LYTTON PARK RESIDENTS' ORGANIZATION



December 2025 Newsletter

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Season's Greetings!

Developments in our neighbourhood





Dog Daycare/Grooming site
Zoning By-Law Variances approved at Committee of Adjustment

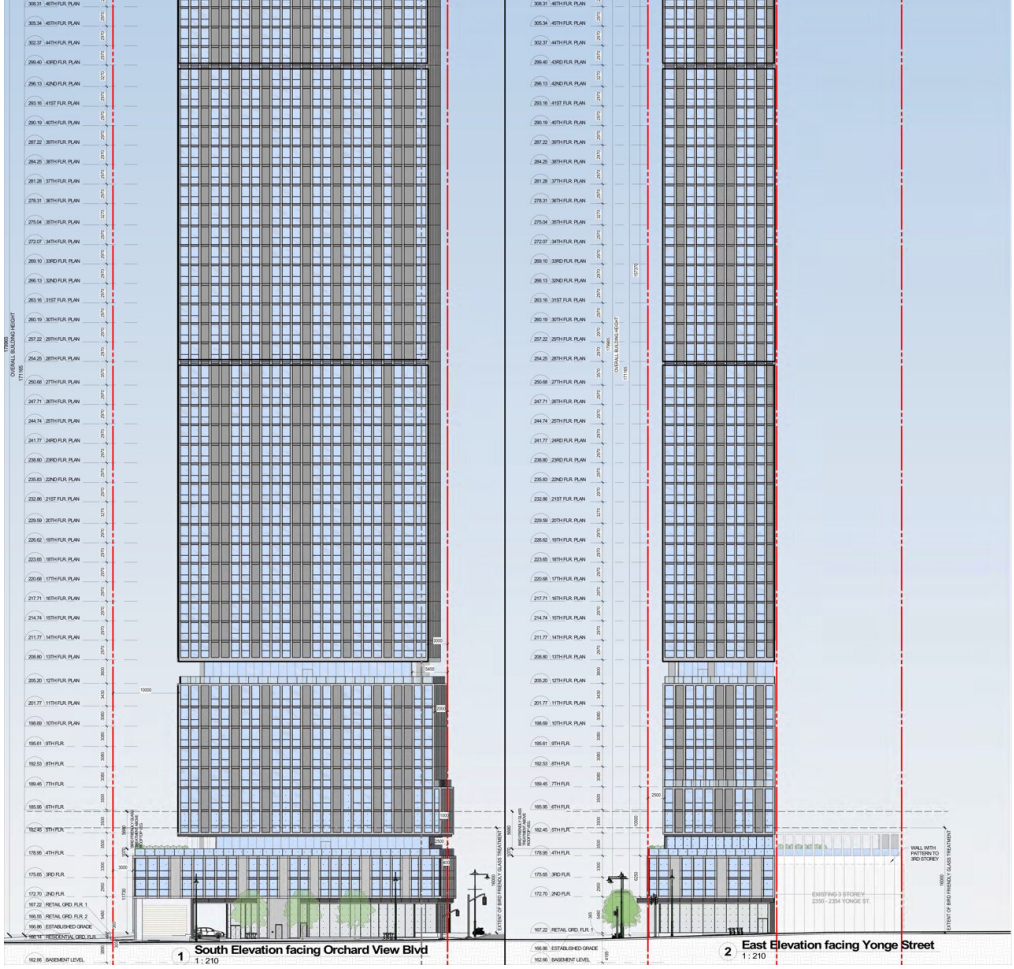
(2722 Yonge St (north of Alexandra Blvd)

On November 8, 2025, the Committee of Adjustment heard and approved an application for a ”minor” variance to construct a new 9 storey, 26m high, mixed-use building, with one ground-floor commercial unit and 22 residential dwelling units. The site is adjacent to the existing 6-storey condo building at 2 Alexandra Blvd.

This proposal is for a lot that is 9.5m wide and 26m deep - or smaller than the average single family house lot in Toronto, with an overall gross floor area that is over twice what is allowed under the zoning. It includes only 4 bicycle parking spaces (16 fewer than required) and no resident or visitor parking spaces (12 and 1 fewer than required, respectively). The rear setback has been reduced to a mere 5.5m and the "amenity space" provided both indoors and out is functionally non-existent - reduced to 50% and 75% of what is required and not big enough to support any realistic activity.

As of this writing, the property is listed for sale.





Developer reaches settlement with the City for 2346 Yonge St.

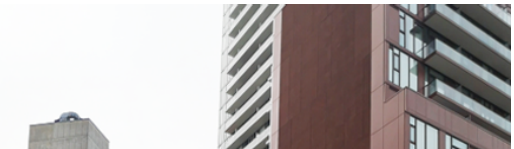
RBC Site - at Orchardview Blvd.

In June 2025, Diamond Corporation modified its proposal to address some of the City's concerns, and despite the City's unequivocal rejection of the proposal in late 2024, reached a settlement with the City that was adopted by Council at its June 25, 2025 meeting.

The revised plans reduced the height from 56 to 54 storeys. A minimum 3-metre wide "mid-block connection" is maintained along the west property line to allow for a publicly accessible pedestrian connection between Orchard View Boulevard and Helendale Avenue in conjunction with other lands fronting onto Helendale Ave. The building will have a minimum of 10% 3-bedroom units. The inclusion of windows on the north-facing side of the building is dependent on the height of the building at 2350-2352 Yonge. If there are no windows (as now appears will be the case with the OLT ruling) the building will be designed to appear to have windows, rather than a blank wall on the north side.

After reviewing the settlement between the City of Toronto and Diamond Corporation, the residents' 500 Duplex Coalition, of which the LPRO is a member, were willing to withdraw our objections to the project. We remain very interested in working with Diamond Corporation on the details of the site plan, especially in regard to the public realm.







2350-2352 Yonge proposal (left) and existing two narrow store-fronts (right) adjacent to the RBC site at 2346 Yonge.

Ontario Land Tribunal approves 56-storey building on 12.5M wide site at 2350-2352 Yonge

Developer Bazis Incorporated's proposal to construct a 56-storey mixed-use tower at 2350-2352 Yonge St. on a site that is only 511 square metres, has been approved by the Ontario Land Tribunal.

This site has 12.5m of frontage on Yonge Street, and a depth of 41m. For reference, this lot is similar in size to the average single family house lot in Lytton Park. It is adjacent to the Northern District Library and Stanley Knowles Coop, 30m to the west on Orchardview Blvd. It is also next to the proposed 54-storey building at 2346 Yonge St. on the corner of Orchardview Blvd., which was recently given the green light through a settlement with the City.

Vehicle access to the tower would be to the rear of the site, through an easement from Helendale Ave. through the Whitehaus condo service tunnel and behind the 2354 Yonge property. There would be a turntable to rotate service vehicles, allowing them to exit without physically turning around. No parking is provided except for one accessible parking space at the back.

The 12.5m ground floor frontage on Yonge St. would have one entrance for residents, and one entrance for a small retail store.

The application was refused by the City and the developer appealed to the OLT. This proposal was considered in conjunction with the next-door RBC site, given their geographic proximity and that the Parties to the Appeal are the same for both proposals.

At the OLT Hearing, Eglinton Park RA represented the residents' 500 Duplex Coalition that includes LPRO. The Coalition focussed on the public realm. The City argued that this site is not eligible to be a tall tower site, but a mid-rise site, given impacts to the public realm from back-to-back towers, blank walls, retail size, wind, sky view, sunlight, and street views. The Tribunal ruled that the Library and the insides of the nearby residential Stanley Knowles Coop are not defined as public

realm.

Expert witnesses for the developer often cited the Ford Government policy of the site being less than 200 metres from a Protected Major Transit Station Area (PMTSA) as their planning rationale for such a building.

The OLT decision was issued on November 12, 2025, subsequent to 8 days of hearing.

The Tribunal allowed the appeal, permitting a 56-storey tower that has no parking; vehicle access is solely via a tunnel under another condo, and vehicles are turned around on a lazy-Susan garbage-truck spinner in order to exit the building through the tunnel. The public realm is not served: the building has deep shadow and sky loss behind it on the library walkway and on the mid-block connectors between Helendale and Orchardview.

Community News and Events



Festive Holiday Fundraiser

Community Police Liaison Committee

The 53 Division Community Police Liaison Committee (CPLC) presents the Festive Holiday Fundraising Party. Please join and help the CPLC provide scholarships to deserving students.



Help in finding a family care provider

Sunnybrook Health Sciences Centre, in partnership with Vibrant Community Health and the North Toronto Ontario Health Team, is helping residents in North Toronto who do not currently have a family doctor or nurse practitioner to get matched with one.

Why find a family doctor or nurse practitioner?

1. Get health care from a professional who knows you
2. Catch health issues early with preventative check-ups
3. Referrals to medical specialists when needed

Interested North Toronto residents can get more information and sign up to register for a family doctor or nurse practitioner.



20 Castlefield Ave. park survey

The City of Toronto has launched Phase 2 of community engagement for the new park at the former GreenP parking lot behind the Capitol Theatre at 20 Castlefield Ave. They are gathering feedback from the community on the two design options and proposed features via an online survey that closes on December 19, 2025. Signage to promote the survey has already been posted in the area. The Project Lead and the Senior Public Consultation Coordinator will be meeting with youth in the area on December 10, to obtain their feedback in-person.

Take the 20 Castlefield Park Survey



2500 Yonge St. construction hub update

- Installation of the exterior masonry material is progressing at the Capitol Residences with additional progress expected in Q1 2026
- Toronto Hydro has recently completed a number of upgrades within Yonge Street which will allow the permanent power for the Capitol Residences to be finalized. As part of these works, Toronto Hydro was able to relocate some of the traffic light infrastructure and old utility poles on Castlefield which will allow the heritage restoration work to progress
- The Heritage Restoration work has been delayed by the Toronto Hydro works, but is expected to be compete in Q1 2026
- Following completion of the Heritage Restoration works, Castlefield Ave. will be returned to two-way traffic and the scaffolding along Yonge St. will be removed.
- Sidewalk reconstruction is scheduled for late Spring 2026



Snow Angels Canada

Winter is coming! If you need help shovelling your driveway, or wish to volunteer shovelling the driveway of someone in need, consider signing up at Snow Angels Canada. Bring warmth to your winter with this community tool connecting neighbours and their neighbourhood.

Hallowe'en Haunt

Uptown Yonge Business Improvement Area

The October 25, 2025 Halloween Haunt was a huge success as usual. LPRO participated, along with The Republic Residents' Association and the Eglinton Park Residents' Association. LPRO held a free draw with three winners for $50 gift certificates. The three winners have been notified and gifted their certificates.





LPRO Annual General Meeting 2025

LPRO held its AGM from 7 to 8:30 p.m. on October 21, 2025 at Glenview Presbyterian Church. Around 50 people attended, listened to the LPRO President's message, and were given the opportunity to ask questions to LPRO board members as well as our councillor and North York Deputy Mayor Mike Colle. Thank you to all who attended and participated.

Toronto news



Neighbourhood Retail Proposal

Toronto City Council passed a Neighbourhood Interiors Zoning Amendment on November 14, 2025 to make the city more walkable and sociable. The change allows small retail shops and cafes in eight wards with changes limited to corner lots on designated “community streets” and properties adjacent to parks, schools or existing commercial lots. Our Ward 8 of Eglinton-Lawrence is currently not included in this amendment.

High pollution days and two-stroke engines

LPRO wrote a letter on October 27, 2025 to Deputy Vice Chair Mike Colle and members of the Infrastructure and Environment Committee, supporting Councillor Saxe’s recommendation regarding the use of highly polluting engines.

At its November 12 meeting, City Council adopted the motion, *“that when Toronto’s Air Quality Health Index is at high to very high-risk levels (7-10), city operations, businesses and residents refrain whenever practical and feasible from operating highly polluting engines, such as two-stroke gas-powered leaf blowers and diesel engines manufactured before 2008 and request the Chief Communications Officer to coordinate the use of the City's various communication channels to get this message to businesses and residents.”*

If you wish to support a Toronto of fresh air and bird song, find out more at Gasbusters.

City of Toronto e-updates

Did you know that you can subscribe to the City of Toronto e-updates at any time? The e-updates cover nearly 20 topics including: business, culture, green living, parks and recreation, vacant home tax, and warming shelters. If you change your mind, you can also unsubscribe at any time.

Legacies on Yonge St.

For the past eight decades, a handful of local businesses have not only survived - they’ve become woven into the fabric of our community. From footwear to family dining, these establishments have shaped memories across generations. We visited a couple of favourite local spots to get a glimpse of their history and secrets behind their staying power.





Circle Shoes is a family-owned business serving the Toronto area for over 70 years offering a wide shoe selection of sandals and boots suitable for men, women and children of all ages.

This Yonge Street shop began in 1958 when Greek immigrants Mike and Fanny Rados opened its doors. Mike was a Greek Special Forces (Green Beret) soldier turned cobbler and his wife Fanny, a tailor. In those early years, the store sold an eclectic mix of goods from fishing gear to transistor radios, included a skate exchange with hockey equipment, and even a barber shop!

Today, Circle Shoes is run by the founders' children, Vicky and Stan, who recall tagging along to the garment district as their parents searched for anything they believed their customers might need. A fortunate tip from a sales representative led them to try selling shoes — a decision that would ultimately define the business.

Circle Shoes became one of the first retailers to offer Birkenstock sandals in the 1970s, and their collection has remained impressively extensive ever since. Through all its evolutions and more recently competition from online shopping, the store's greatest strength has been the loyalty of its customers. Both Stan and Vicky provide not only a great selection of shoes, but a personal touch that is uncommon in today's retail world.

Generation after generation continue to shop at Circle Shoes, cementing its place as a fixture in the community.





Good Bite Restaurant is a classic diner serving quality breakfast food and entrees, complete with a comforting and friendly atmosphere.

When Chris Bargis and Jim Pappas immigrated to Canada, they purchased the Good Bite restaurant just six months after it had opened in 1969. Since then, the diner has become a true Yonge Street landmark — a place where people from all walks of life gather, including well-known chef Mark McEwen. It's not uncommon to see four generations of a family sharing breakfast or lunch, a testament to its broad and lasting appeal.

Although the front counter has been updated over the years, the original booths remain, offering a nostalgic touch that connects today's guests with more than half a century of history. The Good Bite is still proudly family-owned and operated: Jim Kiriakopulos helms the grill; Louis Carachalios, his brother-in-law, now retired, was a longtime cornerstone of the team. Maria, Jim's wife, warmly greets and seats customers; and their son George can be found taking orders and chatting with regulars. Good Bite remains an anchor in a sea of ever-changing retail on Yonge Street.

In an era when businesses too often come and go, these family owned and operated businesses remind us that longevity is built through providing product value and strong customer relationships. As they continue shaping memories for future generations, they stand as proud symbols of what makes our community feel like home.



Ontario news

Bill 5 – Granting Cabinet the authority to create Special Economic Zones

Bill 5 became law on June 5, 2025, enacting several changes to existing acts, and

creating the Special Economic Zones Act (2025). It allows the Ontario cabinet to designate any location in the province as a Special Economic Zone. The bill provides exemptions for any company or project in the SEZ from complying with provincial laws, provincial regulations, or municipal bylaws the government chooses.

The regulatory framework is still being developed and consultations are ongoing.

The Federation of Urban Neighbourhoods (FUN), of which LPRO is a member, submitted a letter on November 14, 2025 on Consultation on Proposed Special Economic Zones Criteria – ERO #025-1077 urging the Ontario government to repeal the Special Economic Zones Act and not pass the proposed regulations.

Photo: © Legislative Assembly of Ontario

Bill 60 in Ontario, the Fighting Delays, Building Faster Act, 2025

Bill 60 was introduced on October 23, 2025 to accelerate housing, infrastructure and transit delivery by amending 15 statutes and enacting a new Water and Wastewater Public Corporations Act.

Critics argue the bill could hinder transit and affordable housing by empowering the Minister of Transportation to prohibit dedicated bus rapid-transit lanes and to restrict the conversion of motor vehicle lanes to cycling lanes.

LPRO wrote a letter on November 5, 2025 to the Premier and the Minister of Transportation arguing for dedicated bus lanes, installing safe cycle tracks and taking more motor vehicles off the roads.

Highway 401 Tunnel Vision

A $9.1 million contract has been awarded to WSP Canada Inc. to conduct a feasibility study, expected to conclude in February 2027, on the viability of a 50 kilometre, three-level tunnel, from Brampton or Mississauga to Scarborough or Markham.

Volunteer

Help your community, help yourself!

Be a good neighbour and volunteer with LPRO. You can volunteer for various activities such as our annual Yard Sale, annual Chatsworth Ravine Cleanup, or newsletter creation and issuance.

Join a motivated group of people who wish to make our neighbourhood better for all of us. Send us a note and indicate how you'd like to get involved with LPRO.

Join or renew now for 2026!

Support one of Toronto's largest and most active residents' groups through an annual membership - it's only $30 per household (Jan 1 to Dec 31).

Join or renew your membership

You can also mail a cheque to: Lytton Park Residents' Organization, PO Box 1348, 2708 Yonge Street, Toronto ON M4P 3J4

Together we DO make a difference!

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