



E-Newsletter 12 July 2021

The Lytton Park Residents' Organization ("LPRO") is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue. We care about protecting and advancing the community's interests and fostering a sense of neighbourhood in our area. We work together to make our community stronger, sharing information about our community issues and events.

"Together we DO make a difference!"

Keeping Our Community Connected:

➤ Check out LPRO's Website! Click [HERE](#)

➤ Follow us on Twitter to get community updates, our Twitter handle is @LyttonParkRO



➤ LPRO's Community E-Newsletter - It's FREE!

If you do not already receive the LPRO's E-Newsletter and would like to receive it directly, please register your email address at www.lyttonparkro.ca/newsletter-sign-up or send us an email to LyttonParkResidentsOrg@gmail.com. If you are a Member, you will automatically get LPRO's Newsletters. Please share this newsletter with neighbours!

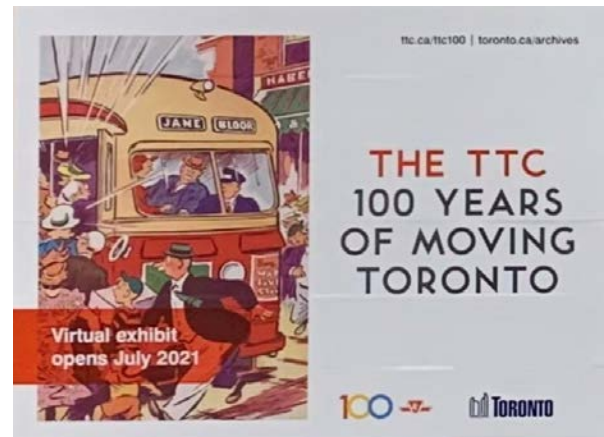
The TTC - 100 Years of Moving Toronto

Happy 100th Birthday TTC!

For more information on TTC's 100 years and to see the Virtual Archival Exhibit- [click here](#).

To read about the Yonge Subway North Extension and the Lawrence Subway -[click here](#).

12 subway stations will be featuring photographic exhibits for the next year- [click here](#).



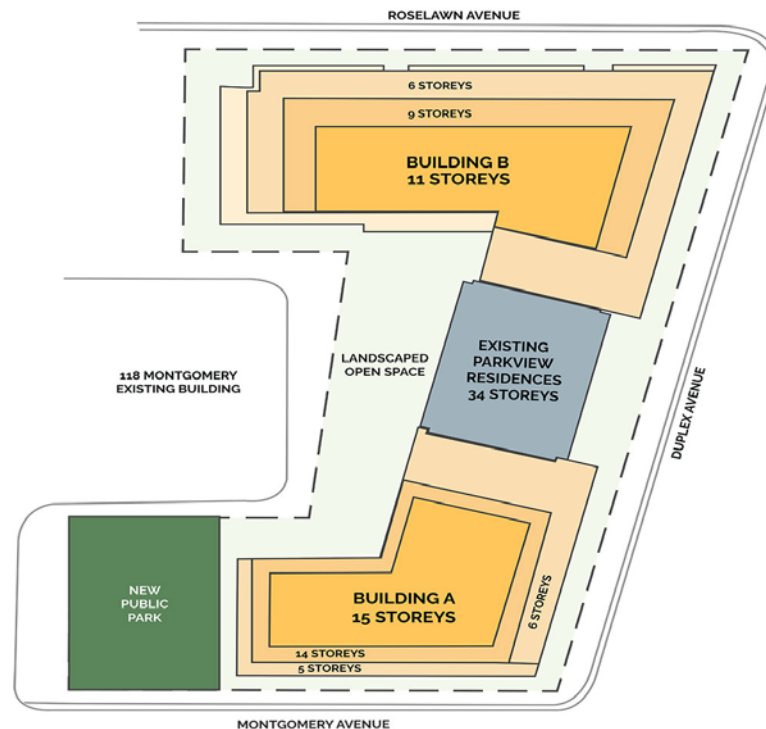
Jamie's Amazing Recovery!

Many of you know Jaime, from the Second Cup at Yonge and Albertus (2592 Yonge Street). If you haven't seen him around for a while, here's why. Such a great comeback story! [Click to Read](#)

500 Duplex @ Roselawn

500 Duplex Avenue, known as the Parkview Residences, occupies an entire block on the west side of Duplex Avenue extending south from Roselawn Avenue to Montgomery Avenue and includes significant frontage on both Roselawn and Montgomery. The site is 2.5 acres in size and is currently occupied by a single 34-storey apartment tower and 9 townhouses. LPRO was involved with the approval of the original development in 1971, negotiating a settlement which resulted in the by-law that governs what can exist on the site. In 2020, the property was listed for sale as an opportunity for redevelopment or additional density.

On July 7, 2021, the City received a zoning by-law amendment application for 500 Duplex. The application proposes removing the existing townhouses, surface parking area, tennis court and swimming pool to accommodate two additional buildings on the site, which would have heights of 11 and 15 storeys. The heights exclude a mezzanine level on each building, making the true heights 12 and 16 floors. The proposal also includes a small public park on Montgomery Avenue. We will have more information in the coming days, once the full details of the plan are posted on the City's website. We will be working closely with the Eglinton Park Residents' Association (EPRA), who represent the south side of Roselawn where the property is located.



Experience the new "complete street" on Yonge

Join us for a leisurely bike ride to experience a transformed Yonge Street in Midtown with space designed to accommodate pedestrians, bikes, vehicles, cafe patios and street beautification.



Heading south on Yonge at Heath

Organized by Cycle Toronto Midtown and Cycle Don Valley Midtown, in partnership with St. Clement's Church, the ride will show how the recently installed complete street along Yonge from just north of Davisville south to Bloor Street will revitalize this busy multi-use thoroughfare.

Plan to attend

The ride is appropriate for everyone and will be especially attractive to those of us who are no longer as young as we used to be but have discovered that life is really better on a bike.

Where: St. Clement's Church parking lot at 70 St. Clement's Avenue

When: Saturday **July 24th at 10 am** for coffee. Ride departs at 10:30 am, returns by 12:15 pm.

A word about Covid – We will adhere to all current public health directives. Participants should bring a mask for situations where it is not possible to physically distance. Please stay home if you are not feeling well.

Ride itinerary

We'll ride from the church parking lot, joining the protected bike lanes on Yonge just north of Davisville and then cycling south to Bloor, stopping at points of interest along the way. At Bloor, people can choose to return to St. Clement's Church with the group or continue on their own.

Come out and celebrate a new look for Yonge in Midtown!

Bring your friends, neighbours, kids and grandkids and re-discover the freedom of cycling and the many activities that can be completed by bike along Yonge Street.



Don
Valley
Midtown

For more information, to register for the ride or offer to help: email cycle55to@gmail.com

CYCLE55+ - BECAUSE CYCLING NEVER GETS OLD

3180 Yonge Street @ Bedford Park

This site is located on the east side of Yonge Street and includes all properties between Bedford Park Avenue and Woburn Avenue, with the exception of the TD Bank at Yonge and Bedford Park. The development was submitted by NYX Capital LP in November 2020, proposing a zoning by-law amendment to permit a 46.1m tall building. There are numerous issues with the proposal, including that the subject site is not appropriate for a tall building. City Planning Staff have raised concerns, and the project is unanimously opposed by local resident groups including LPRO. A Preliminary Report was considered by North York Community Council on March 1 and a community meeting was held on May 3.

The Developer submitted revised plans on May 31. The revised plans do not address the height of the building, the separation distance between a 13-storey wall and the adjacent neighbourhood, nor the building's relation to Yonge Street. The density of the building has been reduced by 2.5%. The proposed revisions do not address concerns raised by the Community nor City Planning. The Developer has also appealed the application to the Ontario Land Tribunal (OLT) formerly known as LPAT. Developers are able to appeal a zoning by-law amendment application if it has not been approved or refused by City Council within 90 days. More information on the 3180 Yonge Street application can be found on our [website](#).



Construction Noise

Tired of excessive construction noise? [Click to read more from Councillor Matlow's petition.](#)



LDD Moths & What You Can Do

Last year was the worst year on record for LDD (formerly known as gypsy moths) with 569,000 hectares of tree defoliation in Ontario. And this year could be just as bad, or worse, with LDD causing damage from backyards to popular spots like High Park. For information on what to look for and what you can do to combat them, check out the following links:

<https://www.ontario.ca/page/gypsy-moth> and <https://www.ontario.ca/page/gypsy-moth-and-other-defoliators#section-7>

Gypsy moth life stage and control options

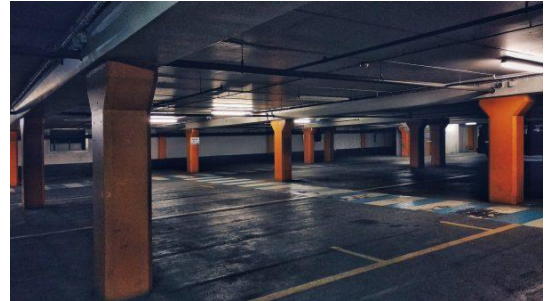
timing	life stage	control options
1 August to mid April	 egg masses Remove egg masses and discard	
2 Mid-April to mid-May	 early stage caterpillar Apply biological pesticides	
3 Mid-May to June	 late stage caterpillar Attach burlap bands and discard larvae	
4 June to mid-July	 pupae Remove by hand and discard	
5 July to August	 adult moth Short lived; focus on other stages	

Ontario 

Summary of the City's Review of Parking Requirements for New Development

In January 2021, the City's Planning and Housing Committee (PHC) asked planning staff to review requirements that have been in place under [Zoning By-law 569-2013](#) for new or enlarged buildings.

One goal of the Review is to better align minimum and maximum parking-requirement standards with the objectives of the City's [Official Plan](#) (OP) – to implement policies that discourage auto dependence and encourage walking, cycling and transit.



Another aim of the review is to simplify the 2013 zoning by-law, which has 90 different land-use categories across the City and is currently regulated by 7 departments.

Michael Hain, Program Manager, City Planning Division, Transportation Planning, Policy and Analysis, hosted virtual community meetings in March and May, in order for staff to gather feedback to inform their recommendations for revised parking standards. You can view the [presentation from the community meetings](#). The public will have an opportunity to provide feedback on the proposed amendments before they are presented to the Planning and Housing Committee in September.

Attitudes towards parking have changed since 2013. There is:

- greater awareness of the cost of parking - one underground parking space in the GTA typically costs \$48,000 - \$160,000
- a greater awareness of climate impact of automobiles
- a greater awareness of parking supply as a travel-demand management tool – less likely to drive if unsure of parking availability
- an increasing need for affordable housing – less money spent on parking spaces, more available for housing
- a need for streets for walking and cycling -use less space than cars

Rather than impose a minimum amount of parking, parking zoning standards should allow only the **maximum** reasonably required for a given land use. Builders could opt to have fewer, but not more.

Requirements would include:

- loading spaces and pick-up/drop-off areas
- space for service calls
- visitor parking
- accessible parking requirements
- bicycle parking

Further work will be needed to exclude new development from utilizing on-street parking permits. There is a need to have reasonable alternatives to cars, e.g. better public transit, for residents to use.

In addition, it would be more cost-effective to have all parking spaces roughed in at the time of build to be EV-ready for future use, rather than try to retrofit later.

For more information, here is an article from spacingToronto:

“When it comes to parking minimums, less is more” - [Click here](#)

Inclusionary Zoning (IZ)

City of Toronto Inclusionary Zoning Policy

The City of Toronto has been consulting with stakeholders on a proposed Official Plan policy that would require a certain percentage of affordable housing units in new residential developments to create mixed-income housing. Inclusionary zoning is one policy solution to help address the housing needs of Toronto's low-income and moderate-income households.



Inclusionary zoning typically creates housing for households earning too much to be eligible for social housing but not enough to be able to afford market rents or prices. These “low- to moderate-income households” generally fall between the 30th and 60th percentile of the income distribution. In the City of Toronto, this includes households earning approximately \$35,000 to \$88,500 per year, depending on household size.

Of the over 230,000 units built or approved in the last five years, only about 2% (~4,600 units) were affordable, with rents at or below [average market rents](#) for the City. As Toronto grows, the City wants to ensure that neighbourhoods provide housing options for a full range of incomes and households. Creating mixed-income, inclusive communities is key to the City's economic vitality and livability. Through inclusionary zoning, the City hopes to:

- increase the supply of affordable housing;
- continue to encourage market housing development by supporting a diverse range of housing supply; and,
- create more inclusive, complete, and equitable communities.

If 20% of these new units had been set aside for affordable housing, 46,000 units would have been available.

IZ has been used with success in other cities. Excerpt from [Councillor Mike Layton's letter to City Council](#):

“Hundreds of US jurisdictions already use it, with some having started as early as the 1970s, and cities like New York, Boston and San Francisco now require that anywhere from 10-35% of new developments be dedicated to affordably-priced units. Montreal has used IZ since 2005. When a developer applies to the City for re-zoning to build a high rise, 30% of the new units they are permitted to build must be affordable. Half of those units must be transferred to social housing providers and rented to low-income residents and the other half must be rented or sold at prices affordable to those with moderate incomes. Beginning in 2021, Montreal's set-aside rate - how much of a building is required to be affordable - will rise to 40%.”

Provincial Bill 108 Restrictions on Affordable Housing Areas

On June 6, 2019, the Province of Ontario passed Bill 108, the *More Homes, More Choice Act*, which limits the City's use of inclusionary zoning to Protected Major Transit Station Areas - areas that are generally within 500 to 800m of subway, light rail or bus stations on dedicated rights-of-way. Proponents of Inclusionary Zoning want to see this restriction lifted, and have IZ apply to all parts of the City, not just at major transit stations.

Percent of Units to be Set Aside for Affordable Housing

The City recently proposed a very conservative **draft IZ policy**, which would require only:

- 5-10% of units are set-aside for affordable housing in new condo developments with more than 100-140 units
- 3-5% of units are set-aside for affordable housing in new rental developments with more than 100-140 units
- IZ would only be required in certain areas, which were experiencing the largest boom in prices and development.

Percent of Affordable Units Where Developer Could Still Make a Profit

The City commissioned a study to assess what proportion of typical condo and rental developments could feasibly be required to be set-aside as affordable, in a number of areas throughout the city. In the study, a set-aside rate was seen as “feasible” if developers and landowners could still earn a level of profit that would motivate them to develop.

For example, the study demonstrates that:

- In every single area studied, typical condo developments could feasibly be required to set aside **at least 10%** of their floor area for affordable rental units.
- In 3/4 of the areas studied, typical condo developments could be required to set-aside **at least 20%** for affordable rental units.
- The City’s study did not ask how much more than 20% of a development could feasibly be required to be affordable. But a recent study by Maytree, which uses the same set of base assumptions as the City’s study, found that 39% of typical condo developments could feasibly be set-aside in high-price areas like Downtown and Yonge/Eglinton.
- In over 1/3 of the areas studied, typical rental developments could be required to set aside **at least 10%** for affordable rental units.
- In Downtown and West Toronto (where a large proportion of new rental development is taking place), typical rental developments could be required to set-aside **at least 20%** for affordable rental units.

Percent of Affordable Units Recommended by Toronto Affordable Housing Advocates

Affordable housing advocates from across Toronto recommend that:

- A minimum **20-30%** of all new residential developments with 60 or more units are set-aside for **permanently affordable rental housing**.

Progress Toronto petition and information: [click here](#)

In the coming months, the City will be finalizing its inclusionary zoning policy. Progress Toronto is encouraging residents to ask City Council to implement a strong inclusionary zoning policy to increase the supply of affordable housing in Toronto.

Community Spirit

Know someone in the LPRO community who has practiced “random acts of kindness” during COVID? From organizing food or clothing drives, making masks, running errands for vulnerable seniors, preparing meals, to providing tech help, we’d love to hear your stories. Please email lyttonparkresidentsorg@gmail.org, *attention Community Spirit*.

Looking For Something To Do?

Explore the Toronto Botanical Garden, and Edwards Gardens with a knowledgeable guide.

[Book a tour.](#)



FREE DAY USE in all Ontario Parks

in honour of Healthy Parks Healthy People on July 16th.

<https://www.todocanada.ca/city/toronto/event/ontario-parks-free-use-day/>

Learn About Bats - Webinar



ALL ABOUT BATS – [CLICK](#)

WHEN: July 21, 2021 @ 11:00 am – 12:00 pm

WHERE: Online Webinar - Ages 6+

COST: Free

Did you know that a little brown bat can eat over 1,000 insects in one hour? Join us to learn more about bat species in the Toronto area and how to identify them! We will bust common myths about these incredible animals and learn how to support their declining populations.

This program is intended for ages 6+:

- Beginner level information
- Activities and concepts that are friendly for all ages
- Intended audience includes children, youth, and adults

This workshop is taking place via GoToWebinar. After registration you will be emailed a link to join the webinar. [REGISTER](#)

COVID

City-Operated Immunization Clinics - [Vaccine Information](#).

Toronto Public Health Hotline

8:30 a.m. – 8 p.m.

Call if you have questions about COVID-19.

Telephone: 416-338-7600

TTY: 416-392-0658

Email: PublicHealth@toronto.ca

Ontario Public Health - [All Ontario: Case numbers and spread](#)



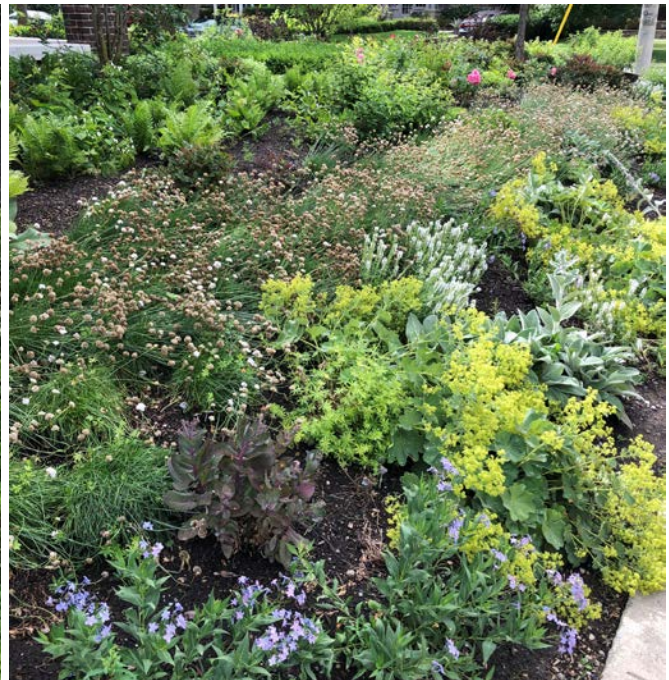
Free Trees - Help Build Toronto's Canopy

From the City of Toronto: [Sign up for a free tree through the Community Canopy Program](#).

The City is investing in tree planting and stewardship on private land to help enhance and expand our urban forest, and to improve the health of the environment. With some of the greatest potential on private land, everyone's help is needed to reach our 40% canopy-cover target.

These programs support partnerships and collaborations with homeowners, landowners, and not-for-profit organizations that advance the City's strategic priorities to invest in people and neighbourhoods, and to tackle climate change and build resilience.

Seen in the Hood



Lytton Park Residents' Organization
Annual Membership \$30.00 per household
Join or Renew for 2021!

We encourage you to become a member or to 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 is time to renew your membership for 2021. Your support helps us vigorously represent our shared neighbourhood interests. Our collective voice has an impressive impact and effectiveness in matters affecting our community. Thank you for your continued membership support. It is pivotal for our representative credibility and funding needs. There are approximately 3,000 households in the Lytton Park area. Thank you in advance for supporting your community.

Ways to Join or Renew:

- 1) MAKE CHEQUES PAYABLE TO Lytton Park Residents' Organization Inc. and mail it with the completed form below to "Lytton Park Residents' Organization Inc., MAILING ADDRESS PO Box 1348, 2708 Yonge St., Toronto, ON M4P 3J4";
- 2) or even easier - donate via **Credit Card/PayPal**: visit <http://www.lyttonparkro.ca/join-volunteer-donate>, please be sure to provide your address; or
- 3) **Cheques** with this form can also be dropped off at **235 Glenview Avenue**.

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2021 Membership Form - Membership Type: New / Renewal

Name: _____ **Date:** _____

Address: _____ **Home Phone:** _____

Email Address 1: _____ **Other Phone:** _____

Email Address 2: _____

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: _____

Questions? Email us at LyttonParkResidentsOrg@gmail.com
Together, we **DO make a difference!**