



February 2025 Newsletter

In this issue:

No Eglinton-Lawrence Provincial Candidates' Meeting
Voter information for Eglinton-Lawrence
Rally to open the Crosstown LRT
Area Development Updates
Crime Awareness
Noise Enforcement
Reminder: Vacant Home Tax declaration deadline
Call for volunteers

Provincial Election News

No Eglinton-Lawrence Provincial Candidates' Meeting

LPRO has a long tradition of hosting electoral candidates' meetings, often in collaboration with other residents' groups in the area. For the candidates they offer exposure, an opportunity to articulate and defend their Party's platform, and a chance to earn your vote. For residents it's an opportunity to

voice their priorities and concerns and to judge the candidates on their merits.

This year LPRO, along with Eglinton Park Residents' Association, Stanley Knowles Cooperative, Upper Avenue Community Association, and Avenue Road-Eglinton Community Association, reached out to the provincial Conservative and Liberal candidates the day before the election was officially announced to invite them to participate. The Liberal candidate, Vince Gasparro, accepted immediately. The Conservative candidate, Michelle Cooper, did not reply to our invitation despite two in-person conversations with her campaign manager.

With no reply from the Conservative candidate and no NDP candidate announced as of our Organizing Committee's February 7 deadline, we regretfully concluded that we cannot host a candidates' meeting for the February 27 provincial election. Instead, we have submitted written questions to the candidates. Their answers will be published in an e-blast to our subscribers prior to the election.



Voter Information for Eglinton-Lawrence

For information on voting early, by mail, or on election day in the Eglinton-Lawrence riding, go to: [Voter Information Eglinton-Lawrence](#)

Photo: [Cory Doctorow](#) via [CC BY-SA 2.0](#)



Do you know your Ontario 2025 election candidates' plans for protecting our environment or climate action?

Eglinton-Lawrence for Climate Action is a non-profit group of residents of Eglinton-Lawrence riding dedicated to increasing awareness of the need for climate action in the community and at all levels of government.

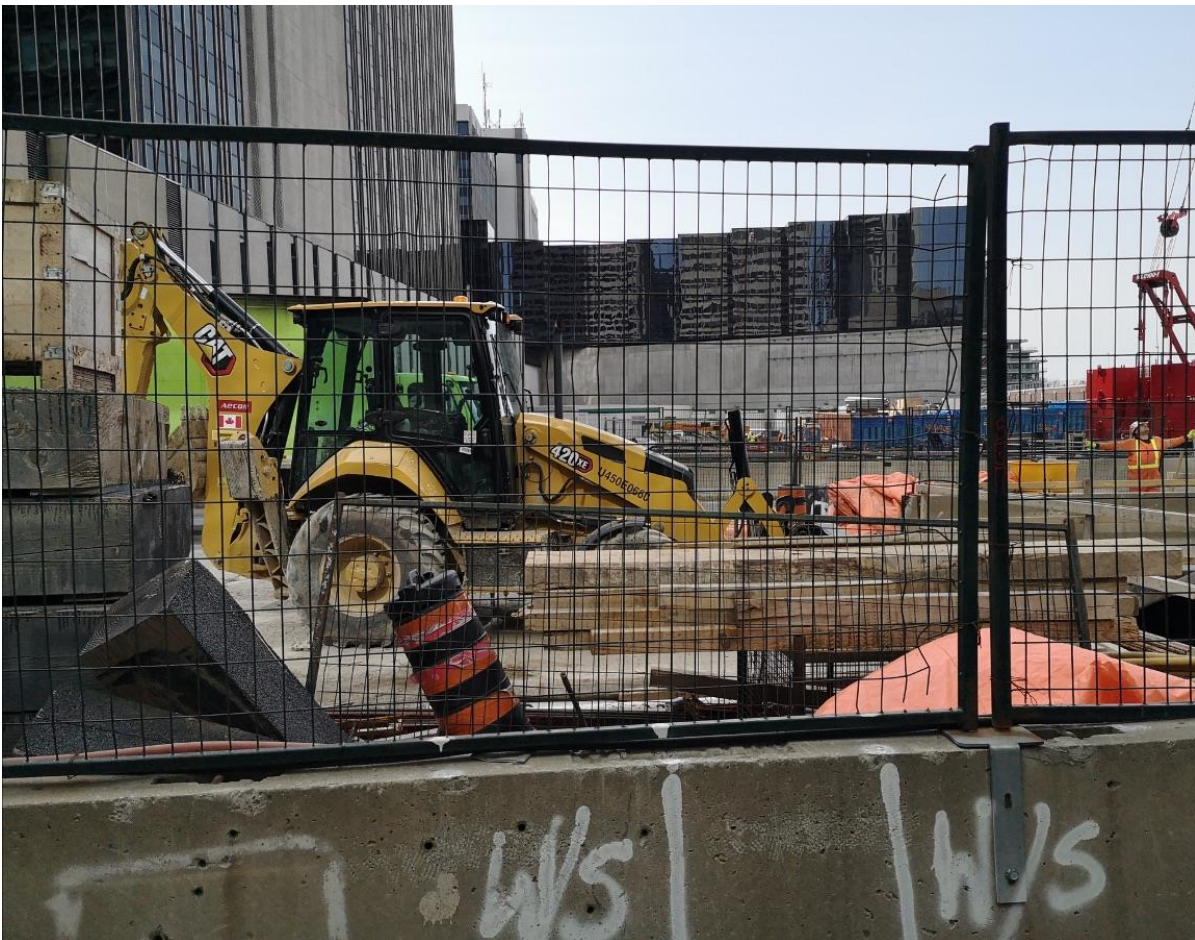
They are urging voters to ask candidates about their plans for:

- **Protection and expansion of greenspace:** greenbelt, farmland, trees, community gardens
- **Buildings:** new construction to require renewable energy sources, upgrades for energy efficiency and retrofitting of schools and government buildings

- **Waste reduction:** impact of waste on climate and environment, responsibility for disposal of packaging
- **Transportation:** complete Eglinton LRT, no new highways and more efficient use of existing highways, congestion pricing in Toronto

See [Eglinton-Lawrence for Climate Action](#) for more information on what to ask your candidate about these important issues.

Upcoming Events



Corner of Yonge and Eglinton (exterior northwest corner).

Rally to open the Crosstown LRT

Wednesday, February 19, 5-6 p.m.

[TTCriders](#) will hold a rally to call for answers about why provincially-owned LRTs are not open and to seek commitments from all provincial parties to permanently fund the operating costs of new LRTs, to clear the TTC's repair backlog, and to give the TTC back control to run Toronto transit projects.

See [more information about the rally](#).

Area Development Updates



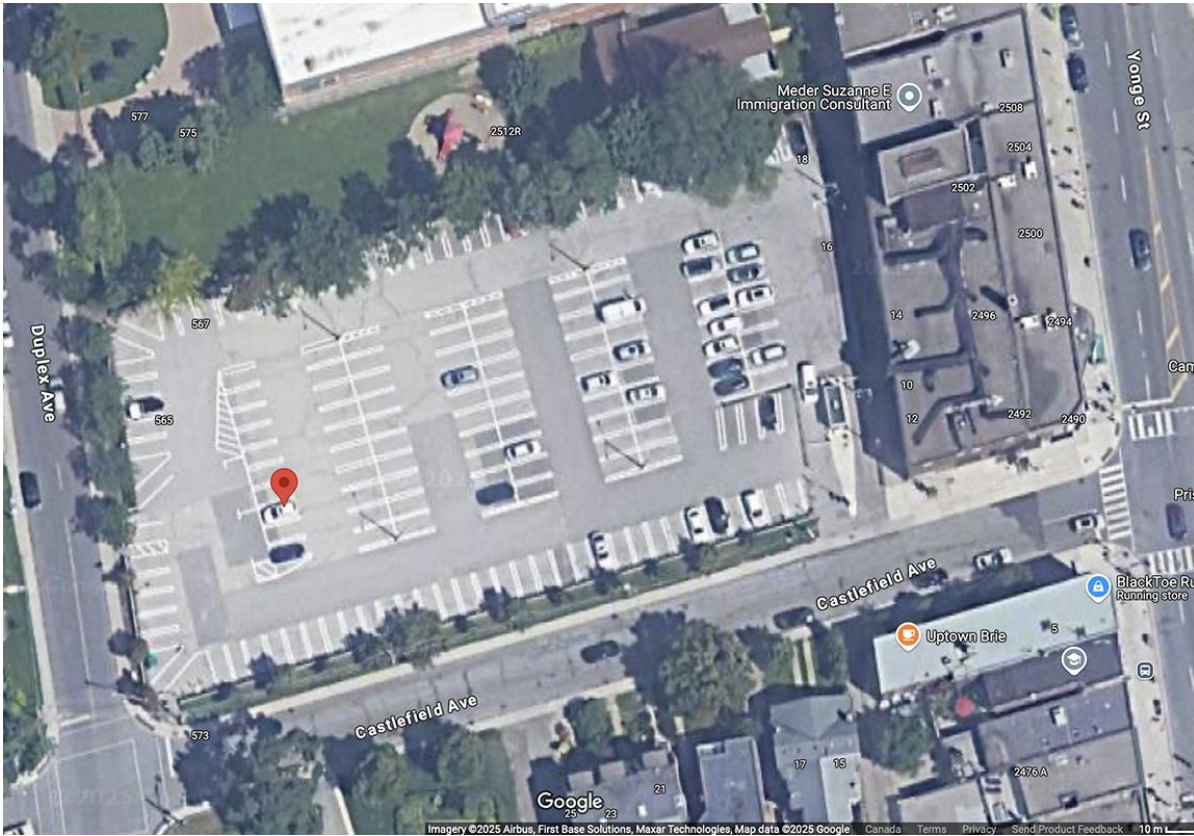
Capitol Theatre site

Work at the Capitol continues to move forward with the structural forming complete up to level thirteen and is expected to be completed this spring.

This will significantly decrease the number of heavy trucks servicing the site. The building's facade has been installed up to level eight and continues to progress well.

The building's rainwater retention tank installation has been completed while the installation of the stormwater filtration equipment has begun. The stormwater retention system at The Capitol will allow the building to collect rainwater runoff and reuse it for the on-site irrigation system. This rainwater reuse will significantly reduce stormwater runoff entering the City's system and help alleviate flooding and surging during heavy rains.

The restoration of the Capitol Theatre heritage facade will commence in a few weeks with scaffolding expected to begin installation by the end of this month. A view from Yonge Street to the First North Toronto Public School heritage building has been maintained.



20 Castlefield Park

The project remains on track. The feedback from Phase 1 of community engagement has been posted online and staff are using this information to guide the development of park design options in Community Engagement Phase 2.

- Fall 2024: Community Engagement Phase 1
- Winter 2025: Hire a design team
- Summer 2025: Community Engagement Phase 2
- Winter 2026: Detailed design and Community Engagement Phase 3
- Summer 2026: Detail Design and hire a construction team
- Spring 2027: Construction starts
- Fall 2027: Construction complete, park opens

See more information on the [20 Castlefield park development](#) at the City of Toronto website.



3180-3202 Yonge Street

Developer appealing to OLT after application refused at Committee of Adjustment Hearing

Applicant NYX Yonge LP Inc. is asking for a “Minor Variance” to permit the development of a 15-storey building at 3180-3202 Yonge Street.

The requested variance is anything but minor – 133% in size, 4 more storeys

LPRO and BPRO participated in November 2022, as Parties in Mediation sessions for the previous OLT development application. A mediated settlement was reached. The developer now is requesting the addition of 4 more storeys and to increase the overall building size to 133% of what had been approved at the OLT. Shadows would fully cover houses on Woburn

Avenue on both sides of the street in the morning, as well as across Yonge Street in the late afternoon.

Location

This site is located just past the northern entrance to the Lawrence subway station. Blessed Sacrament school is on Bedford Park just behind the site. Ten local stores – most of the block between Bedford Park and Woburn - have already been demolished.

Ontario Land Tribunal Virtual Hearing March 25-28, 10 a.m.

A virtual Hearing for Case OLT-24-001000, is scheduled to take place over 4 days. Tribunal proceedings are open to the public. Only those accepted as Parties can participate at the Hearing, but anyone can tune in to the proceedings.

Date: Tuesday - Friday, March 25 - 28, 2025

Time: 10 a.m.

Virtual Hearing link: <https://global.gotomeeting.com/join/519389173>

Access Code: [519 – 389 – 173]

Councillor Mike Colle recently addressed Council regarding the impact of the Ontario Land Tribunal's decisions on development in our neighbourhood. Since this is a topic that our readers have shown strong interest in, we have made it available on YouTube. [Mike Colle addresses council, Feb. 5, 2025](#)



Community News & Events



Crime Awareness

Scam calls impersonating Toronto police officers

Toronto Police Services issued a News Release on Jan 3, 2025 regarding an ongoing telephone and/or videophone scam involving the impersonation of Toronto police officers using Caller ID spoofing, aiming to obtain your personal information likely for fraudulent purposes.

Such spoofing involves a scammer falsifying the phone number from which they are calling to get you to take their call. On your caller ID, it may appear that the call is coming from the Toronto Police Service. The scammer will then provide a false name and badge number when you accept the call. The scammer may also record the interaction if they make a video call.

These phone calls are fraudulent. If you receive a phone call from someone

identifying themselves as a police officer, obtain their name and badge number, then call back the police directly to confirm whether it is a legitimate call. **Never provide personal information to an unknown person over the phone.**

Noise Enforcement

Toronto's Municipal and Licensing Standards provides bylaw administration and enforcement services, including that for noise-level enforcement. For requirements for a noise complaint see the documentation of the [bylaw enforcement against unreasonable and persistent noise](#) on the City of Toronto website. In 2024, there were around 16,000 noise complaints in Toronto; only animal complaints had a higher annual complaint volume. There are around 24 Toronto noise Bylaw Enforcement Officers supported by a manager, supervisors, and staff.

If you wish to make a noise complaint, you may call 311 and provide details on your concern or [submit a request for enforcement](#) online. A Bylaw Enforcement Officer will visit to investigate the potential violation, using a noise meter to measure the noise compared to the standards identified in the bylaw. Noise reading typically cannot occur on noisy nor windy days. If the Officer finds a violation, typically an education-first approach occurs prior to applying fines. If the noise violations persist then the current first violation fine is \$615.

VACANT HOME TAX

It's time to declare.



Reminder: Vacant Home Tax Annual Declaration Deadline

A reminder that owners of residential properties in Toronto are required to declare occupancy status **every year**. The **deadline to declare occupancy status for 2024 is April 30, 2025**. The City has information on [The Vacant](#)

[Home Tax](#), including allowable exemptions and a secure online portal to make your declaration. You can also call the City at 311 or 416-392-2489, or make the declaration in person.

Don't forget to make your [Vacant Home Tax Declaration](#). The deadline is April 30, 2025.

Call for Volunteers!

Public-facing activities such as organising our Yard Sale, Ravine Clean-Up and AGM, participating in mediation with a developer and the City, and representing the community on a Construction Hub Committee are only possible because of all the work being done behind the scenes to keep LPRO active.

If you want LPRO to continue to do the kind of work the community has come to expect, please contact us about becoming a volunteer. Several long-standing LPRO volunteers have retired, and we need to replenish the crew!

[I'd like to volunteer](#)

Join or Renew Your Membership for 2025

Our Annual Membership Fee is *only* \$30 per household

Join or renew your membership now

LPRO has 1400 subscribers but only 15% are paid members. Please support our work. Not sure whether you have paid your 2025 membership? Email us at membership.lyttonparkro@gmail.com and we will let you know.

How do we use membership fees?

We do as much as we can with the work of volunteers. However some activities such as website maintenance, newsletter formatting, yard sale signs, annual general meeting venue rental, and insurance need to be paid for. Membership covers these operating expenses.

When LPRO retains consultants such as a planner or a lawyer to assist us in OLT appeals or mediation with the City and a developer, these costs are paid from funds raised specifically for development issues.

How do we make a difference?

Events such as our very popular Community Yard Sale, our 22nd Annual Otter Creek Ravine Clean-Up, and our Annual General Meeting.

The 2500 Yonge Construction Hub Committee. This monthly meeting gives us direct access to the Developer and the City officials responsible for construction-related traffic problems, sidewalk safety and other issues that come with these large projects.

Toronto Police Services (TPS) 53 Division Community Liaison Committee works to reduce crime, fear of crime, and anti-social behaviour. LPRO, other community volunteers and TPS work collaboratively to create a safer, better-connected community.

Advocating for community interests such as new parks and other greenspace and better traffic management when new developments are proposed in our area. LPRO has constructive relationships with our Councillor, City Planning, and developers to raise local concerns that would not be considered otherwise.

Supporting the community group No More Noise Toronto that is using a process-oriented, data-driven approach to creating a city that is better sounding and more livable. Our collective voice has given the City reason to review its noise by-laws, including limits on and alternatives to gas-powered leaf blowers.

Keeping the community Informed with regular e-newsletters and e-blasts about development meetings, community issues, community events, and opportunities to advocate.

Collaborating with other resident groups to keep our community informed about issues that impact the liveability of our neighbourhoods.

P.S. We encourage you 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 [subscribe on our website](#) or [email us](#) to be added to our distribution list.

Let's keep our community connected!

 [Forward to a friend](#)

