

E-Newsletter 20 August 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](http://www.lyttonparkro.ca/newsletter-sign-up) or send us an email to [LyttonParkResidentsOrg@gmail.com](mailto:LyttonParkResidentsOrg@gmail.com). If you are a Member, you will automatically get LPRO's Newsletters. Please share this newsletter with neighbours!

## Midtown Parks Consultation

**City of Toronto** - From August 4 to September 14, Parks, Forestry and Recreation is [seeking public input](#) to help identify opportunities and confirm priorities for park improvements. Tell how you use the existing Midtown parks, areas of concern, and your ideas to make the parks more enjoyable and welcoming. Park improvements upgrade the function, condition, quality, and amenity of Midtown's parks to better meet the recreation and social needs of the communities that use them. These can include the addition or enhancement of amenities such as seating, lighting, pathways, playgrounds, recreation facilities and much more.

Tell us [Parks, Forestry and Recreation] how you use the existing Midtown parks, areas of concern, and potential improvements to make the parks more enjoyable and welcoming. If you have any questions about the Interactive Mapping Exercise, please contact Teresa Liu at [Teresa.Liu@toronto.ca](mailto:Teresa.Liu@toronto.ca) or 416-392-3390.

## New Murals Providing Colour Have Arrived on Yonge Street!

An ambitious plan to populate Yonge Street with colourful, interesting, and engaging murals has come to our part of Yonge Street! Uptown Yonge BIA is planning to install 10 new murals on Yonge Street over the next three years. Two LPRO board members, Judi Denison and Tom Worrall, are part of the committee that are working to add colour and interest to our community.

A theme of 'Gratitude' was decided upon to connect all 10 murals. Gratitude can be conveyed in many different ways as envisioned by the mural artists chosen to design and produce the murals.

Two murals have been completed so far: The first is The Second Cup south-facing wall at Yonge and Albertus that features a combination of paint by Pam Lostracco and mosaics by Cristina Delgado. The mural features native plants found within the Lytton Park area! LPRO made a small financial contribution to this wonderful community initiative in our area.



Second Cup mural



Working on Second Cup mural

The second mural is on the north wall of the Clap Studio, next to the Sporting Life parking lot, and features a design created by the little artists of the school. Each student has submitted a drawing of what they are grateful for in their lives and their art has been reproduced on 4' x 8' plywood sheets and within a large red heart. Artwork for the mural was recreated and installed by Mark Grimmer and McKenzie Alexander.



Clapp Studio mural

The third mural is scheduled for the wall of Ollie Quinn Optical, Yonge and Keewatin.

In addition to the above, two independent murals are making their appearance this summer as well:

- The soon-to-be-opened Bank of Montreal (previously Sporting Life Bikes) will feature a new mural to replace the current but faded Conquer Cancer mural at Yonge and Roselawn. Design is underway now.
- The wall directly across the street from the Bank of Montreal building, looking southwards, has a newly completed mural designed by three OCAD graduates, Anastasia Tarkhanova, Zuna Amir and Ashlyn Mundy. This mural is designed to represent the vibrant culture and identity of our community.

## Crime Prevention Tip

A resident from the SCOKE neighbourhood in Lytton Park (<https://lyttonparkro.ca/category/scoke/>) shared the following crime prevention tip:

“Next time you come home for the night, and you start to put your car keys away, think of this: they are a security alarm system that you already have and that requires no installation. Test it. It will go off from most everywhere inside your house and will keep honking until your battery runs down or until you reset it with the button on the key fob. It should work if you park in your driveway or garage.

So if you hear a noise outside your home or someone trying to get in your house, just press the panic button for your car. If your car alarm goes off when someone is trying to break into your house, odds are the bad guy won't stick around. After a few seconds all the neighbours will be looking out their windows to see who is out there. And **remember to carry your keys while walking to your car in a parking lot**. The alarm can work the same way there. Maybe it could save a life or other crime.

This could also be useful for any emergency, such as a heart attack, where you can't reach a phone. My Mom has suggested to my Dad that he carry his car keys with him in case he falls outside, and she doesn't hear him. He can activate the car alarm and then she'll know there's a problem.”

## Settlement Reached: 2400 Yonge Street (Roselawn & Yonge)

In August 2020, representatives from LPRO and Eglinton Park Residents' Association (EPRA) participated in an LPAT-led mediation with the Developer and the City. These mediation sessions resulted in a revised proposal referred to as a “settlement offer.” In July 2021, City Council approved of the settlement offer. With all parties in agreement, OLT (formerly LPAT) is expected to approve the settlement agreement.



## ***Settlement Reached: 2400 Yonge Street (continued)***

LPRO and EPRA are pleased to report that the mediation negotiations resulted in important changes to the application which make it a much more appropriate development for the neighbourhood.

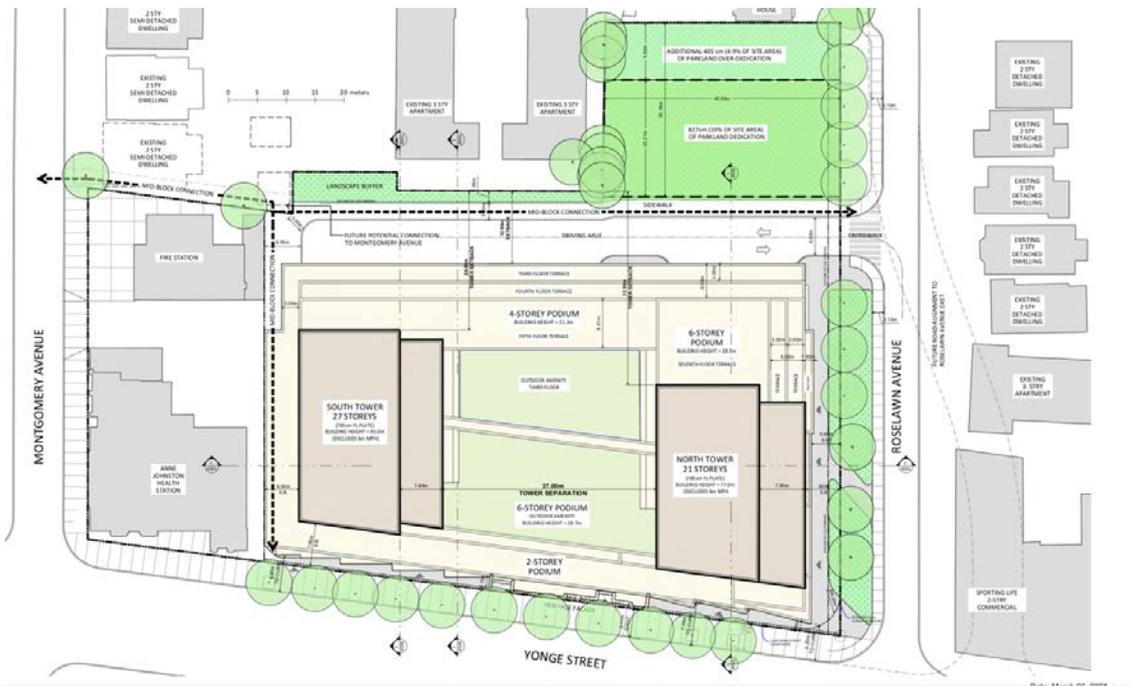
- A new public park measuring 1,232 sq m (13,261 sq ft) will be constructed on Roselawn Avenue. The park will occupy 15% of the site even though the parkland bylaw only requires 10%. This is 3x the size of the park proposed in the Developer's application prior to the mediation. The park will have frontage of 30m (99ft) on Roselawn Avenue and a depth of 41m (134ft). In addition, the ownership of the parkland will be transferred to the City. This much-needed additional green space is the largest new public park created within walking distance of Yonge and Eglinton in roughly a century. The park will also provide a buffer between the north tower of the development and the adjacent low-rise neighbourhood.
- The park will be connected to Yonge Street by a new 12.6m (41ft) wide promenade on the south side of Roselawn Avenue. The north building will have a generous setback from Roselawn and the sidewalk will be widened by reducing the width of the roadway.
- The two towers have been slimmed down considerably. The size of the tower floors has been reduced from 860 sq m on the south tower and 844 sq m on the north tower to 785 sq m on both towers. The reduced tower floor plates are much more in line with City policies. This has also resulted in an increase in the separation between the towers from 25m to 37m.
- The height of the south tower has been reduced from 97m to 95m and the height of the north tower has been reduced from 85m to 77m. Both towers are now setback a minimum of 7m from the Yonge Street property line.
- The podium height facing Yonge Street has been reduced from 12 storeys and 49.1m to 6 storeys and 28.7m facing Yonge Street, a reduction of 42%, and steps down further to two storeys along the Yonge Street sidewalk. The proposed podium height and step-backs are now proportionate to the width of Yonge Street and align with City policies.
- The podium facing Roselawn Avenue has been reduced from 11 storeys and 45.1m to 6 storeys and 28.7m, a reduction of 36%. The height also steps down to four storeys towards the low-rise neighbourhood, providing additional transition.
- In addition to a circular driveway, the development now includes dedicated space on the Developer's property for pick-up and drop-off activity for each of the towers, mitigating potential traffic problems.
- The slimmed-down towers, greater tower separation, reduced podium heights, and increased step-backs will mitigate the impact of the tall buildings.
- The proposed number of residential units has been reduced from 687 to 539, a reduction of 148 units or 22%. The density of the development has been reduced from 6.61 times the lot area to 5.71, a reduction of 14%.

Visit LPRO's website for more information: <https://lyttonparkro.ca/development-2400-2444-yonge/>

Thank you to the LPRO 2400 Yonge Committee who worked on this proposal for over a year: Eli Aaron, Michael Kehoe, and Harold Smith. Thanks to EPRA for their involvement in this application which will impact both of our respective neighbourhoods.



2400 Yonge Revised Development Facing East



2400 Yonge Street revised site plan

## Rezoning Application at 500 Duplex

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.

On July 7, 2021, the City received a zoning by-law amendment application for this site. The application proposes removing the existing townhouses, surface parking area, tennis court, and swimming pool to accommodate two additional tall buildings on the site, which would be attached to the existing tower and have heights of 15 and 11 storeys.

The building heights exclude a mezzanine level on each building, making the buildings appear as 16 and 12 storeys. The taller building, referred to as building A, would be located at the corner of Duplex and Montgomery. The shorter building, referred to as Building B, would be located at the corner of Duplex and Roselawn.

While Building B incorporates several step-backs facing Roselawn, Building A includes relatively few step-backs facing Montgomery Avenue, providing very little transition to houses on the opposite side of the street.

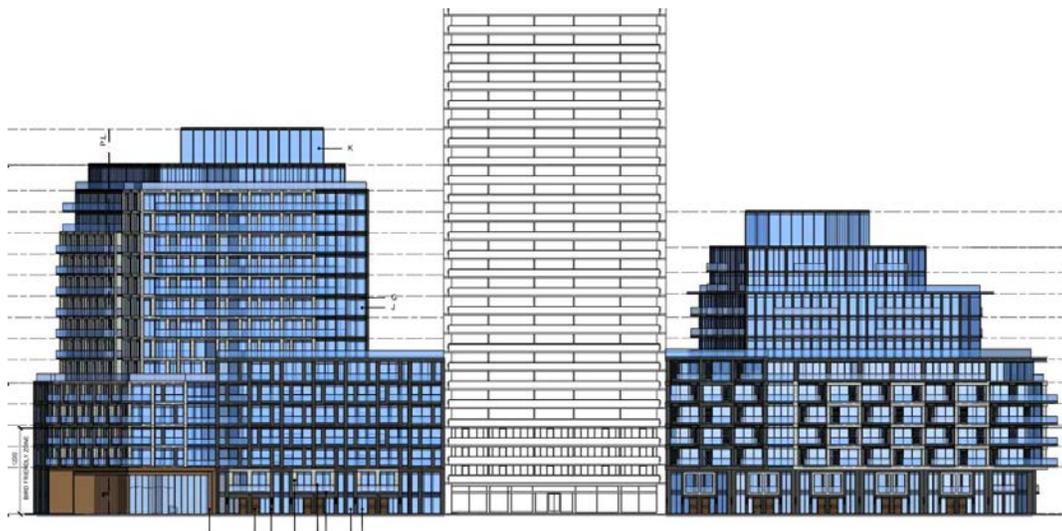
The proposal also includes a small public park on Montgomery Avenue, occupying 9% of the site and measuring 917m<sup>2</sup> (9,874 ft<sup>2</sup>). The Toronto Parkland Bylaw requires an onsite parkland dedication of 15%.

319 rental units will be retained onsite within the existing apartment building. The two additional buildings will have a total of 621 units. The site will accommodate a total of a total of 940 units, nearly 3x the number of units which currently exist on the site. The number of parking spaces would be increased from 310 to 560, with a new driveway on Roselawn Avenue in addition to the existing driveway on Montgomery Avenue.

Issues to be addressed include the size of the parkland dedication, transition to adjacent low-rise areas, separation distances of the new buildings from the existing tower, and the footprints of the new buildings. LPRO is working closely with the Eglinton Park Residents' Association (EPRA), who represent the area south of Roselawn where the property is located.

**For more information on Development Applications, please visit LPRO's [website](https://lyttonparkro.ca/development-500-duplex/).**

<https://lyttonparkro.ca/development-500-duplex/>



500 Duplex Proposal - Looking west with existing building shown in white



500 Duplex proposal, looking northwest from the corner of Duplex Avenue and Montgomery Avenue

## Cycle Toronto Workshops

# CYCLE TORONTO

## Workshops



Cycle Toronto is offering a series of free online cycling education workshops to people who are looking to bike to work, to school, or just for fun.

**Register today and share it with your family and friends!**

### SAFE CYCLING 101 WEBINAR

Tuesday, August 17th: 5-6pm  
Friday, August 20th: 12-1pm

### GOING BY BIKE WEBINAR

Tuesday, August 24th: 5-6pm  
Friday, August 27th: 12-1pm

### FAMILY BIKING WEBINAR

Tuesday, August 31st: 5-6pm  
Friday, September 3rd: 12-1pm

### ROAD RULES WEBINAR

Tuesday, September 14th: 5-6pm  
Friday, September 17th: 12-1pm

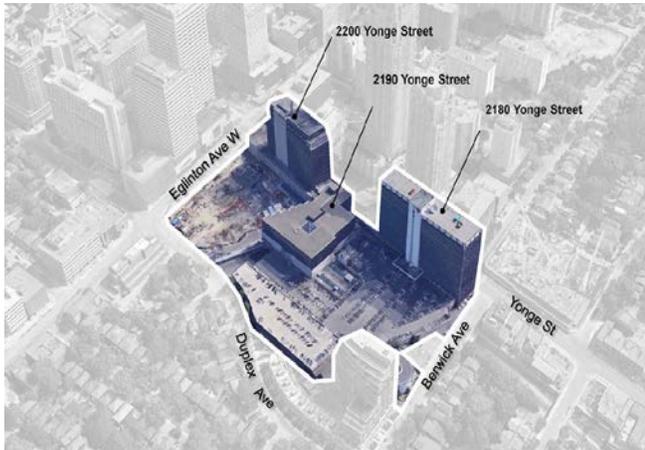
### BIKING IN ALL WEATHER CONDITIONS WEBINAR

Tuesday, September 21st: 5 - 6pm  
Friday, September 24th: 12-1pm

**To register for the webinars, visit**  
<https://www.cycleto.ca/events>

**Have questions? email [taneisha@cycleto.ca](mailto:taneisha@cycleto.ca)**

## Canada Square Vision as a Midtown Town Centre City Council Approves Feasibility Study



**Canada Square Today**



**Oxford Proposal 2020**

*[Adapted from South Eglinton Ratepayers & Residents' Association (SERRA)]*

City Council unanimously agreed, at its July 16<sup>th</sup> meeting, to undertake a feasibility study to turn the Canada Square site into a new Midtown Town Centre, prior to concluding on a private development proposal for the site. The community has been advocating for a new MIDTOWN TOWN CENTRE as a much better use of the City-owned Canada Square lands than what was proposed in late 2020 by Oxford Properties. Oxford had proposed a significant amount of new residential space (with 2,700 units), but much more than residential is needed for the Yonge-Eglinton area which is seriously lacking in parks, open space, community services such as schools, increased employment facilities, etc.

The issue relates to a 2018 contract between the City and Oxford that will tentatively come into effect in 2022. Oxford is already the leaseholder for part of Canada Square (CS), with tenants such as Canadian Tire and TVO; additional City land at the CS site will become available for lease when the Eglinton Crosstown LRT is completed.

The problem was that, in 2017, during the lead-up to the contract with Oxford, no one anticipated the Provincial government's approval of such very permissive residential growth in Midtown and the subsequent explosion of Midtown development (now close to 100 big developments) without the infrastructure to support this population growth. Insufficient consideration had been given, in 2018, to City uses for the City-owned property when the City agreed to lease out the whole of the Canada Square lands to Oxford (for 99 years and potentially an extension of the least for another 99 years).

**A Midtown Working Group was established**, with members from condo and residents' organizations, BIAs, School Trustees, Community Centre, and the three local Councillors. Together, with a City-appointed facilitator, a vision for the Canada Square lands was proposed, *Imagining a New Town Centre for Midtown Toronto* - [CLICK](#).

City Planning prepared a Special Study Area Report, *The Future of Yonge and Eglinton's Canada Square: Supporting Midtown Existing and Future Residents' Quality of Life - Special Study Area Report* with the Working Group's report as Attachment 1.

**City Council Meeting July 16, 2021 – Agenda Item PH25.7**

**Motion to Adopt Item as Amended moved by Councillor Josh Matlow (Carried)**

That:

1. **City Council support the vision for a New Town Centre**, as outlined in *Attachment 1* to the report (June 10, 2021) from the Chief Planner and Executive Director, City Planning, headed *Imagining a New Town Centre for Midtown Toronto: Report of the Facilitator of the Midtown Working Group* ([CLICK](#)) to the extent that the vision is consistent with existing and emerging policy.
2. City Council request the Chief Planner and Executive Director, City Planning, in consultation with relevant City divisions, to report to the October 18, 2021 meeting of the Planning and Housing Committee with a feasibility review of all aspects of the vision in Attachment 1 to the report (June 10, 2021) from the Chief Planner and Executive Director, City Planning, including but not limited to:
  - a. assessing the inclusion of a large public park, elementary school, affordable housing, childcare, post-secondary institution, significantly increased office/commercial/retail space with priority given to community/non-profit organizations and private/public net-zero/green innovation initiatives, cultural facilities and other uses/amenities that contribute to Yonge-Eglinton becoming a complete community; and
  - b. an implementation plan for the amenities in Part 2.a. above, including a consideration of modifying or transitioning current contractual and financial arrangements, varied lease terms for different uses, City funding mechanisms, support from senior levels of government and other sources of support.
3. City Council request the Chief Planner and Executive Director, City Planning to inform and consult with the Midtown Working Group during the preparation of the feasibility review.
4. City Council request the Chief Planner and Executive Director, City Planning to hold a community consultation meeting on the Midtown Working Group's report prior to a community consultation meeting on the Oxford application for the site.
5. City Council request the Chief Planner and Executive Director, City Planning to present the feasibility review at least three months in advance of the Final Report for the Oxford application for the site.

Our three Midtown Councillors did an outstanding job in their address to City Council, which warrants listening to. See the Council meeting debate on YouTube - start time 6:13 to 6:57 – [CLICK](#).

The Working Group's [Plan](#) includes the provision for parkland, an elementary school, perhaps a post-secondary institution and other innovative employment, and is also open to more housing, such as co-op housing, and truly affordable options. You can find a copy of the plan with the following link: [CLICK](#).

## Hockey Equipment Needed

The Police at our local 53 Division will collect and deliver donated equipment! Leave donations prior to September 9<sup>th</sup> between the 53 Division front doors, at 75 Eglinton Ave W.

# Hockey Equipment Needed for First Nations Hockey Equipment Drive!

## Drive-by Event at the Magna Centre

800 Mulock Dr,  
Newmarket, ON  
L3Y 9C1

Four Days:

September 11/12 10am to 2pm

September 18/19 10am to 2pm

## Equipment Needed

\*Only the following will be accepted\*

- Skates
- Gloves
- Elbow Pads
- Shin Pads
- Pants
- Shoulder Pads
- Helmets
- Hockey Sticks
- Goalie Pads



## Grass and Weeds Bylaw Now-Aligned with Toronto's Sustainability Initiatives

Until recently Toronto's [Grass and Weeds Bylaw](#) conflicted with its sustainability initiatives, including its [Ravine](#), [Biodiversity](#) and [Pollinator Protection Strategies](#). The Bylaw discouraged replacing grass lawns with more sustainable native plants that provide critical biodiversity for flora and fauna during these times of accelerating climate change and species extinction. In 2020, the situation received attention after a City Inspector told Ryerson Professor Nina-Marie Lister that her garden required a naturalized garden exemption. Rather than applying for an exemption, Prof. Lister retained a lawyer, invited John Tory for tea, and informed the media. City Hall subsequently ordered a staff report, and on July 14, 2021, [City Council amended the Bylaw](#) effective January 1, 2022. Changes to the Bylaw include removal of the natural garden exemption process. All properties will be required, instead, to meet maintenance requirements that focus on health and safety, such as prohibiting specific invasive plant species, managing turf grass height, and ensuring that traffic sightlines are unobstructed.

See the *Globe & Mail* article, [Ecologist's wild garden is a challenge to lawn order](#).

Visit <https://lyttonparkro.ca/sustainable-gardening/> to see pollinator photos from one Lytton Park naturalized garden.

## Decluttering?

Here are some options for those interested in recycling, reducing, and reusing -- all good for the environment!

[Goodwill Donation Centre](#) - 2837 Dufferin Ave. (just south of Glencairn & Dufferin)

[Habitat ReStore](#) - 1120 Caledonia Rd, North York

[Ingram Transfer Station](#) (Household Hazardous Waste) -50 Ingram Drive, Toronto

[Secondhand Sunday](#) is an event supported by the City of Toronto, that encourages residents of single-family homes to leave unwanted reusable items on their front property for neighbours to take for free. Any resident can participate. To learn about bringing Secondhand Sunday to your community, visit the website for the latest information, future event dates, resources, and support.

## 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](mailto:lyttonparkresidentsorg@gmail.org), attention *Community Spirit*.

**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](mailto:LyttonParkResidentsOrg@gmail.com)**  
**Together, we **DO** make a difference!**