



LYTTON PARK RESIDENTS' ORGANIZATION INC.  
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April 28, 2017

Via Email: nycc@toronto.ca

Chair Maria Augimeri and Members of North York Community Council  
c/o Francine Adamo, Secretariat Contact  
North York Civic Centre, Main Floor, 5100 Yonge St.  
Toronto, ON M2N 5V7

**Subject:** NY22.6 Status Report - Avenue Road Study Area (all properties fronting onto Avenue Road from Wilson Avenue to Lawrence Avenue West).  
File No. 15 258935 NNY 16 OZ

On behalf of the Lytton Park Residents' Organization I write in response to the above Report from the Director, Community Planning, North York District dated April 20, 2017. We were very pleased to read Staff's update on the implementation status of the Council adopted recommendations from the City-initiated Avenue Study for Avenue Road from Lawrence Avenue West to Wilson Avenue and we look forward to their implementation.

One particular ongoing concern of ours is the deficit of greenspace; parkland and trees. As stated in the Report "the Avenue Road area has a very low tree canopy of less than 10%. This is lower than many other commercial main street areas in Toronto. An improved tree canopy would improve the appearance of the area, improve the microclimate, assist in stormwater management" (major problem in this area) "and help the City to achieve its city-wide tree canopy target of 40%".

A solution would be to repurpose the TTC Roe Avenue bus loop as a parkette as set out below taken from the Report as follows:

**Recommendation 10**

*“Direct Parks, Forestry and Recreation and Real Estate staff, to acquire the Roe Avenue Bus Loop should it be declared surplus by the TTC, and create a parkette on the Avenue Road frontage of these lands.”*

*The existing bus loop on the west side of Avenue Road between Roe Avenue and Old Orchard Road is underutilized. The property has many redundant hydro poles dating back to the electric trolley buses on Avenue Road. TTC service was removed from the loop in 2005, but it is used for occasional bus short turns. The TTC shelter on the property is used by riders using the Avenue Road bus. The property has not been declared surplus by the TTC. The narrow width of the property limits development potential but it is ideally situated for a parkette. Once declared surplus, priority should be given to retention for parkette use.”*

The report goes on to recommend additional parking should be sought where it is needed much further south as set out in the following recommendation:

**Recommendation 19** *“Direct the Toronto Parking Authority to investigate opportunities for new public parking lots and underground structures on Avenue Road between Lawrence Avenue and St. Germain Avenue” (well south of the Roe Bus Loop Property) “as opportunities arise with redevelopment of lands abutting Avenue Road. Discussions are ongoing with the Toronto Parking Authority to add additional parking spaces in new mixed use buildings as planning staff receive development inquiries and applications.”*

In conclusion, we were very pleased to learn that the community planners initiated and met with the two adjacent residents’ groups several days ago to review the findings in this report. We believe that these kinds of collaborative partnerships between resident groups and city staff will result in a revitalised and welcoming community for residents and retailers alike.

Your truly,  
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c.c. Councillor Christin Carmichael Greb  
Councillor Josh Colle, Chair, Toronto Transit Commission  
Councillor Mary-Margaret McMahan, Chair, Parks and Environment Committee  
Jennifer Keesmaat, Chief Planner and Executive Director, City Planning  
Joe Nanos, Director, North York District  
Cathie Macdonald and Geoff Kettel, Co-Chairs, FoNTRA