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Spring 2026 Newsletter

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Developments in our neighbourhood



19 Alexandra Blvd and 2674-2704 Yonge St. – Amica (former Trull site)

The Site Plan Control Application proposes the development of a 13-storey building with a retirement residence component of 208 units and a separate rental replacement component consisting of 31 units.

The retirement residence contains 76 independent living, 52 assisted living and 80 memory care units for a total of 208 units. Plans call for a mix of studio, 1-bed, 1-bed + den, and 2-bed units occupying up to level

10 of the building with an amenities level for these residents on level 13. The 31 rental replacement units are on levels 11 and 12 and are a mix of 1-bed and 2-bed units.

Residents from the Alexandra Blvd neighbourhood met with representatives for the development in December 2025. Items discussed at the meeting included:

- A new TTC pad is planned for the South side of Alexandra Blvd. adjacent to the building. This is a requirement of the City of Toronto for Wheel Trans vehicles..
- the POPS (Privately-Owned Publicly Accessible Space) which is open to the public and is mainly at the west side of the building, continuing behind the building (i.e. south of it) where it opens in areas to the Snider Parkette
- the need for sufficient light in the POPS for security purposes without being intrusive
- the adverse effect on parking both during construction and after completion
- the timeline: Demolition of the rental building is planned for September/October 2026. Construction is scheduled to start by the end of 2026 and is expected to last 36-40 months.

Further meetings with representatives of the development are planned for the residents to be kept informed about any updates in the design of the building, landscaping, and the construction management plan with the goal that the residents have the opportunity to provide input to the extent possible.



34 Montgomery

First Capital sold the site to Greywood Developments. Minor revisions were made to the original approved plans for a 27-storey building. Amenities are planned for the ground floor and along the north-south walkway up to Roselawn. This walkway will go through the 2400 Yonge property as a mid-block connector. A children's space is planned for the 7th floor, with access to a roof garden and patio. The average unit size is 700 sq. ft, with 3-bedroom units at 1,000 sq. ft. A double row of trees is planned along Montgomery Ave.

Demolition of the existing rental buildings is planned for March, with construction to begin in June 2026. A construction HUB will be established in March to help with traffic control around the building site. Members of the residents' 500 Duplex Coalition have been meeting with the developer.

2851 Yonge (Parking lot across from Glenview Church)

A proposal for a 7-storey mixed-use building, with 58 dwelling units,

was heard at the Committee of Adjustment on February 5, 2026. This was a re-submission subsequent to revisions made to the August 2025 proposal. The 9-storey building height was reduced to 7 storeys; massing and rear transition issues were improved. There are 0 parking spaces proposed for residents, and 4 parking spaces for visitors. The application was approved.



Upcoming Community Consultation for 479R, 485 & 487 Duplex Ave (Opposite 500 Duplex)

- **Wednesday April 8, 2026, from 6 to 8 p.m.**
- **Online City-led Community Meeting**, where you will have a chance to learn about the proposed development application at 479R, 485, & 487 Duplex Avenue.
- This meeting is your chance to let City Staff know how you feel about this development proposal. For more information and to register visit: [City Planning & Development Review Community Consultation Meetings | Have Your Say Toronto](#)

Duplex Holding submitted a proposal in December 2025 for an Official Plan and Zoning By-law amendment for a new 40-storey residential

building at 485 Duplex, mid-block between Roselawn and Montgomery. The building will provide a total of 524 residential units, varying in size from 424.3ft² to 1027.1ft², with 112 parking spaces as well as 536 bicycle parking spaces. The height is 127.9m without the mechanical, and 135.2m with mechanical. The plan includes the demolition and replacement of 72 rental units currently on site.

The developer has prepared a *Public Consultation Study* that provides more details (see Page 3 on the [Application Information Centre - 479R, 485 & 487 Duplex Ave](#)).

Canada Square (SW block at Yonge and Eglinton)

Oxford Properties and Canadian Tire Corporation plan to retain and renovate the two office towers at 2180 and 2200 Yonge St.

The Mandarin Restaurant closed on January 18, 2026.



Construction Hub at 2500 Yonge Street

Despite the harsh winter weather, construction continued to make progress with only a few minor delays as outlined below:

- Exterior work continues to be on time for all sides of the building.
- Heritage restoration is on track with contractors currently working on finishing touches along with the construction of storefronts. Most of the scaffolding on Yonge should be removed at the end of March, which will be followed by the marquee reinstallation.
- The City has issued the streetscaping permit for both Castlefield and Yonge, meaning that sidewalk reconstruction can commence this summer. This will include new sidewalks, trees (with integrated soil trenches), benches, and bike infrastructure for parking. This will follow the completion of the above-noted restoration work.
- Castlefield is scheduled to re-open as a two-way street this Spring; however, it will depend on when the streetscape work is

completed.

- Removal of the staging area will be determined in the spring This area will then be integrated into the new park at 20 Castlefield Ave. The following is the current project timeline for the new park:
- Spring 2026: Community Engagement Phase 3 (see next article - 20 Castlepark Survey)
- Summer 2026: Detailed design and hire a construction team
- Spring 2027: Park in Progress closes; construction of the permanent park begins
- Fall 2027: Construction complete; new park opens to the public



Have your say! 20 Castlefield Park Survey

A new 3,750 m² park is coming to 20 Castlefield Ave. in the Yonge-Eglinton neighbourhood. Before full construction begins, a portion of the site has been converted into a Park in Progress – a park space open for public use while planning and preparations for the permanent park continue. The permanent park's design will be determined through a community engagement process.

The new park at 20 Castlefield Ave. will be a vibrant public space that fosters play, connection and relaxation for visitors of all ages. In this final phase of engagement, community members can review the preferred design and provide feedback to help shape the new park.

[Online survey](#) opens Thursday, March 19, 2026 and closes April 2, 2026.

A summary of the survey results and final preferred design will be posted on the [project webpage](#) once they become available.

Community News and Events



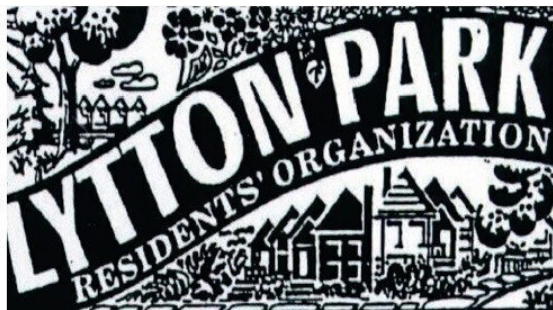
Join us for the 2026 Chatsworth Ravine Cleanup
Saturday, April 25, 2026, 9 a.m.

Each year, community groups, families, individuals, schools and businesses participate in Toronto's annual spring cleanup, with over 700 self-directed cleanups, which included 400 clean-ups of City parks.

LPRO will lead its 24th annual Chatsworth /Otter Creek Ravine Cleanup on Saturday, April 25.

All are encouraged to join in the cleanup. Participants will meet at 9 a.m.

at the east end of the Glenview Senior Public School playing field where it borders the ravine. Gloves and garbage bags will be provided. All you have to do is show up dressed for the weather. LPRO member David MacLeod will be there to provide instructions and materials. Let's make our ravine sparkle!



SAT. JUNE 6

8 a.m. - Noon

Rain or Shine

COMMUNITY YARD SALE

2026 LPRO Yard Sale

For those who like to plan ahead, our annual LPRO Yard Sale is scheduled for the first Saturday in June – Saturday June 6, 2026. Save the date!

The sale is open to all homes in the LPRO catchment area.

Registration information will be provided closer to the date. After you register, your address goes on a virtual map so neighbourhood folks are aware of the yard sale at your house as well as all yard sales in the neighbourhood. Typically over 100 homes have these annual yard sales and it's an easy way to make a few dollars selling items you no longer use. An LPRO volunteer will place a sign on your lawn ahead of time and pick it up again later that weekend.

Open House at Toronto Police Services

Place: 53 Division at 75 Eglinton Ave. W.

Date: Sunday, June 7, 2026

Time: 10 a.m. to 2 p.m.

Volunteers are needed to participate in this Open House where residents can meet their local police officers, have coffee and treats and also see various police units on display. In the past scholarship bursaries have been presented to three students at this Open House. There is also a bicycle donation drop-off at 53 Division where bicycles are refurbished and given to people in need.

PROJECT *Re-Cycle* BICYCLE DONATION FROM FEB 15 UNTIL MAY 23



ACCEPTING ALL TYPES OF BIKES, FROM CHILDREN BIKES TO ADULT BIKES
WE WILL ACCEPT ALL BIKES IN ANY CONDITION



53 DIVISION
75 EGLINTON AVE WEST

DROP-OFF

OR



GATEWAY
BIKE HUB

GATEWAY BIKE HUB
10 GATEWAY BLVD
SUITE 100 B

PICK-UP

BIKE PICK UP CAN BE ARRANGED
IF THEY CANNOT BE DROPPED OFF

CONTACT INFO

PC ROB MELOCHE
EMAIL: 8291@TPS.CA
CELL: 437-421-1067 (TEXT
FRIENDLY)

PC MARCIE BEAVEN
EMAIL: 5313@TPS.CA
CELL: 647-220-3257 (TEXT
FRIENDLY)

INFO@GATEWAYBIKEHUB.ORG
416-551-2011



City of Toronto News



Controversial 'Iceberg Homes'

According to an article in blogTO, Toronto is still figuring out how to deal with controversial 'iceberg homes' where a lot of the house is below ground.

A long-anticipated debate over controversial "iceberg homes" at Toronto City Council never quite materialized.

The agenda item, which was expected to spark extensive discussion, was ultimately deferred after Parkdale-High Park councillor and Planning and Housing Committee chair Gord Perks successfully moved to send it back to staff for further study at council's Feb. 4 meeting.

Initially, the proposal began as a request to examine the impacts of iceberg homes, or properties where much of the square footage is built below grade, but has since expanded into a much broader conversation about the protection of trees, as well as swimming pools, infill housing, and underground construction.

"It started out a while back as being about iceberg homes, but has since grown into trees and pools, and stars and fields and rocks and rainbows, and all kinds of other things," Perks said.

More to come as staff now reevaluate the additional concerns. See [Toronto is still figuring out how to deal with controversial 'iceberg homes'](#) blogTO, February 11, 2026



Tree By-Law Review

Toronto's Infrastructure & Environment Committee (IEC) met on February 25, 2026. Their recommendations will be forwarded for the March 25-27 City Council Meeting.

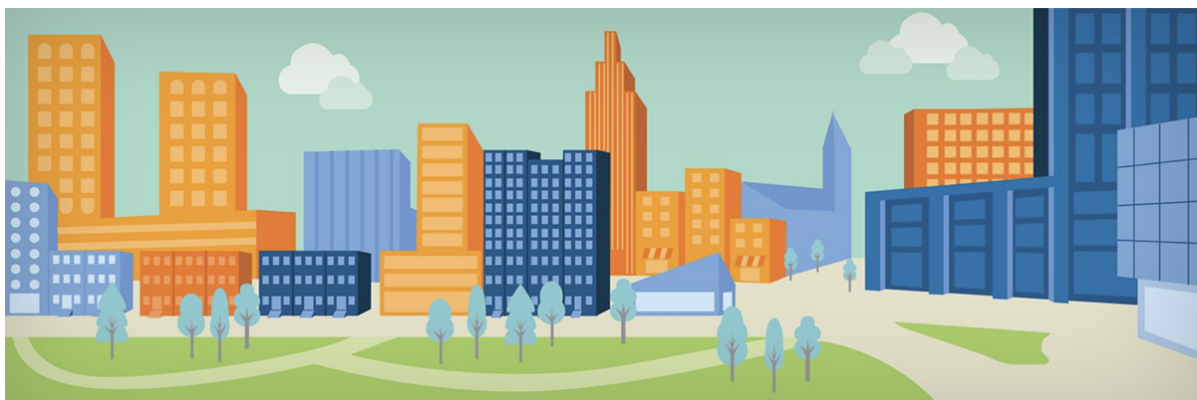
The underlying theme is: *Trees and urban forests are recognized globally as essential natural infrastructure, providing nature-based solutions for climate resilience and enhancing quality of life.*

The report noted that 98 per cent of respondents to the Tree By-law

Review survey said trees are important to their quality of life, underscoring strong public support for urban forests, natural green space and tree protection (see full [Tree Bylaw Report](#)).

Among other things the report recommends that City Council:

- Direct the Executive Director, Environment, Climate and Forestry, in consultation with the Chief Communications Officer, to promote enhancements to the Tree By-law achieved through this report, as well as the ecological value and condition of Toronto's old growth canopy, through the City's various communications channels.
- Endorse in principle the recommendation to reduce the minimum diameter at breast height of trees protected on private property from 30 to 20 centimetres diameter in 2027.
- Authorize the implementation of a Distinctive Tree Maintenance Incentive Program Pilot by Environment, Climate and Forestry Division.
- Direct the Executive Director, Environment, Climate and Forestry to refuse, at the Executive Director's discretion, a permit to injure or destroy a tree protected under City of Toronto Municipal Code....and advise the applicant to meet with Urban Forestry staff, as appropriate, to consider how the application can be amended to protect the tree in question.



City Planning and Major Transit Station Areas (MTSAs)

The following article is from the Federation of North Toronto Residents' Associations (FoNTRA)'s newsletter.

Major Transit Station Areas (MTSAs) are designated, high-density, mixed-use zones within a 500-800 metre radius (approx. a 10-minute walk) of major transit nodes like subway stations, GO stations, and streetcar stops. MTSAs and Protected MTSAs (PMTSAs) are designed to direct growth, increase housing and encourage public transit use.

The province approved 120 new MTSA areas for Toronto in August 2025, and the approvals have increased the building heights and densities allowed within the major transit service areas. Many parts of the city may see new 20-storey and 30-storey towers built as a result of the new provincial regulations.

Find out [more about MTSAs](#).

In addition to planning associated with the MTSAs, City Planning has also introduced other new zoning regulations:

- City-wide multiplexes, with five-plexes and six-plexes allowed as-of-right in some areas
- New designated Major Streets across the city
- New designated Avenues with implementation in phases, beginning with Wards 9 and 11

Key recommendations regarding the MTSAs from various residents' associations included the following:

- Clarify the treatment of properties that are zoned for Industrial, Employment and Institutional use.
- Need to revisit and extend the Strategic Parking Framework for the City of Toronto (2025) to include the impact of the MTSAs,
- Need to update the Tall Building Design Guidelines (2013) to reflect the large-scale introduction of 20-storey and 30-storey towers.

Residents were also asked for their feedback with a deadline for

submission of February 19, 2026. A Planning and Housing Committee report incorporating all input will likely be reviewed at either their April 14 or May 7 meeting.

As this is a matter that affects us all we will keep a watchful eye on developments and report further as matters evolve.



City Council approves 2026 budget with a 2.2% tax increase

Earlier this month, Toronto finalized its 2026 Budget. The plan focuses on affordability, maintaining core services, and long-term financial stability.

Key highlights:

- Residential property tax increase of 2.2% (about \$7.63/month for the average home)
- TTC fares frozen for a third year, with monthly fare capping starting in September
- More weekday hours at Toronto Public Library branches, opening all 100 library branches seven days a week, year-round, starting this summer
- 258 new emergency service positions (police and paramedics)
- Expanded student nutrition and camp food programs
- 27,000 new rental homes supported, including affordable and

- rent-controlled units
- 10-year, \$63.1B capital plan focused on transit, housing, and infrastructure repair
- Water and solid waste rates increase by 3.75%.

The City notes continued financial pressures, but says the budget balances affordability with service stability and infrastructure investment. See a [full breakdown of the 2026 budget](#).



LEAF: Free training and mentorship program for youth

The Young Urban Forest Leaders (YUFL) Program supports Toronto youth (ages 18–29) in building skills in urban forestry, land stewardship, and community engagement through a mix of virtual and hands-on learning. The program is designed to increase access to environmental leadership for youth from equity-deserving communities.

[Apply for the 2026 YUFL program](#) by March 29, 2026 at 11:59 p.m.

LEAF (Local Enhancement and Appreciation of Forests) offers Toronto youth (ages 18-29) online and in-person experiences to build skills in arboriculture, urban forestry, and community engagement.

Guided by the principles of Two-Eyed Seeing, integrating both Indigenous and Western knowledge systems, the YUFL program invites youth to engage in land-based learning activities rooted in land stewardship and community connection.

This program is open to all Toronto youth, at no cost to participants, with priority given to applicants from equity-deserving groups, including (but not limited to) newcomers, gender-marginalized, racialized and 2SLGBTQ+ individuals.

[Learn more](#) at the LEAF website.

MY NEIGHBOUR IS HAVING
LOUD PARTIES
ALL THE TIME

CONTACT
311

MY NEIGHBOUR IS HAVING
A PARTY THAT'S SPILLING
ONTO THE STREET

CALL
NON-EMERGENCY
416 808 2222

THE RIGHT CALL GETS YOU THE RIGHT HELP

  toronto.ca/MakeTheRightCall

Toronto 311: Make the Right Call for the Right Help

Is someone parked illegally? Graffiti on your property? Need to report something to the police non-emergency line? Now you can do it from your mobile phone by dialing *TPS (8-7-7)*. Calling from a landline? Use 416-808-2222.

Make the Right Call for the Right Help!

Carbon Monoxide Alarm Placement Update

- Effective January 1, 2026, requirements for carbon monoxide placement in single-family homes (and other residence types) have

been updated. The information below pertains to single-family homes.

- Further information about the [City's carbon monoxide alarm requirements](#) can be found on the City of Toronto website.
- See the full [alarm rules](#) PDF.

CARBON MONOXIDE ALARM RULES

EXISTING HOMES



Attention Homeowners & Landlords,

New Safety Requirements Starting January 1, 2026

Carbon monoxide (CO) is an invisible, odourless, and deadly gas. Keeping your family safe means ensuring you have working CO alarms properly installed in your home.

New requirements are coming into effect on January 1, 2026, that expand where CO alarms must be placed in existing homes.

Where Do the New Requirements Apply?

The updated requirements apply to all existing homes that have any of the following:

- A fuel-burning appliance (like a furnace, water heater, or stove that uses natural gas, propane, oil, or wood).
- A fireplace.
- An attached garage.
- **Effective Jan 1, 2026:** Air for heating that comes from a fuel-burning appliance not contained within the home (e.g., an appliance in a utility shed).

Common types of homes include:

- Detached or Semi-Detached Houses
- Townhouses
- Cottages

Where Must CO Alarms Be Installed?

If your home meets any of the conditions above, you must install a CO alarm in these two locations:

1. Adjacent to each sleeping area (near all bedrooms).
2. **Effective Jan 1, 2026:** On every storey (floor) of your home, including storeys that do not have a sleeping area.



CO alarm installation requirements are outlined in [Section 2.16 of Division B of the Fire Code \(O. Reg. 213/07\)](#).

1

Kudos to TGH!!

As reported by BlogTO and elsewhere, University Health Network's

Toronto General Hospital was just named the second-best hospital in the world, marking the highest position ever achieved by a Canadian hospital. Toronto General was ranked the number-three hospital in the world in [2024](#) and [2025](#) and improved its standing by one position for the 2026 ranking.

Here's a look at the top 10 hospitals in the world:

1. Mayo Clinic - Rochester (U.S.)
2. University Health Network - Toronto General Hospital (Canada)
3. Cleveland Clinic (U.S.)
4. Karolinska Universitetssjukhuset (Sweden)
5. Massachusetts General Hospital (U.S.)
6. The Johns Hopkins Hospital (U.S.)
7. Sheba Medical Center (Israel)
8. Charité - Universitätsmedizin Berlin (Germany)
9. Universitätsspital Zürich (Switzerland)
10. Singapore General Hospital (Singapore)

Other Toronto-based UHN hospitals were also recognized in the annual rankings, with Toronto Western Hospital and the Princess Margaret Cancer Centre both included in the list of the world's top 250 hospitals.

On the lighter side



Hydrant spotting in Lawrence Park

Many Lawrence Park residents enjoy bird watching. Perhaps you'd also consider hydrant spotting. Local resident Harvey Starkman is fast becoming an expert and offers the following.

While not immediately apparent, bird watching and hydrant spotting have many things in common, even if birds and hydrants do not.

The differences, of course, are obvious. Over 500 bird species have been sighted in Ontario, but there are only 15 or so species of fire hydrants in Toronto, the Mecca for hydrant spotters. While birds scatter easily, making identification difficult, hydrants don't move unless they are knocked over by cars, trucks, or heavy equipment. They are not startled by noises or sudden movement. If you return to the spot where you first sighted them, hydrants will still be there for closer inspection.

While birds are often identified by their distinctive song, hydrants are mute. Birds have distinctive colouring. Hydrants in Lawrence Park are yellow with patches of blue or black. But like birds, hydrants come in a

variety of shapes and sizes and that's how we identify them at a distance.

Now a bit about basic body parts: hydrants have caps, or bonnets, and barrels. These are the parts of the hydrant we see above ground. Some bonnets are fused to the barrel. Others are bolted. Some hydrants are squat, others tall. Some barrels are eight sided, others six sided and still others are round. These details are critical for identification.

Fortunately for spotters, hydrants wear name tags. The name of the manufacturer is stamped on the barrel along with the model and the date of manufacture. The most common are Mueller, McAvity, and AVK. And the old ones? They were forged for the Toronto Water Works by three different companies. The names are found on the bonnet but are often buried under layers of paint. Many are from the 1920s.

Hydrant spotting is about active, purposeful, focused walking, possibly on your own, but better with friends and family. And who knows, along the way you may even notice some birds.

Photo: [Andrei.P](#), CC BY-NC-SA 2.0

LPRO Membership

Join or renew now for 2026!

[Join or renew your membership](#)

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

*Support one of Toronto's largest and most active residents' groups.
Together we DO make a difference!*

Volunteer with LPRO

Help your community, help yourself!

You can volunteer in a variety of ways, including participating in our annual Yard Sale, helping with the yearly Chatsworth Ravine Cleanup, or getting involved with the newsletter.

Join a motivated group of people who wish to make our neighbourhood better for all of us. [Send us a note](#) and tell us how you'd like to get involved!

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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