



E-Newsletter 22 Nov. 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!

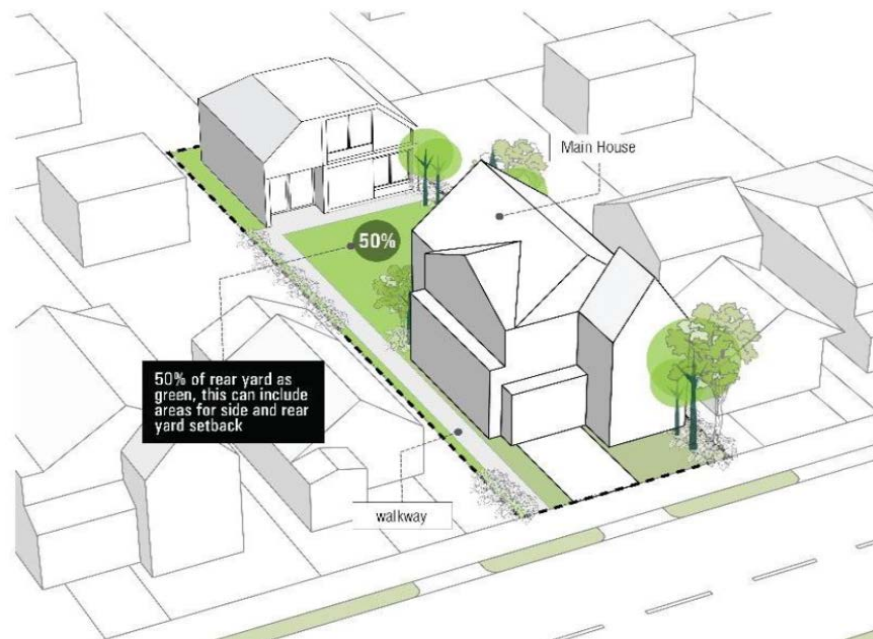
Garden Suites - City Requesting Comments

Garden Suites are similar in form and function to Laneway Suites and will generally be located in the rear yard of detached houses, semi-detached houses, townhouses or other low-rise dwellings. Unlike a Laneway Suite, a Garden Suite does not need to be next to a public lane and could instead be next to other yards, a flanking street, a private lane, a park or open space or other uses.

Garden suites are expected to be as-of-right. That means straight to building permit. No variances (and contentious Committee of Adjustment meetings) required.

Please check out the City Planning [Garden Suites Website](#) for the Draft Permissions. You can also watch [the video](#) walk-through the Draft Permissions

Residents and Residents' Associations have until November 30th to submit their comments. City Planning will then be preparing their Final Report for submission to the Planning and Housing Committee in January 2022. We encourage you to take a [1-Question Survey](#) on the City Planning's website to express any concerns before **November 30, 2021**.



Crime Update

The Toronto Police Services website (www.torontopolice.on.ca) offers excellent information about crime prevention. Their link, CPTED (Crime Prevention Through Environmental Design), has a great deal of information supporting public safety.

The Community Police Consultative Committee meets on a regular basis with members of the community in 53 Division; Lytton Park Residents' Organization participates in these sessions. At a recent meeting there was a presentation from the Lawrence Park Neighbourhood Watch Group. We are being encouraged to start such a group in Lytton Park.

Neighbourhood Watch Groups (NW)

This is a forum started by a resident in Lawrence Park in 2017 to discuss neighbourhood security, local criminal incidents, suspected criminal activity and crime prevention measures. The groups are small (50-130), private, and not on social media. Usually the administrator of the group has met all of their members. The group works closely with the police to report on incidents in their area. Since they were started they have been successful in reducing crime. The Toronto Police Services, pertinent city by-law departments, and our local politicians are promoting and supporting these groups. To streamline and organize the groups' communication, Google Groups is used to regulate security and trustworthiness.

Only members can view group content. Anyone can apply to join or be invited if they live in the included streets of the group. Only members can post, and only members can view the list of members.

If you would like more information on starting a group in your area in Lytton Park, please email info@ourneighbourhoodwatch.ca. We would appreciate if you let us know as well by email to lyttonparkresidentsorg@gmail.com.

ActiveTO Pilot in Midtown

As you may know, ActiveTO and CafeTO were introduced as Covid-response programs. CafeTO was recently made a permanent seasonal feature by Toronto City Council while ActiveTO, which encourages active transportation through cycling, is being piloted in various locations throughout the City.



LPRO resident Karen A. enjoying the Yonge bike lanes.

One of ActiveTO's most significant projects is the temporary installation of bike lanes along Yonge between Davisville and Bloor. The objective of the pilot, known as ActiveTO Midtown, is to optimize alternative modes of transportation such as cycling, walking and modernize this iconic street into a Complete Street. What are the benefits?

- Support Vision Zero, the plan adopted by the City to eliminate serious injuries and fatalities related to vehicle collisions. **In 2020 there were 126 pedestrians killed by collisions compared to 33 fatalities by gun violence.***
- Support climate change goals such as TransformTO, designed to reduce GHG emissions to net zero by 2050. Walking and cycling are much easier on the environment than driving.
- Encourage neighbourhood shopping at a time of unprecedented competition from e-commerce, big-box retailers, and bigger shopping malls.
- Reduce speed, including street racing, a dangerous problem all along Yonge Street.
- Manage increased population density by making alternatives to driving viable.
- Supports equity on our streets. Walking and cycling are the least expensive ways to travel and put less wear-and-tear on infrastructure than cars.
- Create a north-south route for cyclists that connects to an east-west network.

City staff recently released data collected over the first few weeks of the pilot. So far pedestrian volumes are up, cycling rates have more than doubled, 55% of those biking on Yonge report feeling safe or very safe compared with just 20% before, and EMS (fire, ambulance and police) report no substantial delays in response time.

City staff has already announced design improvements, including additional dedicated turn lanes, in response to concerns about car congestion. The patios, which will be removed for the winter months, will be replaced by additional parking and delivery zones. Staff will continue to study the pilot area and fine-tune the design until spring 2022, when a report will be submitted to Council.

The Complete Street on Yonge demonstrates that this much-loved Toronto street and its sidewalks can be shared by all users in a safer, more environmentally responsible and equitable way.

* As reported in the Nov 2021 issue of the North Toronto Post

3180 Yonge Street

On November 9, Toronto City Council unanimously adopted a City Planning report with respect to the development at 3180-3202 Yonge Street. The report outlines numerous issues with the application. The Developer appealed the application to Ontario Land Tribunal in the Spring of 2021. Through the adoption of this report, City Council has directed City Planning and City Legal Staff to oppose the development at the Ontario Land Tribunal. A hearing date has not been scheduled yet. LPRO will continue to coordinate with surrounding organizations which are unanimously opposed this development.

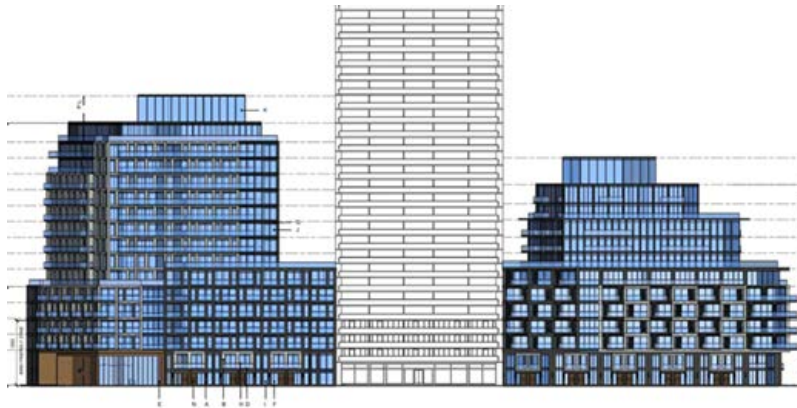


500 Duplex

A coalition of tenants and residents has formed to bring awareness to issues raised by the development proposal for 500 Duplex, where an anomalous residential tower was built in the early 1970s on the west side of Duplex Ave. The proposal would add two additional tall buildings of 15 and 11 storeys to the existing tower. It would demolish the 7 townhouses on Roselawn and the 2 townhouses on Duplex. Much of the existing lawns and trees would disappear. It would create a continuous high-rise 'wall' along the west side of Duplex, and would intrude into Montgomery and Roselawn Avenues west of Duplex.

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 bulkiness of the new buildings.

By allowing new high-rise development west of Duplex Avenue, beyond the designated Yonge-Eglinton Urban growth centre, the project would set a dangerous precedent.



*500 Duplex proposal, frontage along Duplex between Montgomery and Rosewell Avenues
Centre is the existing building. Left and right are proposed 15- and 11-storey additions tacked on.*

Standing Up for Neighbourhood Character



What is a Minor Variance Application?

A minor variance application is submitted when a proposed development does not conform with the zoning bylaw regulations precisely, but meets the general intent. The bylaw regulates the size of houses through various means. These applications are heard by the Committee of Adjustment, a panel of citizens to whom City Council has delegated the authority to approve minor variance applications. There are four specific criteria which are set out in the Ontario Planning Act and must be satisfied.

1. Do the variances maintain the general purpose and intent of the zoning bylaw?
2. Do the variances maintain the general purpose and intent of the City's Official Plan?
3. Are the variances desirable?
4. Are the variances minor in nature?



Why Should You Care?

The vast majority of new houses in Lytton Park proceed through this process. Only minor deviations from the bylaw should be approved.

- Over the past 5 years, the number of applications for houses far larger than permitted has rapidly increased.
- These applications do not meet the approval criteria and fail to respect the existing character of the neighbourhood.
- As each oversized house is approved, it sets a precedent for the next.
- This situation has attracted speculators to the area, who seek approvals for massive houses before “flipping” the properties.
- This has greatly increased the number of aggressive applications.
- **The approval of these applications over a prolonged period of time is eroding the character of the neighbourhood.**



The character of the neighbourhood is one of the reasons many residents are attracted to Lytton Park. Most new houses proposed are taller than permitted. It is not visually appealing if one house is towering over all others on a block. Adjacent neighbours can be directly impacted by excessively large houses. New houses are usually both longer and closer to the side lot lines than permitted. This can enclose the adjacent neighbours' yards, reducing their access to privacy and sunlight and creating a severe visual impact. As many new houses have integral garages the first floor is often 9ft above the ground, with a 9ft high rear deck providing views into neighbouring yards. There are serious environmental impacts to new oversized houses. The enlarged footprints reduce permeable surfaces and mature trees are cut down or severely injured to accommodate construction. As our neighbourhood's mature tree canopy is destroyed, the character of the community is further eroded. In some cases, basements extend far beyond what is visible above grade- which aggravates environmental consequences.

What is LPRO Doing About It?

LPRO has long been an advocate of increased planning controls to ensure new houses respect the existing character of the neighbourhood. While we accept that change will occur, new development must have regard for the existing homes and character of the block and neighbourhood. Since December 2020, LPRO has redoubled its efforts for increased planning controls. Through different measures, both the Davisville and Long Branch neighbourhoods have introduced new planning rules which protect the character of each

neighborhood. We have notified Councillor Colle of this urgent issue on several occasions. Councillor Colle's involvement will be critical for change to occur. We have also been in touch with the City Planning Department to discuss how to address this issue on a broader scale. We will continue to update you on these efforts.

Immediate Steps

In the Spring of 2021 LPRO began a pilot project in which we both inform and assist neighbours of proposed oversized homes. This strategy was modelled after that used by nearby associations. If neighbours are opposing an application, LPRO may oppose the application through a letter and speech at the hearing. To date, this strategy has proved successful.

What Can You Do?

- **We are looking for volunteers.** If you have experience with the Committee of Adjustment, Toronto Local Appeal Body (TLAB), or are willing to learn, we can use your help! Please send us an email at lyttonparkresidentsorg@gmail.com
- **Write an email to Councillor Colle** at Councillor_Colle8@toronto.ca to ask him to support a Planning Study of the Lytton Park Area to introduce increased planning controls.

Committee of Adjustment Tips

- If a property owner asks you to sign a petition in support of a minor variance application, **do not** sign it! Owners frequently downplay the scale of their applications or misrepresent their proposal to get neighbours' signatures of support.
- If the owner tells you this will be their family's "forever home," **disregard it.** This is a tactic frequently used by speculators who have no intention of living in the neighbourhood long term.
- If there is an application for an oversized home on your block, the best thing you can do is to **speak in opposition** at the Committee of Adjustment Hearing.
- The second-best thing you can do is to **write a letter** of objection.
- If you are in close proximity to an aggressive proposal, **help raise awareness by informing your neighbours.**
- If you disagree with the decision of the Committee of Adjustment to approve an oversized home on your block, **appeal the decision to the Toronto Local Appeal Body.**
- If you have any questions about the Committee of Adjustment process, email LPRO!

Leaf Blowers & Health Impacts

[The American Lung Association](#) advises: *"Ditch the gas-powered lawn mower. Use hand-powered or electric lawn-care equipment rather than gasoline-powered. Old two-stroke engines like lawnmowers and leaf or snow blowers often have no pollution control devices. They can pollute the air even more than cars, though engines sold since 2011 are cleaner."*

Medical and scientific research attributes leaf blowers to serious health issues. Toronto Public Health's [2001 Staff Report](#) concluded that gas leaf blowers (GLBs) emit noise, and pollute the air with fine particulate matter and fugitive dust that adversely impacts human health and the environment. The emissions contribute to poor air quality and noise pollution.



LPRO has made available a PDF flyer with more information: [Click](#).

Toronto ratified the Fossil Fuel Non-Proliferation Treaty and thus recognized that 2-cycle engines discharge harmful noise and pollutants.

- Numerous jurisdictions, including Washington DC, Burlington VT, Vancouver, and Beaconsfield, already ban or substantially restrict this equipment.
- Significant medical and scientific research exists justifying these bans/restrictions.
- Numerous progressive and entrepreneurial lawn maintenance contractors already use battery equipment.
- Adopting low noise, low impact practices will protect the health of workers, children, the public and the environment.

It is just over a year since Toronto City Council passed motion MM23.3 stating:

“request the City Manager, in consultation with the Medical Officer of Health, to report back in the first quarter of 2021 on the environmental and associated health impacts of gasoline-powered two-stroke engine leaf blowers and other similarly operated garden equipment, including the feasibility of a year-round ban or a ban from May to September”

” <https://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-152694.pdf>

Councillor Shelley Carroll has recently said that the study of the ban on these leaf blowers had been delayed due to staff being deployed in many other directions during the pandemic, but that a report is expected in the next month or two.

[Hate the sound of leaf blowers? The best solution may be to do nothing at all](#), Emma Teitel, Toronto Star, Oct. 27, 2021

[The First Thing We Do, Let’s Kill All the Leaf Blowers](#), New York Times, Margaret Renkl, Oct. 25, 2021

LDD Caterpillars – Time to Remove Egg Masses to Protect Your Trees

According to this [Toronto CityNews article](#),

“While the caterpillars primarily strip the leaves off of deciduous trees, healthy trees with plenty of sugar storage in the roots can survive the onslaught of the insects for three to five years.

“But Dutkiewicz said at the current levels the caterpillars can move on to coniferous trees like white pine and blue spruce. He said since those trees keep sugar in the needles, those can die off within a year.

“Dutkiewicz said there could be similar levels of the insects in 2022 and while it won’t make a huge difference in terms of the overall situation in Ontario, he encouraged residents to scrap any egg masses (typically white or brown clusters) off trees with a knife and place those in soapy water for three days in an effort to reduce the amount of damage and better protect their properties next year.”

Removing egg masses can potentially prevent the hatching of up to 1000 caterpillars per egg mass, and therefore lower the overall negative impact to trees on your property caused by defoliation. What do they look like? Gypsy moth egg masses are fuzzy, tan in colour, and range in size from a dime to larger than a toonie. The egg masses are laid individually or in large clumps.



- [Watch LDD moth egg mass removal](#)
- [LDD egg mass removal instructions](#)
- [Toronto Region Conservation Authority](#)

Recommended Parking Requirements for New Development

The Planning Report will be considered by the Planning and Housing Committee on November 25. The recommended Zoning By-law Amendments is available on the project website (www.toronto.ca/parkingreview). The report is available in full on the City Clerk's website (<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&decisionBodyId=1943>)

The Planning Department has reviewed, and held public consultations on the City's parking standards for new development, with the aim of updating the City's parking standards to better manage auto dependency and to reduce the cost of construction.

Rather than the current requirement for a minimum number of parking spaces in new developments, the Report proposes to introduce maximum parking permissions. This change is in keeping with the City's climate action strategy by encouraging less automobile use with resultant greenhouse-gas emissions and reduced traffic congestion. It is noted that the City will need to promote and improve alternatives for public transit, walking and cycling.

Eliminating costs associated with constructing and maintaining too much parking reduces the cost of a multi-unit residential building. New developments will still have to provide adequate parking onsite; residents would not be entitled to use permit street parking.

The recommended Amendments to the Zoning By-law include:

- Elimination of most minimum parking standards
- Maintaining or increasing accessible parking requirements
- Introducing requirements for electric vehicle infrastructure and permissions for charging equipment within required parking space dimensions

The removal of minimum parking standards would not remove existing parking, nor prevent new parking from being built. Staff will continue to work across divisions and agencies to advance the City's policy objectives related to parking, including further revisions to the Zoning By-law and a review of the City's current approach to residential on-street parking, front yard parking and boulevard parking.

Toronto Miracle – Food Donation Request

On December 4th at 10:00 am, [Toronto Miracle](#) is inviting residents of Toronto to leave at least one non-perishable food item on their doorstep. Why help? The most recent "Who's Hungry" Report found that there were 1.45 million visits to Toronto food banks last year, the highest number of visits ever recorded in Toronto. And the real canary in the coal mine? 1 in 3 kids living in Toronto experience food insecurity. A number they believe could be higher because it is so taboo to report childhood hunger.

Not Down the Drain

Do you know what can and can't go down your drain? Putting the wrong things down your pipes can cause basement flooding; pollute streams, rivers and the Lake; and clog City pipes resulting in expensive repairs. Please don't put grease, wipes and dental floss down the drain. Find out more about what can and can't go down your drain by [clicking here](#).

Enjoy Winter – Get Active!

[Welcome TO Winter](#) – City of Toronto Activities

[North Toronto Memorial Community Center](#) - Fall recreation programs are back in action. Programs commenced October 16. Registered programs have closed the registration but there are a number of drop-in programs available for all. Please refer to the link to view the programs offered.

Help Your Community. Help Yourself. Volunteer.

LPRO is always looking for talent from our community for Board or Committee members. LPRO is one of the most active and functional Resident Organizations in the City, but, like any volunteer organization, we depend on great people to help. Just some of the benefits of being part of our team include:

- contribute back with your good ideas and energy to our wonderful community. It feels great!
- learn and refine skills in teamwork or leadership at the Board or Committee level
- learn about the issues which affect us at the local, Councillor, City, Provincial and Federal levels
- become an expert in areas such as development in our neighbourhood, environmental issues, transit and road safety, parks and recreation, biking and hiking trails, and City politics

Specific skills in communication and marketing, legal, finance, urban planning, web and social media are most welcome, but most of all we are looking for your best thinking and energy to bring to the LPRO team.

Please contact us at LyttonParkResidentsOrg@gmail.com to show your interest.



Lytton Park Residents' Organization
Annual Membership \$30.00 per household
Join or Renew for 2022!

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 2022. 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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2022 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!