

## **LPRO's 2023 Annual General Meeting Tuesday, October 17 at 7 p.m**

Our AGM will be held **in person** at Eglinton St. George's United Church, 35 Lytton Blvd at Duplex (fully accessible).

**Everyone is welcome! Come out and learn about your Lytton Park Community!**

There will be a business portion of the meeting, an update on development proposals in the neighbourhood, and speakers including Councillor Mike Colle. Details to follow closer to the date.

If you wish to vote at our AGM you must be a current member of LPRO. Membership is only \$30/year. To become a Member, go to [Join LPRO](#). Not sure you've paid your membership in 2023? Send us an email at [membership.lyttonparkro@gmail.com](mailto:membership.lyttonparkro@gmail.com) and we will let you know!

### **2023 Survey Recap**

LPRO issued an anonymous 34-question survey in June. The intent was to obtain a holistic perspective of residents' views to inform LPRO's vision, approaches to achieving this vision, and focusing limited volunteer resources on resident priorities. The survey was sent to our existing subscriber list.

A total of 37 streets comprising 3,888 households are contained within LPRO boundaries. A total of 1,012 distinct household surveys were sent and 403 responses were received, an impressive response rate of nearly 40%. The results were as follows:

- 97% own their homes; 3% lease or rent;
- 87% live in a house; 11% in a mid-rise; 1% in high-rise; 1% in a low-rise;
- 80% lived within LPRO more than 10 years; 9% for 6 - 10 years; 6% from 3 - 5 years; and 5% less than 2 years; and
- 50% are aged 65+; 29% are aged 50-64; 14% are aged 35-49; 2% are under 35; 6% preferred not to state their age.

The survey had seven themes:

1. **Livability** - Strong agreement to advocate for: maintaining green space; replacing trees at end of life; reducing noise pollution; and a clean neighbourhood.
2. **Housing & Development** – Strong agreement to: manage extreme development by working with developers and residents to maintain neighbourhood character; ensuring adequate green space; mitigating traffic due to construction; and maintaining tenant protection.

3. **Mobility** – Significant agreement to advocate for: managing traffic congestion; enhancing pedestrian safety; enforcing street speed limits; supporting access to safe bike lanes while enforcing adherence to rules by all vehicles.
4. **Events & LPRO Communications** – Significant agreement that Yard Sale, Ravine Cleanup and Election Candidates Meeting add value to residents. Strong support for continued communication, especially in crime reporting.
5. **Civic Engagement** – Significant agreement to focus on local issues and maintain visibility with residents on such issues versus dissipating effort on city-wide or provincial concerns.
6. **Volunteering** – Overwhelming agreement on value of a neighbourhood association, though busyness, age or health lessen volunteer participation. Those interested in volunteering would prefer to help our green spaces or participate in specific projects.
7. **Residents' Concerns** – Extreme development changing neighbourhood character, traffic and crime are three primary concerns.

Overall, the survey results clarified areas where residents think LPRO can positively advocate on their behalf. Responses also provided guidance on issues of lesser importance, such as civic or provincial issues that have less direct impact on our community as well as unique Community Communication Apps (such as Google Groups) which are adequately addressed by competitors.

The survey results will be presented in greater detail at our October 17 AGM.

**Thank you to everyone who completed the survey!**

## **Area Developments: Updates**

### **Avenue and Lawrence (Northeast corner)**

First Capital has acquired an additional property at 1549 Avenue Road, currently occupied by the Royal Lighting store. LPRO representatives met with First Capital and Bousfields (First Capital's urban planning consultant) in June. First Capital expects to submit a revised Official Plan Amendment and Rezoning application to the City in the Fall. The application was initially submitted in 2020 and was resubmitted in 2022.

We are continuing to advocate for a new onsite city park (required by the City) located and designed in a manner that maximizes usability, a traffic circulation plan that will minimize additional traffic congestion, a trail along the Douglas Greenbelt ravine, more pedestrian space along Avenue Road and Lawrence Avenue, and a development that is of an appropriate scale.

### **3180 Yonge Street**

NYX Capital LP has applied for demolition permits for the existing buildings onsite. Several of the existing buildings have been boarded up. The developer's site plan application remains under review by City Planning Staff.

### **2908 Yonge Street (former Petro-Canada station)**

Soil remediation work has been completed. The developer has not submitted a site plan application to date and will not commence construction in the near term.

### **41 Chatsworth Drive**

The developer has appealed their site plan application to the Ontario Land Tribunal (OLT). A hearing date has not been scheduled. The site plan application will not result in any major changes to the development concept approved by OLT through the official plan amendment and rezoning process. Building permits cannot be obtained until the site plan is approved.

Over the past several months, the developer has removed trees to accommodate the future building. Drilling rigs have also been operating onsite to support the future geothermal heating and cooling system. The developer has a permit from the City to exclusively carry out the drilling work.

### **2708 Yonge Street (former Trull Funeral Home and adjacent property)**

The developer has not submitted a site plan application to date and construction will not commence in the near term.

### **500 Duplex Avenue**

The OLT has issued a ruling conditionally accepting the settlement between the developer, City of Toronto, and 500 Duplex Coalition. The developer has not submitted a site plan application to date and construction will not commence in the near term.

### **34-70 Montgomery Avenue**



First Capital, the developer of the project at 2400 Yonge currently under construction (former BMO building), is proposing a 24-storey building on the site that extends along Montgomery and around the corner onto Duplex Avenue, opposite 500 Duplex. It has no frontage on a main road. The site is designated “Neighbourhoods” (which includes a 4 storey maximum) in both the Yonge-Eglinton Secondary Plan and the City of Toronto Official Plan.

The site is within the Eglinton Park Residents’ Association (EPRA) boundaries, just south of LPRO’s area. For the 500 Duplex development proposal a coalition was formed, led by EPRA and including the 500 Duplex Tenants’ Association, the Stanley Knowles Co-op, and LPRO. The same coalition will be involved in the 34-70 Montgomery proposal.

More information, including renderings of the proposed building, can be found on LPRO’s website: [34-70 Montgomery Avenue](http://34-70MontgomeryAvenue.com)

### Construction Hub Committee

Our monthly Hub meetings with the Developer, City of Toronto and Uptown Yonge BIA continue to be productive. A new construction staging of large trucks on the site, located between the new building and the Temporary Park, has been created. The result will be fewer vehicles parked our streets waiting for their turn to enter the site. A larger entry/exit point has been created into the site to make it easier to enter and exit the site.



The excavation is almost complete and the crane has been installed which signals the start of construction. This next phase is expected to last until 2025 at which time the building will be complete and the new west-side park will be completed by 2026.

There were community concerns about the additional traffic expected as a result of the opening of the Dalton School in the Consumers Gas building (Yonge & St Clements) this fall. Additional 10-minute parking zones were added on St. Clements to address this concern. However no renovations to the building's interior appear to have taken place and there are now sublease signs on the building so the status of the school's opening is currently unknown.

We also liaise with the 2400 Yonge (BMO Site) Construction Hub Committee and Eglinton Park Residents' Association with a view to identifying and mitigating issues that may affect the LPRO area because of our proximity.

## **Noise Bylaw: Upcoming Public Consultations**

The Noise Bylaw provides standards for noise, and applies to all properties in Toronto. It must balance the desires of all residents to enjoy their homes and environments while recognizing that in a City as large, densely populated and vibrant as Toronto, certain levels of noise are reasonable.

In July, City Council voted to direct Municipal Licensing and Standards staff to engage in extensive consultations with residents, businesses and other city departments that use two-stroke engines to fully understand the costs and other impacts of a ban on two-stroke engine equipment. **The 2023 Implementation Review of the Noise Bylaw** will assess [amendments made to the Bylaw in 2019](#) and will consider potential refinements.

**You are invited to attend the City's public consultations on a review of recent changes to the Noise Bylaw.** There will be 6 consultation meetings **from September 12 to 21, 2023** to seek feedback on the public's experience with the amended Noise Bylaw and the refinements

under consideration. Each consultation will focus on one particular area related to the Noise Bylaw, listed in the chart below. There will be a combination of in-person and virtual meetings. If you're interested in attending, [please register using this link](#). You are welcome to attend multiple sessions.

<b><u>Meeting Focus</u></b>	<b><u>Format</u></b>	<b><u>Date (in 2023)</u></b>	<b><u>Where</u></b>	<b><u>When</u></b>
<b><u>General Noise</u></b> (for example: <b><u>unreasonable and persistent noise, power device noise, noise from waste collection</u></b> )	<a href="#">In person</a>	<b><u>Tues, Sep 12</u></b>	<b><u>Metro Hall</u></b> <b><u>55 John St</u></b> <b><u>Room 308/309</u></b>	<b><u>7 to 9 pm</u></b>
	<a href="#">Virtual</a>	<b><u>Tues, Sep 19</u></b>	<b><u>Zoom</u></b>	<b><u>7 to 9 pm</u></b>
<b><u>Amplified Sound</u></b> (for example: <b><u>music from bars</u></b> )	<a href="#">Virtual</a>	<b><u>Wed, Sep 13</u></b>	<b><u>Zoom</u></b>	<b><u>7 to 9 pm</u></b>
	<a href="#">In-person</a>	<b><u>Thurs, Sep 21</u></b>	<b><u>Metro Hall</u></b> <b><u>55 John St</u></b> <b><u>Room 308/309</u></b>	<b><u>7 to 9 pm</u></b>
<b><u>Motor Vehicles</u></b>	<a href="#">Virtual</a>	<b><u>Mon, Sep 18</u></b>	<b><u>Zoom</u></b>	<b><u>7 to 9 pm</u></b>
<b><u>Construction Noise</u></b> (for example: <b><u>condo developments and residential infill</u></b> )	<a href="#">In-person</a>	<b><u>Wed, Sep 20</u></b>	<b><u>North York Central Library</u></b> <b><u>5120 Yonge St,</u></b> <b><u>Meeting Room 101</u></b>	<b><u>5:30 to 7:30 pm</u></b>

More information is available on the City of Toronto webpage - [toronto.ca/NoiseReview](https://toronto.ca/NoiseReview). You can also submit your feedback by emailing [MLSfeedback@toronto.ca](mailto:MLSfeedback@toronto.ca) by **October 15, 2023**. All feedback from the public consultations will be used to recommend refinements to the

Noise Bylaw in a report going to the Economic and Community Development Committee of Toronto City Council in November 2023.

**No More Noise Toronto** is a new volunteer group advocating for a robust Noise Bylaw and proper enforcement. You can sign up for their newsletter and also contribute noise complaints to their crowdsourced data set: ["Not 311" Noise Report](#). **The Toronto Noise Coalition** has been providing leadership on this issue for several years. You can learn more about them here: [TNC](#)

## Alcohol in Parks Pilot: Eglinton Park



In July City Council approved a pilot program for alcohol consumption in 27 parks across Toronto from Aug. 2 to Oct. 9. **Eglinton Park** is one of the participating parks. Read more about the program here: [Alcohol in Parks](#)

## **Councillor Mike Colle - Deputy Mayor of North York**

Congratulations to our Councillor on his appointment as Deputy Mayor for North York, a well-deserved recognition of his tenure of service to the City of Toronto. As such, Councillor Colle will represent the Mayor's office at official events in our area on an as-needed basis.

## **Upcoming MPAC Reassessments Deferred**

The Ontario property assessment system, managed by the Municipal Property Assessment Corporation (MPAC), operates on a four-year cycle with each assessment phased in over the four years. The most recent valuation date - January 1, 2016 - was intended to apply to assessments for the 2017-2020 taxation years. The next valuation date was supposed to be on January 1, 2020 for the 2021-2024 taxation years. However it was postponed by the provincial government due to the pandemic, and it has continued to be postponed every year since.

In August, the Ontario government announced that it will again defer updating valuations. ***This means that property assessments will remain at 2016 values for the 2024 taxation year.***

To better understand how MPAC calculates property taxes check out their video:

<https://www.youtube.com/watch?v=nrWry5i3TBU>

## **Help Your Community, Help Yourself!**

Volunteer your time and expertise! Some of the areas where you could share your skills or develop new ones are:

- *planning and development*
- *community safety*
- *parks, trees, and the environment*
- *road safety and transportation*
- *heritage*
- *communications via eblast, newsletters, LPRO website*
- *special events, such as the yard sale and our AGM*



If you are interested in helping out in your community please send an email to [LyttonParkResidentsOrg@gmail.com](mailto:LyttonParkResidentsOrg@gmail.com) and we will get in touch with you.

## **Membership**

LPRO is a volunteer-run group but we do have expenses such as website maintenance, signs and brochures for LPRO events and campaigns, and on occasion the retention of professional consultants. Please support our work through an annual membership. It's only \$30 per household (Jan 1 to Dec 31). To become a member or renew go to our website:

<https://lyttonparkro.ca/join-volunteer-donate/>.

If you aren't sure whether you have paid for 2023, please email us at [membership.lyttonparkro@gmail.com](mailto:membership.lyttonparkro@gmail.com) and we will let you know!