



## Provincial Government's Announcement to reduce Wards from 47 to 25.

Like you, we were surprised Friday morning by Doug Ford's announcement that the Progressive Conservatives would introduce legislation "as soon as Monday" to reduce the number of Toronto City Council seats from 47 to 25 before the October 22nd Municipal Election. The news came just hours before the deadline for candidates to register ahead of the City of Toronto Municipal Election. In addition, it is unclear whether this will affect the boundaries of the School Board Trustees.

In our initial E-Blast July 2018, we described the fulsome five-year review on effective representation that resulted in the recommendation and adoption of the new ward boundaries from 44 to 47. LPRO along with many other residents' associations and private citizens devoted a great deal of time working actively with the City and consultants during the review and were very pleased with the final decision. Although that decision was appealed by several parties, it was upheld by both the province's Ontario Municipal Board and the Court of Appeal. In the face of all of that, this move by the conservative government would render null and void all the work done by the citizens of Toronto, city staff and consultants, adoption by City Council of the 2016 decision, and upheld on appeal by the province's own Ontario Municipal Board, and the Court of Appeal.

Clearly, the most troubling issues are the timing and process of this pronouncement. It is three months into the middle of the Toronto Municipal Election. Hundreds of Candidates relying on the rules, have been campaigning since the beginning of May. This pronouncement has caused chaos to the candidates and city staff alike. We will continue to hold the reservations for our All Candidates Meeting at Eglinton St. George's on October 2, 2018 and will announce any change when we know more.

## Yonge Eglinton Centre Rooftop Patio

Take the elevator by Winners® to the Rooftop Patio



- **Jazz with a View** - Free Jazz on the Rooftop  
Thursdays 3 - 5 p.m., Fridays 5 - 7 p.m.
- **Yoga with a View** - Free Yoga on the Rooftop  
Every Saturday 10 to 11 am
- **Art in the Air** – Saturdays, July 7th - August 25<sup>th</sup>, 11:00am.  
Register on the day for the hourly sessions. It's a free program for children. Children can sign up for one or more sessions between 11 am and 1 pm. For more information, please contact [www.ccsa.art](http://www.ccsa.art).
- **Save the Bees, Please!** – See what the **BUZZ** is about. The

Yonge Eglinton Centre has partnered with the students of Northern Secondary's Garden Club by creating a Pollinator Garden on the Yonge Eglinton Centre rooftop patio, to support our city's primary pollinators - our bees & butterflies! Garden is planted out with Bee Balm - *Monarda Didyma*, Butterfly Weed - *Asclepias Tuberosa*, Dense Blazing Star - *Liatris Spicata*, Native Coneflower - *Echinacea Purpurea*, and Wild Geranium.

North Toronto Post Article: Capitol Theatre-Green P Parking Application

FEATURE | NEWS



A rendering of the proposed development at the Capitol Theatre block site, and inset a photo of the historic streetscape

## Potential development of Green P and historic Capitol Theatre raises red flags at city council

Developer submits 22-storey condo development proposal just days after potential sale of one of midtown's largest surface lots goes up for approval by George Redak

Development of the historic Capitol Theatre block at 2490-2504 Yonge St. in midtown Toronto has been a polarizing topic since the original sale of the historic block in 2015. Concerns over potential residential development were renewed recently when an item appeared on the Toronto City Council agenda: the sale of the Green P parking lot located behind the Capitol Theatre. The prospective buyer? The owner of the adjacent Capitol Theatre property.

In the following days, and before any sale was finalized, the developer, under the name 2500 Yonge Street Ltd., submitted a mixed-use residential development plan including a highrise tower for the site.

The plan incorporates the city-owned parking lot at 20 Castlefield Ave.

A motion by councillor Josh Matlow to amend the proposed sale on June 2018 was passed by

city council, ensuring the development will be delayed. "This is the second highest growth area outside of the downtown area, and we realize that there are significant deficiencies to support the level of development that we are seeing," explained Al Rezoski, manager of City of Toronto Planning for Ward 16.

The significant deficiencies mentioned by Rezoski are not easy to overcome. By using land that could be utilized to deal with school and park shortages amongst other things, large-scale developments will be hard-pressed to get the support of the residents.

"We are seriously parkland deficient, and there will be more people moving in to the new buildings," said Linda McCarthy, vice-president of the Lytton Park Residents' Organization.

"There is no infrastructure, there's no schools, no parks, no nothing." Schools, parks and

transportation are just a few areas that need to be addressed if development is to continue at all.

Coun. Matlow has attempted to address the fast pace of growth in the area with the Midtown in Focus plan, which was scheduled to head to council for a vote at the end of July.

Although, he said the city doesn't have the legal ability to put a freeze on development, he has included in the plan a list of sites where there are clear infrastructure deficiencies as well as a "motion to formally request that the province of Ontario allow for a freeze on development in this area until the necessary infrastructure and social services catch up with the pace of growth."

The Green P parking lot in question is one of the largest surface area lots in midtown, lots that are being eyed for development as open land runs dry. That is when things get complicated.

The question is whether the parking lot should have been put up for sale at all.

According to the Midtown in Focus documentation, the land is designated as a city-owned opportunity site.

These are defined as "sites that provide opportunities to create new functional parks and open spaces." In other words, it should be used to address the already established deficiencies in the area, not as part of a residential development deal.

"The intention is that it would be considered for parkland," said Rezoski.

"We have this legal issue now: the developers are submitting an application saying that they had permission from the city to purchase that property. The situation is under legal review."

The confidential process of the sale is at a very confusing point, where official information on the issue is hard to come by.

Councillor Christin Carmichael

Greb of Ward 16 made it clear that she opposes "building a 22-storey building in midtown Toronto for two reasons: One, the proposal is for a 22-storey building, an unacceptable height for midtown Toronto. And second, the development company does not actually own all the land they want to develop."

The Yonge-Eglinton Secondary Plan will determine building heights and was set to be debated at council the week of July 24.

"[The recommendation will be] that the sites around the Capitol Theatre will allow for seven- to eight-storey buildings along Yonge Street and to the west. Within the neighbourhood designation, there will be a maximum of four-stories per building," said Rezoski.

This is great news for McCarthy, who believes that the Capitol Theatre is crucial to the character of the neighbourhood as a whole.

"It needs to be maintained," she said about the theatre. "We are not opposed to developments, but if you are going to build around it, then it should reflect the character of that building."

When the developer bought the Capitol Theatre block in 2015, meetings between the local councillor, the developer and local residents' associations did take place to determine what could be built there. But according to McCarthy, those discussions abruptly ended.

"We have heard nothing at all since then, so we have just been waiting," she said. "And this item pops up at council about the Green P parking lot on the agenda, and the very next day the developer submits the plans to the city for what they are proposing to build there."

With the city's decision on the development in limbo, residents have found other ways to fight against it. Rezoski points out that the hurdle for all future developments in Toronto is "the existing planning legislation [that] allows us to place an H [a hold on the application] on every development if there are serving utilities or any community facilities that need to be built as part of the development."

The land sale agreement of the Green P parking lot and the subsequent legal review has left residents with plenty of questions and no real answers.

The haze may be lifted with city council scheduled to vote on the secondary plan revision at the end of July, but all indications are that there will be continued opposition to any future development plans in the area.

**LPRO MEMBERSHIP \$20.00 PER HOUSEHOLD – JOIN OR RENEW FOR 2018!**

We encourage you to become a member or renew your membership with 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 2018. 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.

**Ways to Join or Renew:** MAKE CHEQUES PAYABLE TO: Lytton Park Residents' Organization Inc. and mail it with the completed form below to "Lytton Park Residents' Organization Inc., Box 45031, 2482 Yonge St., Toronto, ON M4P 3E3", or even easier - donate via **Credit Card/PayPal:** visit <https://lpro.wordpress.com> & select "MEMBERSHIP". Cheques with this form can also be dropped off at **235 Glenview Avenue.**

.....  
**2018 Membership Form - Membership Type: New / Renewal**

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

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

Email Address: \_\_\_\_\_ 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: \_\_\_\_\_