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## November 2023 Newsletter

# LPRO's 2023 Annual General Meeting - Recap



It was nice to welcome residents in person after several years of virtual meetings! We were also fortunate to be able to host this meeting at the beautiful Eglinton St. George's United Church.

Following a review of the past year's activities by our President, Maureen Kapral, we heard a presentation on development in the neighbourhood, a summary of LPRO's first-ever survey of residents, and a report on LPRO's participation in the 2500 Yonge Construction Hub Committee.

Guest speakers were Mark Singh, Program Manager, Environment & Climate, City of Toronto, talking about the City's Net Zero Strategy, and Auxiliary Sergeant Colin Anderson on neighbourhood crime prevention. Of particular interest was TPS's offer to conduct personalized in-home security audits for residents. For more information on this free service, contact Aux Sgt Colin Anderson at [colin.anderson@tps53aux.com](mailto:colin.anderson@tps53aux.com)

The meeting concluded with Deputy Mayor Colle who discussed and took questions on issues such as auto theft, congestion, and the budget challenges facing the City.

## **2500 Yonge (Capitol Theatre) Construction Hub Committee**

LPRO is a member of the 2500 Yonge Construction Hub Committee whose purpose is to monitor activity, identify issues and find solutions to neighbourhood safety and environmental concerns during construction of this very large development. Along with LPRO, the committee consists of representatives from the developer, the Uptown Yonge BIA, City Transportation Staff and Deputy Mayor Colle's office. We are pleased to report several important initiatives that have taken place since the Hub meetings have started:

New Staging area for large trucks queuing to unload has been established between the actual construction site and the temporary parkette. This will reduce the number of trucks waiting on our residential streets.



Coordination of School Crossing Guard and Construction Flag Persons to optimize safety when large trucks enter the intersection.

A direct route from Yonge to Castlefield eliminates the need for large trucks driving on local residential streets.

Crosswalks have been repainted at the Castlefield and Yonge intersection. Thank you to school crossing guard Maria (pictured here) for bringing this to our attention and to Deputy Mayor Colle's office for getting the City to issue the work order.



Broadway and Yonge will be repainted soon as well.

A temporary parkette featuring hard surface activities such as basketball, pickleball and a children's cycling route is planned for the area marked in green. Completion date is to be announced but work should commence soon. The larger park is due for completion in 2026, the year following projected completion of the 'Capitol Theatre' site at 2500 Yonge St.

And just to the south of us at 2400 - 2444 Yonge, 148 holes are currently being drilled for an environmentally-beneficial thermal heating system!



## A few words about Burke Brook

By John Peck

*Lytton Park Resident*

Toronto is known as a city of brooks and ravines, and Lytton Park's got some too.

There are at least two waterways within our neighbourhood, Burke Brook and Havergal Stream. Like many Toronto streams, Havergal Stream springs out of the ground for a few hundred metres on the north side of the school's property, then goes back underground until it joins up with Burke Brook and the North Toronto storm sewer system in Chatsworth Ravine, just east of the Glenview Senior playing field.

Most Lytton Parkians will have seen the Burke Brooke sign on Duplex Ave. where it crosses Chatsworth Ravine. That's where it dives back into a storm culvert, only to re-emerge east of Muir Park on its way to the West Don River and Lake Ontario.

At one time a wooden bridge over the brook was bashed and burned every year by local students celebrating the end of the school year, but that ended with the installation of a steel bridge 10 or 15 years ago.

To the best of my knowledge fish have never been spotted in the brook in Lytton Park, although the city has taken steps to restore fish passage features closer to the Don, most recently in 2006.



*Undated pic of Burke Brooke before it was straightened out.*

Chatsworth Ravine itself is managed by the Toronto Region Conservation Authority, which looks after flood-plain management across the city. With climate change and the massive rain storms it will bring, all brooks and ravines will play an important role in keeping Toronto residents and property safe. Burke Brook has overflowed several times in the last ten years, but never made it close to properties on the sides of the ravine.

Who was Burke Brook named for? One possibility is Edmund Burke, who lived in Toronto from 1850 to 1919. Burke was an acclaimed architect whose many projects include the Bloor Street Viaduct. (Not to be confused with Edmund Burke, the 17th century father of conservatism.)

For those interested in protecting our streams and ravines, the Urban Ravine Symposium at the Toronto Botanical Garden (TBG) is back again, having held their first event in several years on November 3.

Started in 2016 as a way to bring professionals, advocates, and passionate community members together to learn and connect over Toronto's incredible ravine system, the symposium explores answers to the question of 'How'.

For more information on future meetings google Toronto Urban Ravine Symposium.



## Avenue Road Study

The City of Toronto is undertaking a study of Avenue Road from Bloor St to St. Clair. The purpose is to gather public opinion on proposed changes being considered to improve safety, mobility choices and streetscape on Avenue Rd. Detailed information can be found here: [Avenue Road Study](#).

As part of its public consultations the City has created a survey which is open until November 2. To participate in the survey, follow this link: [Avenue Road Survey](#).

## A Conversation with . . .

### Planning and Housing Committee Member Josh Matlow on Housing

*A number of local Residents' Associations, including LPRO, have come together to bring you a series of short informational pieces designed to summarize activities at City Hall in order to build context, and keep you informed about decisions and conversations that have an impact on our local neighbourhoods. Today's feature is*

*the second of three articles by freelance journalist Maryam Siddiqi. Please note that views expressed here do not necessarily reflect the views of LPRO.*

Josh Matlow, Ward 12's Councillor, is a new member of the City's Planning and Housing Committee (PHC). He's overseen some intense growth and density in the Yonge and Eglinton area and, at the same time, has a reputation among developers for challenging them. Here, he speaks about priorities for the City and PHC and offers suggestions for improved community consultation.

**What are your thoughts about what the new administration should accomplish, and in particular, what the Planning and Housing Committee can contribute?**

It's a very clear priority for the Planning and Housing Committee and this administration to focus on housing affordability. It's a recurring concern that I've heard from people in literally every neighbourhood in the city.

There's a number of things that need to be done to ensure that there are different types of housing and different options for people based on their budgets. That's something that I know the Planning and Housing Committee intends to tackle. It's not an easy challenge, but it's necessary.

That being said, while we focus on housing, we simultaneously need to focus on quality of life – that there is sufficient school capacity in our

neighbourhoods, and parks, social services, infrastructure and transit, that our quality of life needs to keep pace with our growth. For me that's going to be a priority this term.

### **Is the committee aligned on that?**

No [laughs]. I mean, there's going to be different people with different focuses and interests. We need infrastructure that's reliable, and open space and park space to play and be well in, and all that together I think is good planning. So I will continue advocating for a more holistic way to plan our communities.

### **What do you think is the biggest obstacle to affordable housing?**

It's a compilation of lots of bad decisions. The vast majority of decisions that affect planning are made at Queen's Park. The City is subject to whatever legislation the Ford government decides on, and often it learns about it when it's announced – it's not even consulted in many cases.

We need a combination of things. We need to promise to bring back rent control, there needs to be investment by both provincial and federal levels of government into a range of different types of housing, whether it be rent geared to income or deeply affordable. I think the City can match what the federal government has done on relieving GST by looking at how to use property tax and development charges with more flexibility to incent the kind of development that we want. For

example, if a developer is willing to build purpose-built rental, then we should be looking at lowering property tax or being more flexible with DCs (development charges). If a developer is willing to build a building with several deeply affordable units, then that application should be fast tracked.

**Are there any plans to facilitate the development of more student housing?**

What the City can do is encourage conversations between developers that are building near universities and the universities themselves, and work with them on putting forward plans that include student housing. I can tell you that that is happening, and I do expect that there's going to be more student housing coming down the pipeline.

**When it comes to community consultations for development, they can appear to be handled in a perfunctory manner with thoughtful input ignored. What can be done to improve transparency in the consultation process and return public trust in the outcomes?**

I'd like to see planning staff return to in-person meetings. There's nothing like meeting in person and having conversations and engaging with each other. You don't want to lose the benefits of online meetings, though, so I think it should be hybrid, as it helps with accessibility for some.

And I think the City staff could do a better job at explaining to the

community how their feedback could contribute to planning staff's recommendations that they ultimately write in their final report to City Council.

**Recent provincial changes to planning legislation have significantly reduced timeframes for city review of development applications and the opportunities for residents to participate in the review. Do you have any suggestions for how residents can contribute to ensuring the city gets the housing and development that it needs?**

The changes that the provincial government made makes it impossible for the City and the applicant to have an iterative process with the community. What's happened now is that nobody's happy. The City isn't happy, the communities aren't happy, and even many of the developers aren't happy.

I'm actually actively working on building a case to take to the provincial government for reversing the changes that they made that has led to very arbitrary and restrictive timeframes on the development review process.

**Beyond writing letters and deputing at committee meetings, how can residents or RAs more effectively contribute to city building and work better with the committee?**

Engage with your local councillor and engage with the process.

Ultimately, it comes down to elections. If we keep electing provincial

governments that don't give a crap about our communities, it's not surprising that we end up with the legislation that we do.

RAs can both object to what they disagree with, but also come forward with the kind of ideas that we should all be advocating for.

– *Maryam Siddiqi*

## No More Noise Toronto!

**CITIZEN MINUTES** **NoMoreNoise Toronto!**

**Learn about the impacts of excessive noise on our health and communities.**

Join us for an evening of noisy debate as we screen the Hot Docs Citizen Minutes film *Do You Hear What I Hear?* followed by a community discussion.

November 8, 2023  
Innis Town Hall  
2 Sussex Ave | Toronto, ON  
Doors open at 6:30pm  
**FREE EVENT**

**Panelist**  
Councillor Lily Cheng

**Panelist**  
Tor Olamo

**Panelist**  
Daniella Levy Pinto

**Moderator**  
Ingrid Buddy

**Opening Remarks by**  
Councillor Shelley Carroll

#NoMoreNoiseToronto #CitizenMinutes #NoisePollution

Most of us know that noise can be annoying, but did you know that according to the European Environment Agency, one million healthy years of life are lost every year due to the effects of noise on health, including annoyance, sleep disturbance and heart disease? Annoyance

and sleep disturbance account for the bulk of the burden of disease linked to noise.

[No More Noise Toronto](#) is a dedicated group of volunteers doing something about it, making sure we are heard loud and clear during the City of Toronto's Noise Bylaws Review, going on right now.

Please join [No More Noise Toronto, Hot Docs and Citizen Minutes](#) for a community event on November 8 at 6:30pm, [Noise: How Much is Too Much?](#) Sure to be a fun and engaging event, it begins with the short film [Do You Hear What I Hear?](#) This will be followed by a panel discussion with a health expert, pedestrian advocate and City Councillor. There will be fun opportunities for audience engagement to communicate how they feel and are impacted by noise, and of course, there will be Q & A. Hosted by Ingrid Buday, this promises to be an event not to be missed!

Come out to see what we can do together to make Toronto a more healthy, social and inclusive city. RSVP Here: [Noise: How Much is Too Much?](#) Help us spread the word by sharing this message!

**Hallowe'en decorations are in full swing!**



Please be extra careful with all the little ghosts and goblins running around our streets!

## Help Your Community, Help Yourself!

Volunteer your time and expertise with LPRO! 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!

## Together we DO make a difference!

Follow us on Twitter! [@lyttonparkro](https://twitter.com/lyttonparkro)

P.S. We encourage people to use the **Forward to a Friend** button below to share this e-newsletter with neighbours who may not have received

it.

Better yet, ask them to email us to be added to our distribution list ([lyttonparkresidentsorg@gmail.com](mailto:lyttonparkresidentsorg@gmail.com)) or to subscribe on our website <https://lyttonparkro.ca/newsletter-sign-up/>

**Let's keep our community connected!**

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