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Developments in our neighbourhood

2674-2704 Yonge Street (Trull) & 19 Alexandra Blvd.

The [application for this sizable development](#) is now available on the City of Toronto website.

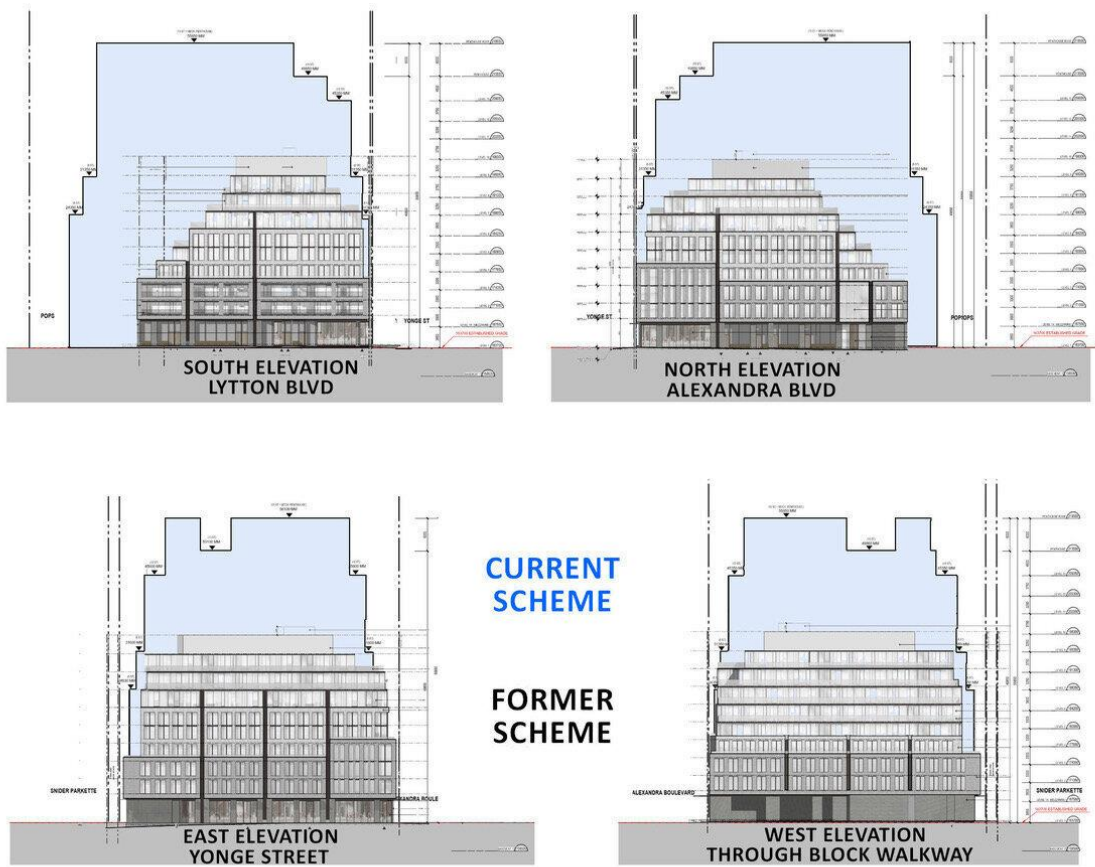
- a 13-storey/50m seniors residence with residential suites, assisted living suites, and memory care suites.
- a total of 206 residential units consisting of studios, 1-bedroom, 1-bedroom + den, and 2-bedroom units.
- a paved pick-up/drop-off forecourt along the western property line, leading to one level of below-grade parking, providing a total of 24 parking spaces.

The previous site application (which excluded 19 Alexandra Blvd.) was for a 9-storey/31m condominium and was approved by the City in July 2022. The latest proposal is for a significantly larger structure:

- 60% increase in height at 50m (164ft)
- 95% increase in gross floor area at 20,289 m²
- 15m (50ft) further development westward into the residential area on Alexandra Blvd.

A community planning meeting for this development has been scheduled for Tuesday, April 22, between 5:30 and 8 p.m.

The meeting will be held at the Northern District Library. This will be an opportunity to speak to City staff, the applicant (developer), and Deputy Mayor Colle about the application. More details can be found on the [meeting notice](#).



INDICATIVE DEVELOPMENT COMPARISONS

See further information and updates on the status of the proposal for [2674-2704 Yonge Street](#) on our website.



3180 - 3202 YONGE STREET

Aug 2024 CoA application: 15 storey/58m with mechanical next to TD Bank by Lawrence Station north entrance. (Plans were revised in Feb 2024, for a 14-storey building)

3180-3202 Yonge St. OLT hearing March 25, 2025

Applicant appealed the Committee of Adjustment refusal to the OLT

In August 2024, the applicant submitted a Minor Variance proposal to the Committee of Adjustment (CoA), for a 15-storey building. This represented a one-third increase in overall size from what had been approved by Toronto City Council in July 2022. The City staff report for the proposal stated, "*The absence of appropriate transition and separation suggests that the proposed tall building may not integrate well with the existing neighbourhood fabric, where tall buildings are not considered desirable.*" The application was refused at the CoA. The applicant then appealed the decision to the Ontario Land Tribunal.

On March 25, 2025, the Ontario Land Tribunal conducted a hearing for the applicant's appeal to increase the height from the previously approved 11 storeys (36.9m + 5m mechanical) to 15 storeys (58.13m including mechanical).

LPRO and BPRO were granted participant status for the hearing. As participants they could submit a document with their issues, that would be included in the binder for the hearing but otherwise could not participate in the proceedings. The Toronto Catholic District School Board was granted party status. A Construction Management Hub for the site is needed, especially given its proximity to the Blessed Sacrament School.

Prior to the hearing, the applicant made several revisions to the CoA application that had been refused. The number of storeys was reduced from 15 to 14. The total number of units was reduced and the size of individual units was increased.

At the hearing the planner for the applicant, NYX Yonge LP, presented their rationale for this significant size increase over what had been agreed upon and approved in 2022.

Legal counsel for the City presented objections to the increase, including:

- the proposed building height of 58m is more than double the 27m width of Yonge Street
- the proposed height would be subject to tall-building guidelines
- it would be the tallest building in the Yonge-Lawrence area
- it does not transition well to the residential area on Woburn Ave.
- it would destroy the pedestrian scale achieved in the 2022 Settlement
- City legal counsel concluded that the variances requested do not meet the 4 tests for a minor variance.

The OLT Member will review the OLT hearing proceedings and issue a ruling.

2350-2352 Yonge and 2346 Yonge: two tall towers side-by-side?

2350-2352 Yonge a 50-storey building to replace two 3-storey retail buildings on a site measuring 12.5m by 41.2m.

The applicant, 2350 Yonge Street Inc., submitted an application to permit a 50-storey residential building with a 9-storey base and a 41-storey tower including 323 residential units.

A Merit Hearing was held on September 19, 2024. The EPRA-LPRO-SKHC-500 Duplex Coalition was a party to the appeal, with Eglinton Park RA taking the lead.

2346 Yonge St. - RBC site at Orchardview

This site is adjacent to the 2350-2352 Yonge Street application.

DiamondCorp applied for an Official Plan Amendment and Zoning By-law Amendment for a 56-storey mixed-use building containing 407 residential units and 272.2 square-meters of commercial space at grade. The site measures 19.78 meters along Yonge Street, with a depth of 50.3 meters. The current zoning permits a height of 16.0 meters.

In December 2024, the City of Toronto refused both the applicant's request to amend the Official Plan, and the application to amend the Zoning By-law as the proposed amendment does not conform to the intended urban structure and heights as set out in the Yonge-Eglinton Secondary Plan, and it does not represent an appropriate built form.

The applicant appealed the refusal decision to the Ontario Land Tribunal (OLT). A Case Management Conference was held on April 8, 2025. The EPRA-LPRO-SKC-500 Duplex Coalition was granted Party Status. The parties for 2350-2352 Yonge are the same as for 2346 Yonge, and all agreed that the two applications could be held together at a hearing scheduled for October 2025.

Community News & Events



No federal candidates meeting

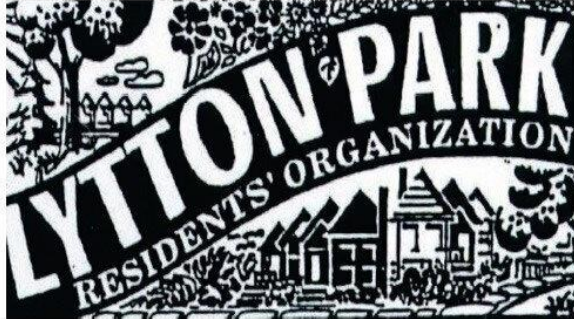
Once again LPRO, along with Eglinton Park Residents Association and the Stanley Knowles Housing Cooperative, tried to host a “meet and greet” with Federal Election candidates Karen Stintz, Conservative, and Vince Gasparro, Liberal, to give residents the opportunity to have a face-to-face with the candidates and judge them on their merits. Vince was available on the suggested dates. Karen, however, never accepted our invitation. Consequently we are not able to move ahead with the event.

Participate. Vote. Make a difference.

Federal Election Day: Monday, April 28
Advance Polls: April 18-21

It's that time again when you get to exercise your right to vote in what many are describing as possibly the most consequential election in Canadian history. Follow the link below for all the information you need on how to vote, where to vote and who is running.

Voting Info: [Eglinton-Lawrence](#)



SAT. JUNE 7

8 a.m. - Noon

Rain or Shine

COMMUNITY YARD SALE

Annual Community Yard Sale

Saturday, June 7, 8 a.m. to noon

Rain or shine

Save the date! By popular demand, our very successful yard sale will be back. Details, along with our sign-up page, will be available at the end of April.



Chatsworth Ravine Clean-Up

Saturday, April 26, 10 a.m.

Meet at the west end of Glenview Public School field.

This will be LPRO's 23rd year organizing the clean-up in our neighbourhood. We have been doing this even longer than the City! This is a great outdoor event where you can meet some of your neighbours in Lytton Park and help beautify our neighbourhood!

We will be cleaning up the area of Chatsworth Ravine from Glenview Sr. Public School, east to Yonge Street. This includes the stream through the ravine known as Burke's Brook (AKA Otter Creek). In addition, we clean Duplex Parkette, Glenview School yard, and the City's calisthenic gym east of Yonge.

We typically collect about half a pickup truck load of trash and are very thankful to the 20 or so volunteers who participate every year. Everything for the volunteers is supplied, e.g. bags, gloves, etc.

Is your high school student looking for community service hours? The ravine clean-up counts as community service!



[SimonP, CC BY-SA 3.0](#), via Wikimedia Commons

New boundary modifications for five local high schools

- **Northern Secondary School**
- **Lawrence Park Collegiate Institute**
- **North Toronto Collegiate Institute**
- **York Mills Collegiate Institute**
- **Leaside High School**

The Toronto District School Board is currently receiving feedback regarding a proposed boundary modification involving the five high schools.

These proposed modifications will address the four shared attendance boundaries between Northern, Lawrence Park, York Mills, and Leaside, as well as the accommodation pressures at North Toronto.

View the [proposed changes currently under discussion](#) on the TDSB website. You can also email our School Trustee, [Shelley Laskin](#).



Supporting small businesses, one purchase at a time!

The City of Toronto has launched a campaign featuring sizable Love Local LED signs around the city, including the Uptown Yonge BIA, as a visible reminder to support Toronto businesses.

Local businesses across Toronto are encouraged to display campaign decals to engage customers and inspire community-wide participation.

See the [list of locations](#) where Love Local LED signs will be displayed around the city.

Residents can support local businesses by:

- Shopping at locally-owned stores and markets
- Dining at locally-owned restaurants and cafes
- Purchasing directly from local artisans and service providers
- Promoting local businesses on social media
- Visiting neighbourhood and farmers markets

The Uptown Yonge BIA has initiated [a campaign](#), local to our area, offering prizes for shopping locally:

UPTOWN YONGE

SNAP it UP

WEEKLY GIVEAWAY!



SHOP LOCAL and WIN BIG!

WEEKLY PRIZES

Get your purchase reimbursed

UP TO \$100



PLUS...

ENTER our **MONTHLY "UPTOWN Unboxed" Contest!**

WIN a **\$500 Gift Box** filled with locally sourced Canadian products, and your favourite local business will also **WIN \$200.**



ENTER NOW!

Follow for Winner Announcements and Updates!

@uptownyonge
#SnapItUP #UptownUnboxed

UPTOWN YONGE

YONGE ST. BETWEEN ROEHAMPTON AVE. AND GLENGROVE AVE.

*Contest Ends Dec 28, 2025 | Full contest details at uptownyonge.com/contests

Construction updates



Construction Hub Committee Update

Work at the Capitol Residence is progressing with Madison currently working to complete the mechanical penthouse. Madison anticipates window installation will be finished this spring. Concrete and rebar deliveries have been significantly reduced as the concrete forming comes to completion and will be eliminated once the tower crane is removed, which is expected to be this spring or early summer.

Madison hopes Castlefield will be returned to two-way traffic in late spring or early summer following utility works by Enbridge and the removal of the tower crane.

The erection of scaffolding on Yonge Street has been completed to allow for the restoration of the Capitol Theatre heritage building.

Heritage masons have mobilized on site for the restoration and reconstruction process. The restoration process will include the cleaning of all masonry materials to remove decades of grime, pollution and salt. All broken or damaged bricks and mortar will be repaired where possible and replaced if necessary.

Following the masonry restoration, Madison will be reconstructing the retail storefronts utilizing heritage-sympathetic materials as per the Heritage Conservation Plan approved by the City of Toronto.



Eglinton Park Construction Update

At long last, construction for the Eglinton Park Revitalization Project is scheduled to begin the week of April 7, 2025, weather permitting. This marks an exciting milestone as the City brings the community-informed Eglinton Park Master Plan to life.

Phase 1 construction will include:

- New west stairs and central pathways
- Site furnishings, lighting, and planting
- A new off-leash area for dogs

- A new baseball fence for the south diamond
- Indigenous Placekeeping

These improvements will enhance accessibility, safety, and the overall experience for park users of all ages and abilities.

What to expect during construction:

- Start date: Week of April 7, 2025
- Temporary closures in certain areas for public safety
- Construction fencing and signage to guide park users
- Continued access to non-construction areas whenever possible
- Regular project updates will be shared

[Project updates](#) will be posted on the City page for the project and be shared via email.

More community news



New speed signs arriving in Lytton Park - finally!

The new 'reduced speed sign' installations have been making their way through our ward. The following information from the City's website explains the speed limits changes on residential roads:

The "Vision Zero 2.0 - Road Safety Plan" report, as adopted by Council, set out the plan for speed limits on all local residential roads to be reduced to 30 km/h.

The current plan for installation of the signs on local roads will be a data driven process on a ward-by-ward basis, with priority going to wards with higher rates of pedestrian and cyclist collisions. This process began in 2021 with all wards planned for completion by 2026. Investigating or implementing local road speed limit changes outside of this

systematic program would be less efficient and divert resources away from the program, extending the time it will take to implement city-wide and increasing the total cost.

The speed-limit reductions will be implemented using an area-based approach. With this approach the City is no longer required to sign every individual street within a designated area, only the entry and exit points. The intent of the 30 km/h neighbourhood speed limit program is to put signs only at neighbourhood gateway points or entry and exit points, to/from local roads to roads with a higher speed limit.

With this new style of signage placement, residents may initially feel there is a deficiency of signage but the intent is to eventually get to a point where gateway entrance and exit sign placement is consistent across the city and the nature and look of our local roads will make it clear that the speed limit is always 30 km/h on local roads.

Road designations, including local roads, are determined as part of [Toronto's Road Classification System](#). City staff maintain a [map](#) highlighting the designation of each road in Toronto.

Have your say: proposed by-law on demonstrations near vulnerable institutions

The City of Toronto is exploring a new by-law to address the impacts of protests and demonstrations near vulnerable institutions, including schools, cultural centres, and places of worship. This by-law aims to ensure that these spaces remain safe and accessible while balancing the right to public expression.

Recent demonstrations have raised concerns about disruptions, safety, and access to essential services at certain institutions. City Council has directed staff to develop a by-law that protects these spaces from undue harm while respecting democratic rights.

The City wants to hear from residents, businesses, and community organizations on:

- How demonstrations near these institutions impact the community
- Potential rules to set distance limits or restrictions on disruptive protests
- How to balance freedom of expression with public safety

Share Your Feedback:

Complete the online survey (available in 18 languages) by Thurs., May 1, and [submit written comments](#) via email.



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[Take the by-law survey](#)

Committee of Adjustment (CoA) – have your say

The Toronto Committee of Adjustment (CoA) holds monthly meetings to hear applications for minor variances to By-laws. This frequently involves a request to tear down an existing home and replace it with a much larger home that does not conform to the City's By-laws. The North York CoA approved more than 90% of these applications, even when a large number of affected neighbours spoke and wrote in opposition.

In 2022, the City retained KPMG to conduct a review of the CoA in order to improve the effective participation of the public and applicants in the public hearing process. One of the proposed 15 KPMG improvement recommendations was to develop and communicate a clear purpose statement and service charter to align all interested parties around a shared understanding of the CoA.

A public consultation survey for the draft Committee of Adjustment Purpose Statement and Service Charter is now live on the CoA website.

Take the CoA survey

The public survey will run from April 3 to April 25 at 5 p.m.

Please feel free to participate in the survey and circulate it to other interested parties. The full PDF draft document is also available on the webpage. Your feedback is valuable in shaping this document.

Once finalized, the Committee of Adjustment Purpose Statement and Service Charter will serve as a document to provide a shared understanding of the Committee of Adjustment and be integrated into existing and new communication and education materials.

Join or renew your membership

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

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, please go to our website.

[Join or renew your membership](#)

If you aren't sure whether you have paid for 2025, please email us at membership.lyttonparkro@gmail.com and we will let you know.

Together we DO make a difference!

You received this email because you subscribed to our list. You can [unsubscribe](#) at any time.

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