

Stop the 54-Unit Development at 340 St. Clements Avenue

Date: August 23, 2026

Dear Neighbour,

Our community faces a critical challenge.

Despite overwhelming resident opposition, the applicant for 340 St. Clements Avenue appealed the Committee of Adjustment's unanimous refusal of 11 zoning variances to the Toronto Local Appeal Body (TLAB).

We, the local residents, need your financial support to retain independent legal and planning representation to protect our neighbourhood's character, safety, and quality of life.

What Happened: In June 2026, the new owners of 340 St. Clements Ave applied to build a 24-metre high, 6-storey, 54-unit apartment building at the northeast corner of St. Clements Ave and Avenue Road.

The application requested 11 zoning variances, including reduced setbacks threatening school children and senior safety, minimal landscaping, inadequate parking, no loading zone causing increasing congestion, and shadowing over nearby houses.

At the July 9, 2026 Committee of Adjustment hearing, many nearby residents and organizations, including LPRO (Lytton Park Residents' Organization), FoNTRA (Federation of North Toronto Residents' Associations), and the Allenby Parents' Association spoke against it.

The North York District Panel unanimously refused the application citing massing, congestion, setbacks, and pedestrian safety concerns.

The Appeal: On July 29, 2026, the applicant filed a Notice of Appeal with Toronto Local Appeal Body (TLAB).

While City Council authorized the City Solicitor to oppose the appeal, residents need independent representation to ensure our specific interests are fully addressed and advocated. City Planning may not provide expert testimony, and even if they do, their mandate is to represent the City's interests—not ours.

Why We Need Your Help: LPRO, on behalf of its residents, engaged an experienced community planner to review the application and advise the residents. He recommended that to effectively present our case at TLAB, we must retain an independent lawyer to advocate for residents' interests. Expert witnesses (planners, transportation consultants) will help our lawyer represent our neighbourhood's interests.

The estimated cost is \$20,000 based on past experience and discussions with individuals familiar with the process. At an average donation of \$50 each we need approximately 400 neighbours to contribute.

How to Donate: Donations of any amount are welcome to LPRO, who will record and track these donations on behalf of residents. LPRO is a non-profit organization, not a registered charity, so donations are not tax-deductible. Unspent funds will be returned to donors on a pro-rated basis, or you may opt to leave funds with LPRO for future development hearings.

To donate, please go to the LPRO website: <https://lyttonparkro.ca/join-volunteer-donate/>.

- Interac e-transfer: send to etransfer@lyttonparkro.ca with '340 St Clements Ave' in the Description and note whether you wish the return of your pro-rated funds or to leave the funds with LPRO;
- Cheque: mail with a note indicating whether you wish the return of your pro-rated funds or to leave the funds with LPRO; or
- PayPal/Credit Card: select '340 St Clements Campaign – or other purpose if not needed' or '340 St Clements Campaign – please refund if not needed' as the Donation Type.

Our Community's Future: This appeal is about more than one building. It's about preserving the character of our neighbourhood, protecting our children and our seniors safety, and ensuring responsible development that respects our neighbourhood's needs. We stood together at the CoA hearing—now we must stand together again.

Please consider donating today. Together, we can ensure our voices are heard at TLAB and protect what makes our community special.

Sincerely,
Lytton Park Residents' Organization on behalf of your neighbours and our neighbourhood,

For questions or to volunteer, contact: Dan Chan at dan.chan1@sympatico.ca

P.S. If you've already donated, thank you! Please share this letter with neighbours who may be unaware of the appeal. Every contribution strengthens our case.