



## 250 Lawrence Ave W Update

The Medical Building on Lawrence just east of Avenue Road has been purchased by a developer. An application has been made to demolish it and construct a 12-storey residential condominium building containing 241 dwelling units with three levels of underground parking. It will front on 250 Lawrence Avenue West and also have two 3-storey semi-detached dwellings fronting onto Glengarry Avenue.

Graywood Developments, 2418832 Ontario Inc., and 2419732 Ontario Inc. have appealed to the Ontario Municipal Board (OMB) asking them to change the property designation from "neighborhoods" (residential uses in lower scale buildings such as detached houses, semi-detached

houses, duplexes, triplexes, semi-detached and walk-up apartments up to four storeys) to "apartment neighborhoods" so they can build the proposed 12 storeys.

The city is opposed to the application as submitted. The OMB pre-hearing is May 25<sup>th</sup> (PL161134). Staff recommended the City Solicitor, together with City Planning and any other appropriate staff, attend the OMB hearing in opposition to the current proposal.

Special thanks to all our LPRO members who, along with numerous Ward 16 neighbours, wrote to the North York Council supporting the recommendation. Council did adopt the Motion. We have included the link to the March Staff Report which includes the Application's plans as currently proposed.

<http://www.toronto.ca/legdocs/mmis/2017/ny/bgrd/backgroundfile-102083.pdf>

## 18 Month Closure of North Toronto Memorial Community Centre

The closure is expected to start in Fall 2017. LPRO, other resident associations and numerous area residents have asked the Councillor to work with city staff to reduce the closure length. If you are concerned, please contact the Councillor's office. There will be a public meeting regarding the relocation of programs during the closure:

Date: May 17, 2017  
Time: 6:30 pm - 8:30 pm  
Place: North Toronto Memorial Community Centre, 200 Eglinton Ave W

**Jane's Walk** Join the next global festival on May 5th, 6th and 7th, 2017 over 500 walks in 75 cities honouring the legacy of legendary urban activist, writer and one-time Toronto resident Jane Jacobs.

## LPRO's 17<sup>th</sup> Annual



## Chatsworth Ravine

Saturday, April 22<sup>rd</sup> 10 am until noon

Meet at east end of Glenview Sr. P.S. field. Great opportunity for high school students looking for volunteer hours. Gloves and collection bags provided.

## **Doors Open Toronto**

Since its inception in 2000, Doors Open Toronto has attracted more than two million visits to nearly 700 unique locations. It is Canada's largest Doors Open event and one of the three largest in the world.

The 18th annual edition is scheduled for **May 27 to 28, 2017**, and offers an opportunity to see inside more than 150 architecturally, historically, culturally and socially significant buildings across the city.

The 2017 theme is Fifteen Decades of Canadian Architecture and features highlights from each decade since the 1860s, as well as a pre-Confederation cluster. By looking at our architectural, design and urban planning past, we can more easily look ahead to the next 15 decades!

## **Community Environment Day**

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=e20d433112b02410VgnVCM1000071d60f89RCRD>

Tuesday, May 23<sup>rd</sup> from 4 p.m. - 8 p.m.  
North Toronto Memorial Arena,  
174 Orchardview Blvd. (off Yonge St., north of Eglinton Ave. W.)

Great opportunity to get rid of your unused and unwanted household items and help:

- Extend the life of a product by offering it to someone for reuse;
- Ensure that hazardous waste materials are disposed of safely (e.g. desktops, laptops, hand-held portables, monitors, printing devices, etc.) and Household Hazardous Waste (e.g., cleaning supplies and solvents, motor oil, paint, batteries, E-cigarettes, old/unused medication, mercury thermometers / thermostats, pesticides, fluorescent and compact fluorescent bulbs, propane tanks, gasoline, etc.)

## **Should there be rules for short-term rentals in Toronto?**

The term "short-term rental" typically describes rentals that occur over a short period of time (e.g. less than 30 days). Popular online platforms, such as Airbnb, Flipkey, Homeaway, VRBO and Roomorama facilitate bookings and payments for short-term rentals. Short-term rentals may occur in houses, townhouses, second suites, condominiums and rental apartment buildings; and may be operated by both property owners and tenants.

Where: City Hall, Committee Room 2  
100 Queen St W, Toronto, ON

Time: 6:30 to 8:30 p.m.

Date: Wednesday, April 12, 2017

Livestream available at Get Involved Toronto YouTube Channel. Online Survey available <https://cityoftoronto.fluidsurveys.com/s/shorttermrentals/>

## **Backyard Tree Planting Program**

<http://www.yourleaf.org/backyard-tree-planting-program>

## **Neighbour Renovating?**

See the "*Lessons Learned*" flyer on LPRO's web site: <https://lpro.wordpress.com>

## **Committee of Adjustment (COA)**

LPRO continues to advocate for general improvements to the COA process including the removal of the Waiver process for COA applicants. See LPRO's Web site for more information and copies of the letters submitted. We also collaborate with the other Ward 16 Resident Associations on issues of common interest such as flooding, parking, traffic, noise, infill housing, planning and construction.

## **Toronto Local Appeal Body (TLAB)**

On March 29, 2017, City Council passed [Toronto Municipal Code Chapter 142](#) creating the Toronto Local Appeal Body (TLAB) with an effective date of May 3, 2017. If you are appealing a Consent and/or Minor Variance application your appeal will no longer be adjudicated at the Ontario Municipal Board. Toronto has set up its own appeal body. North York Appeals will be heard at the North District Library on Orchardview.

### What does this mean?

Starting May 3, 2017, appeals for **Minor Variances and Consents** from the Committee of Adjustment will go to the **Toronto Local Appeal Body (TLAB)** instead of the Ontario Municipal Board (OMB). See below for details.

### What happens to Committee of Adjustment Appeals starting May 3, 2017?

All appeals are still to be filed with the Manager & Deputy-Secretary Treasurer, Committee of Adjustment and must be filed within the appeal period on the Notice of Decision.

- Appeals filed before May 3, 2017 will stay with the OMB.
- Appeals filed on or after May 3, 2017 will go to the TLAB unless:
  - the decision was already appealed before May 3, 2017; or
  - there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.

### Where can I learn more about where and how to file my appeal?

If you are planning to appeal a decision from the Committee of Adjustment, or are looking for a general overview of the TLAB, the Public Guide is a good place to start. [www.toronto.ca/tlab](http://www.toronto.ca/tlab)

To learn if a decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager for the matter.

To learn if there is a related appeal to the OMB for the same matter, search community planning applications in the Application Information Centre and contact the assigned planner if necessary.

## **COA Mediation Project**

The Mediation Pilot Program is intended to evaluate the benefits of mediation in resolving disputes related to minor variance and consents applications. Mediation sessions forming part of the Pilot Program will be at no cost to the applicant or other affected parties disputing an application and will be conducted in several of the City's Civic Centres. Mediation will be offered on a one-time basis per application, either before or after the Committee of Adjustment makes its decision. For more information contact the North York Committee of Adjustment or your councillor.

**LPRO MEMBERSHIP – JOIN OR RENEW FOR 2017!**

We encourage you to become (or remain) a member of the Lytton Park Residents’ Organization, especially if you care about protecting and advancing the community’s interests and fostering a sense of neighbourhood in our area. LPRO’s membership year extends from January to December, so it’s time to renew your membership for 2017.

Your support helps us vigorously represent our shared neighbourhood interests. Our collective voice has impressive impact and effectiveness in matters affecting our community. Thank you for your continued membership support, it’s pivotal for our representative credibility and funding needs.

There are approximately 3,000 households in the Lytton Park area, bounded by Avenue Road, Lawrence Avenue West, Yonge Street and Roselawn Avenue.

Thank you in advance for your community mindedness and your membership support.

Membership cheques with this form can be mailed to **Lytton Park Residents’ Organization Inc., Box 45031, 2482 Yonge St., Toronto, Ont. M4P 3E3** or dropped off at any one of these addresses:

- ◆ 96 Chudleigh Avenue
- ◆ 235 Glenview Avenue
- ◆ 8 Glencairn Avenue

**2017 Membership Form**

Annual membership is **\$20 per household**. The LPRO’s mission is to maintain and enhance the character of our neighborhood as a safe and desirable place to live by presenting a strong and unified community voice on key issues. To do this we need your support. Please make cheques payable to **Lytton Park Residents’ Organization Inc.**

**Membership Type:** New / Renewal

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Home Phone:** \_\_\_\_\_

**Postal Code:** \_\_\_\_\_ **Other Phone:** \_\_\_\_\_

**Email address:** \_\_\_\_\_

**I would like more information about the LPRO:** Yes / No    **I am available as a community volunteer:** Yes / No

**I would like to help in the following areas:** \_\_\_\_\_

**Comments:** \_\_\_\_\_