is not consistent with the existing character of this neighbourhood.

The initial report of Planning Staff remains valid, that “the requested variances do not meet the general intents of the Official Plan and Zoning By-law, especially with concerns to dwelling height, scale, massing, privacy and existing physical character.”

The Lytton Park Residents’ Organization requests that this application be refused.

Sincerely,

Maureen Kapral, President
Lytton Park Residents’ Organization

c Deputy Mayor Mike Colle
Casey Richardson, Planning and Development, Councillor Colle’s Office
Jenny Kottas, Application Technician, Jenny.kottas@toronto.ca