



250 Lawrence Ave W Update – OMB Case # PL161134

Lytton Park Residents' Organization, along with Old Orchard Grove and South Armour Heights Residents' associations, received Party Status at the OMB pre-hearing on May 25, 2017.

We requested Party status because we believed that our membership wanted to have an active and officially sanctioned say in what happened to the property which currently provides our community's much valued Lawrence Park Medical Centre on Lawrence just east of Avenue Rd. The property was purchased by the developers Graywood Developments, 2418832 Ontario Inc. & 2419732 Ontario Inc.

They propose to demolish the medical building and replace it with a 241 unit, 12-storey condominium with 3 levels of underground parking. They also propose to build two 3-storey semi-detached dwellings fronting on Glengarry.



No provision has been made to maintain the medical offices, diagnostic, X-ray, laboratories or pharmacy.

City Planning, Councillor Carmichael Greb and Residents Associations have opposed the proposal.

The property is designated "neighborhoods" which is meant to provide housing in the form of detached and semi-detached houses, duplexes, triplexes, semi-detached and walk-up apartments up to four storeys.

There were many outstanding issues and due to Council's failure to make a decision on the applications within the time prescribed by the Planning Act, the developer has appealed to the Ontario Municipal Board where it hopes the OMB will overrule and disregard the City of Toronto's Official Plan and Zoning By-laws and permit a 12-storey condo.

The City will be represented by the City Solicitor and city planning staff. Having party status, LPRO will also be retaining experts to support our position opposing the current plans.



Community Yard Sale

Saturday, June 10, 2017 Neighbours chatted, treasures changed hands and the weather was GREAT!! Over 60 homes participated in the annual Yard Sale. Glenview residents are definitely the yard sale champs with over a dozen participants.

The Case for Natural, Soft Landscaping around your Home

According to Toronto Public Health's 2015 Report, **Health Impact Assessment of the Use of Artificial Turf in Toronto**: "Some of the major ecosystem benefits provided by natural surfaces include: rainwater entrapment, retention and water recharge; climate regulation; soil building capacity; oxygen generation; carbon sequestration; and absorbing pollutants from the air. Natural surfaces also provide a habitat for insects and other organisms.

Artificial turf on the other hand, does not have these ecological benefits and provides no organic biodiversity due to its compacted base structure. Artificial turf can also compromise tree development."

Many good reasons to think twice before installing a fake lawn around your home!

The Case for Going Beyond a Monoculture of Turf Grass

A New York Times June 16, 2017 editorial by Paul Bogard titled "Beyond Blades of Grass" notes that "right beneath our feet lies a chance to make dramatic differences in the health of our human and ecological communities – and save a lot of money".

Bogard asks "Why do we consider neatly trimmed turf grass the pinnacle of what ground cover should be?" He suggests our vision instead should embrace pollinator friendly grasses, flowering lawn plans and diverse native plants.

Healthy soil (free of chemicals and fertilizer) holds microorganisms which are important to support a greater diversity of insects, pollinators, butterflies, birds.

For more information visit www.nanps.org

How Loud is Too Loud – Board of Health Noise By-law Revisions

Toronto's existing noise by-law is under review. Many Torontonians believe the review is long overdue and that current by-laws and enforcement are inadequate.

NYC declares noise "*a menace to public health*". The World Health Organization (WHO) recommended maximums of 40 decibel (dBA) at night time and 55 dBA during the daytime.

Toronto Public Health's May 29/17 report states: "*This review confirms that health impacts can occur at levels between 42 and 60 dBA outdoors, which is below the 70 dBA benchmark that was previously considered protective of health.*"

To reduce the noise levels the following changes are recommended:

- Enact noise regulations to reduce noise levels to WHO standards.
- Loud leaf blowers and gas-powered lawn devices should not be permitted to disrupt neighbourhoods.
- Neighbourhood construction should not plague residents with ear piercing noise (not to mention the unhealthy dust and fumes).
- Loud amplified sound and HVAC equipment should not be permitted to unreasonably disturb neighbours.

Members of LPRO have been actively involved in changes to the Noise By-law

Please urge Mayor Tory, Councillor Christin Carmichael Greb and the Licensing and Standards Committee to pass by-laws to reduce the permitted noise decibel standards and to establish credible and effective noise by-law enforcement.

For more information and to help combat noise please visit and join the Toronto Noise Coalition <http://www.torontonoisecoalition.ca/>

Community Project: Restoration of the Alexandra Gates

A group of residents are asking for community help to save this rapidly deteriorating neighbourhood landmark. The Gates made of yellow brick pillars and wrought iron, sit at the entrance to Alexandra Boulevard and were erected to promote its subdivision of luxury homes. Don Ritchie in his book North Toronto, writes of a 1910 letter from J. H. Kilgore to his son in England “to go about six miles or so up Yonge and turn west at the yellow brick gates to your new home at 146 Alexandra Boulevard.”

The original pillars were of Clinker Brick. Clinker Brick’s eccentric, irregular shapes and colors appealed to the Arts and Crafts



aesthetic which was rebelling against the takeover of soulless, machine-made uniformity.

Unfortunately, the Gates were poorly repaired some 25 years ago, so no longer meet the requirements for heritage protection by the city. As the estimated cost to bring them into a safe condition is high, the city is reluctant to make repairs and they may have to be demolished.



The City’s Toronto Office of Partnerships works with businesses, not-for-

profits, community groups and individuals and Alexandra residents have spoken to them regarding working together to possibly restore the Gates. To date they have over 50 signatures on a petition in support,

however need more names to get the city’s attention. We have already lost so much of our North Toronto history. The whole Lytton Park community is needed to rally to preserve this piece of our heritage. To add your support, please email your name, address and phone number to alexandra.gates.2017@gmail.com.

Tennis Anyone?

For 85 years, the North Toronto Tennis Club has been a staple in the community! North Toronto Tennis Club serves the community and its residents by offering organized community tennis programs that help to foster active lifestyles. With over 400 members, the club continues to be a home to our vibrant JUNIOR, ADULT, and FAMILY membership base! For information contact: Mark Crone, General Manager & Program Director, NORTH TORONTO TENNIS CLUB 416-707-9367 Email: mark@northtorontotennis.com.

LPRO in Action:

- > Active Participant in multi-year Midtown in Focus Study Group, a joint project with the city, planning the Parks, Open Space and Streetscape Master Plan for the Yonge-Eglinton area, creating a framework for coordinated public realm improvements in the middle of the city. Set out Improvements to be made over the next 5 to 10 years to create an attractive, safe and comfortable network of public spaces that supports City life in Midtown. This included identifying heritage buildings for protection;
- > Ongoing monitoring and identifying of heritage properties;
- > Ongoing input into reform of the Ontario Municipal Board which is now in process in the Ontario Legislature;
- > Ongoing input into the improvement of the Committee of Adjustment and city planning;
- > Active membership in combined Ward 16 Residents Association and Federation of North Toronto Residents Associations to promote issues of common interest.

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: _____