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Fall 2026 Newsletter

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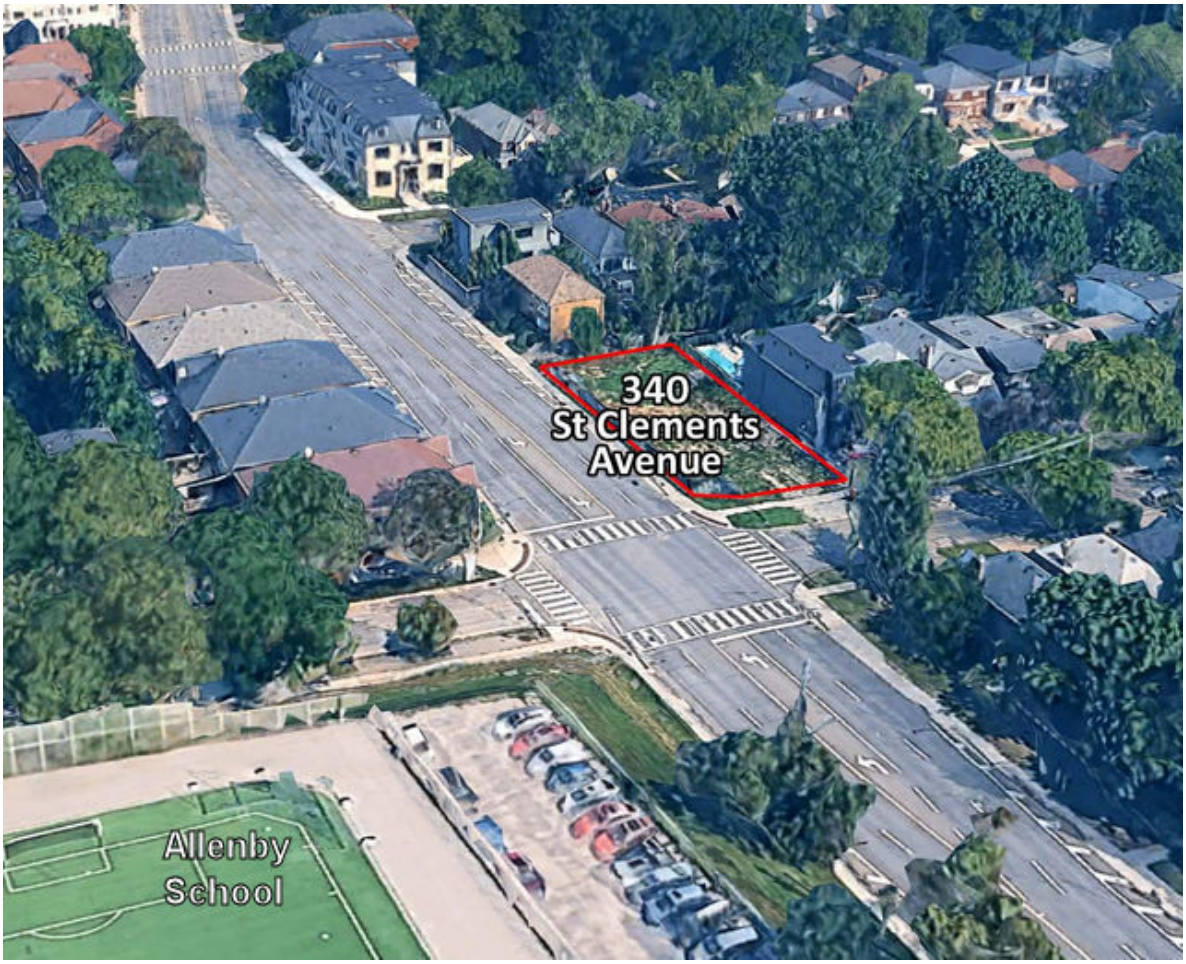
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Developments in our neighbourhood



340 St Clements Avenue

The North York Committee of Adjustment refused the 6-story 54 unit. The developer appealed…

In June 2026, the owners of 340 St. Clements Avenue, at the northeast corner of Avenue Road, applied to the Committee of Adjustment (CoA) to build a 19-metre, six-storey, 54-unit apartment building across from Allenby Junior Public School. The application sought 11 zoning variances, raising concerns about reduced setbacks, children's and seniors' safety, minimal landscaping, inadequate parking, no loading zone, congestion and shadowing of nearby homes.

More than 100 residents submitted objections. Residents, LPRO, FoNTRA (Federation of North Toronto Residents' Association) and the Allenby Parents' Association opposed the proposal at the July 9 hearing. The North York District CoA Panel unanimously refused it, citing massing, congestion, setbacks and pedestrian safety concerns.

The applicant appealed to the Toronto Local Appeal Body (TLAB) on July 29. The hearing is scheduled for December 17–18, 2026.

City Council has authorized the City Solicitor to oppose the appeal, but residents need independent representation to address their specific concerns. City Planning may not provide expert testimony and are mandated to represent the City's interests, not those of the residents.

LPRO has engaged an experienced community planner to review the application and advise residents; an independent lawyer will be retained to present their case.

Residents will be fundraising to cover fees for independent legal and planning representation at the TLAB hearing to protect neighbourhood character, safety and quality of life and promote responsible development. Volunteers planned to begin fundraising in mid-September. To contribute or help, contact Dan Chan.



2674-2704 Yonge St. and 19 Alexandra Blvd.

A 13-storey, 56m building at Yonge & Alexandra Blvd., consisting of a seniors' residence with 208 suites comprising independent living, assisted-living, and memory-care suites, and 31 rental units, was approved by City Council in July 2025.

Twenty parking spaces for the seniors' residents and four for visitors are provided, with space for 35 bicycles for rental unit residents. A privately owned publicly accessible space (POPS) will extend from Alexandra Blvd. along the west side of the development opening into the Snider parkette.

The construction management plan calls for most construction vehicles to enter and exit the site on Alexandra Blvd. from Yonge St. Some larger delivery vehicles will exit Alexandra Blvd and proceed south on Duplex Ave. to Lytton Blvd. and east to Yonge St.

There will be no sidewalk access or parking on the south side of Alexandra Blvd over the entire length of the construction site.

A notice to vacate by December 31, 2026, has been issued to residents of the existing rental units, with demolition set to start in January 2027.

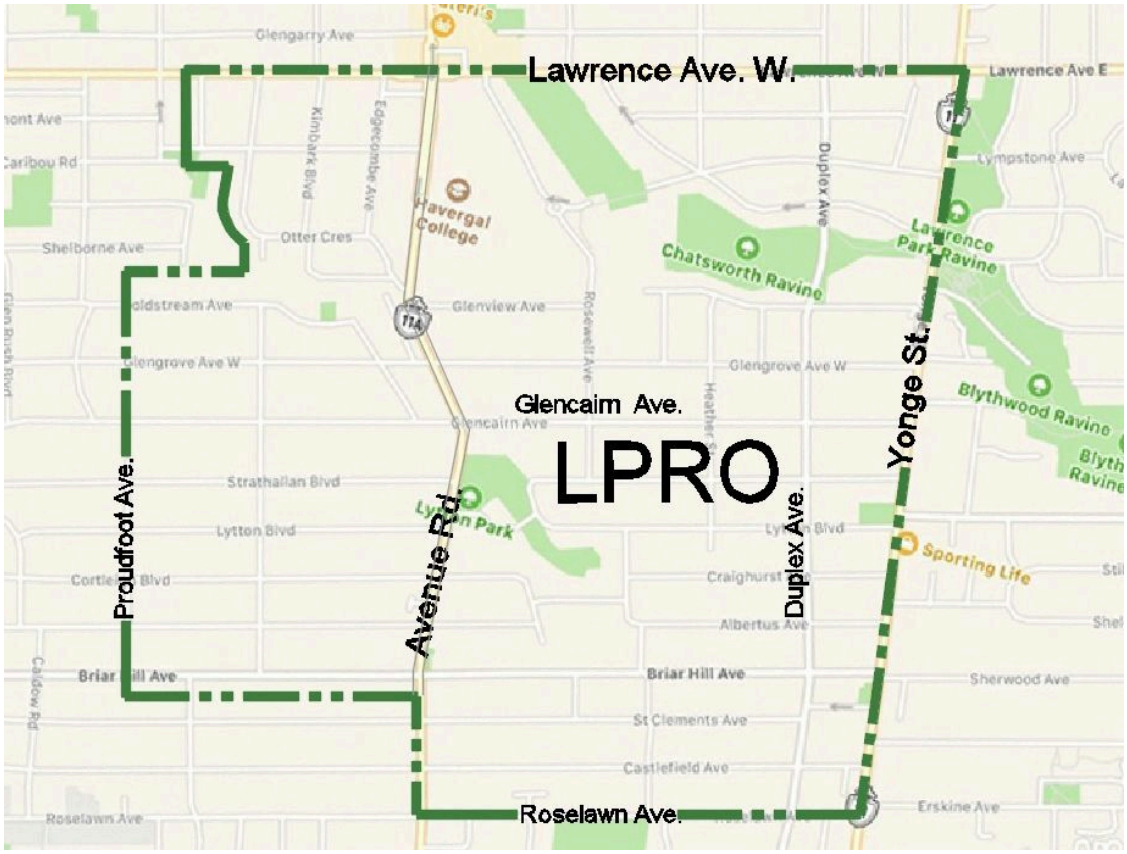


Photo: Jerry Newton

Lawrence Park Collegiate field reconstruction

Reconstruction work on the new playing field at Lawrence Park Collegiate Institute is progressing well and appears to be on track for readiness during the current school term. The trees and berm on the west side of the field remain unaffected by the ongoing construction.

Community News and Events



Save the date: LPRO Annual Members' Meeting

Tuesday, Nov. 3, 2026, at 7 p.m. - Virtual Meeting

Attend online and learn about your community. Details on how to join the meeting will be sent closer to the meeting - watch your inboxes.

All are welcome. However, to vote, you must be a paid-up member of LPRO. Membership is only $30/year. Become a member today!



Join us! Become an LPRO director or volunteer!

Call for Nominations

Lytton Park Residents Organization Board of Directors

New board members and volunteers are not only welcome, they are essential to our commitment to advocate on behalf of our residents, improve the overall character of the area and encourage good government for our community and the city as a whole.

Consider helping in either capacity in one or more of the following LPRO activities:

- Organizing community events (e.g. the annual yard sale)
- Disseminating information (through the website and newsletters) and encouraging involvement on issues that impact our neighbourhood
- Advocating on a variety of local and city-wide matters
- Liaising with elected officials and staff from all three levels of government
- Working with other residents' groups, the local Uptown Yonge BIA and diverse advocacy groups for better planning, traffic safety, noise reduction and a more sustainable neighbourhood
- Liaising with community police, participating in construction hubs and helping with the design of new local parks
- Managing various administrative functions like the member database, finances etc.

Nominating to the LPRO Board of Directors is easy! Simply submit an email with *Nomination* in the subject line, along with a brief biography of the nominee.

To enquire about volunteering submit an email with your area of interest or any questions or suggestions you might have and a bit about your background.



Photo: Paul Bedford

FoNTRA's 25th anniversary

FoNTRA is the Federation of North Toronto Residents' Associations of which LPRO is a member.

FoNTRA began in 2001 when six community groups united to oppose the Minto towers at Yonge and Eglinton. Although the developer prevailed, the campaign highlighted the need for coordinated resident advocacy. Today, FoNTRA represents 38 member groups and collaborates with organizations such as the Federation of South Toronto Residents' Associations (FoSTRA).

FoNTRA celebrated 25 years of neighbourhood advocacy at the Granite Brewery on September 22, 2026. Members reconnected and heard founder Jason Steward reflect on the organization's history and the value of coordinated action. Former Toronto Chief Planner Paul Bedford followed with an inspiring presentation on the waterfront development he spearheaded.



Remembering Linda McCarthy

Linda McCarthy was a dedicated community leader, planning professional and advocate for women and girls. She served as a Committee of Adjustment consultant for former Ward 16 (2007–2015) and supported planning and development in Councillor Mike Colle's Ward 8 office (2018–2024).

Linda believed deeply in education, independence, and equity for girls and women. She volunteered with Girl Guides, including seven years as Leaside District Commissioner, and the National Action Committee on the Status of Women. Passionate about local issues, she was LPRO's Vice-President (2015–2018) and enjoyed singing with the Malo Tones choir and Singing to Breathe group.

Following her death on October 24, 2024, Toronto City Council expressed condolences to her family. At a July 17, 2026, gathering, representatives of residents' associations, the BIA and Councillor Colle's office remembered Linda's contributions. Tom Worrall thanked those behind the tribute, while Elise Hertz and Andy Stein spoke about her life and service.

LPRO has honoured Linda's lasting contributions to the community with a memorial plaque on a new Uptown Yonge BIA bench overlooking St. Clements Parkette, beside her favourite restaurant, Sorn Thai.



Compassionate Justice Speaker series 2026-2027

Now in its 17th year, Compassionate Justice brings leading speakers to Toronto to explore criminal and social justice issues.

The series opens on October 18, 2026, at 12:30 p.m. with “Wrongful Convictions – Justice for Some.” Kent Roach, author, University of Toronto law professor and co-founder of the Canadian Registry of Wrongful Convictions, will discuss wrongful convictions, the role of racism and discrimination, and Canada’s new Miscarriage of Justice Review Commission.

All talks are free and open to everyone at Eglinton St George’s United Church, 35 Lytton Blvd.

Upcoming topics include judicial independence, police misconduct, bail and prison abolition. See the organization’s website for the full series.



Downed tree branches at Orchard View Boulevard & Edith Drive due to storm

100-year storm hits Toronto hard

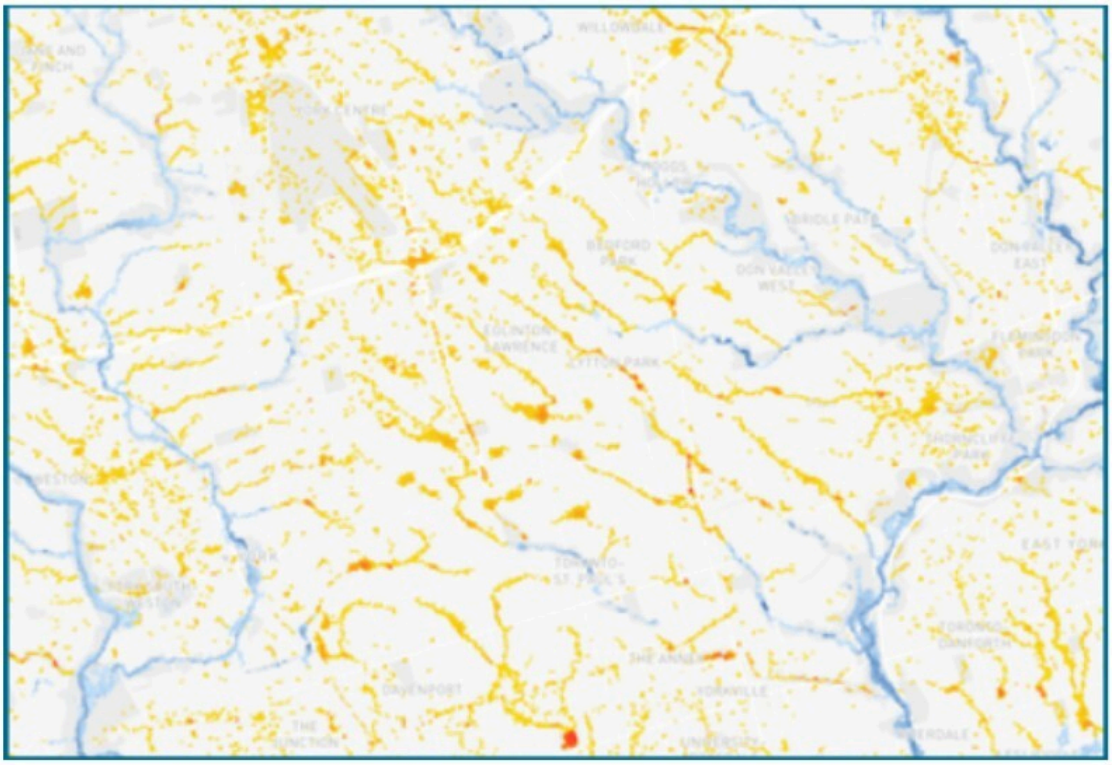
Dubbed a 100-year storm even though such storms may occur more often, the severe deluge that crossed Toronto on Wednesday, September 2, 2026, brought an intense period of rain, strong winds, and huge hailstones to many parts of the city.

The City declared a significant weather event after the storm caused damage across the community and the day was reported as Toronto's wettest September 2 on record. At the height of the event, approximately 65,000 Toronto Hydro customers were without power.

For residents of Lytton Park, the storm was a timely reminder that exceptionally heavy rainfall can quickly overwhelm local drainage systems.

Residents can better prepare by keeping nearby catch basins clear of leaves and debris, directing downspouts away from foundations, avoiding driving or walking through pooled or moving water, and maintaining battery backups for sump pumps.

As weather events become more intense, neighbourhood-level awareness and timely reporting can help our community respond more safely and recover more quickly.



Toronto's secret flood map

A recent Toronto Star article referred to an earlier piece from December 15, 2023, that told the story of a couple whose house flooded in a similar storm in 2018. It was a recent purchase at the time and they had done their homework before buying – or so they thought. What they learned was that their house sat on a hidden flood risk and typical flood maps don't show such risks.

They also learned the difference between fluvial and pluvial flooding. Fluvial flooding refers to areas that would be covered by water if rivers and other water bodies overflowed their banks in an extreme storm, whereas pluvial flooding describes surface flooding, when rainfall overwhelms sewers and drainage infrastructure.

According to the article: "Governments, insurance companies and developers all have access to maps that combine both flood risks. But the public does not, leaving average residents in the dark."

The Star advocated for more transparency so the public can be better prepared than the couple described in the article.



Uptown Yonge BIA Halloween Haunt Up

Join the fun at the Uptown Yonge BIA Halloween Haunt Up on Saturday October 31, 2026, from 10 a.m. to 3 p.m. at the basketball court at 20 Castlefield Avenue.

Enjoy costume contests, treats, live music and busker, costume parade and marching band, bouncy castles and games, magic show, face painting, sidewalk sale and more at this free family event that will run rain or shine!

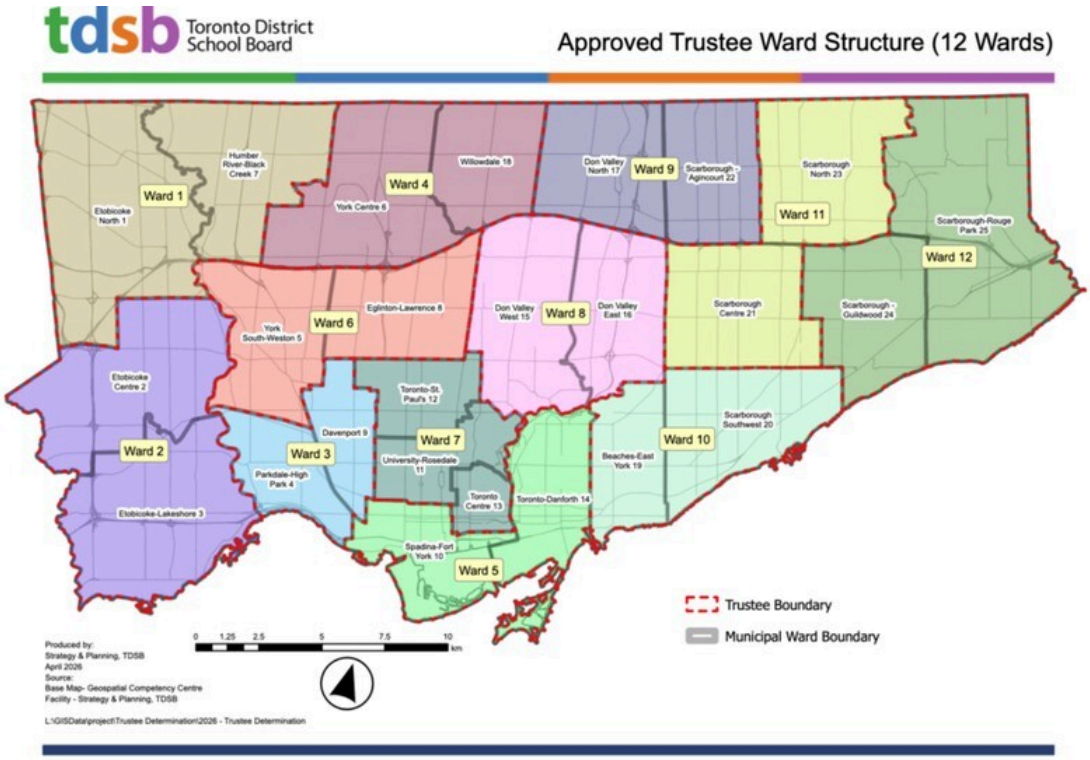
53 Division News



Community events

53 Division seeks sponsors and raffle prizes for its holiday fundraiser, supporting youth bursaries and community safety initiatives. To offer support or suggest leads, please contact the division.

City of Toronto News



New TDSB ward trustee boundaries

Ontario's Bill 101 reduced the number of Toronto District School Board trustees from 21 to 12. On October 26, 2026, If you live in Eglinton-Lawrence you will vote for the new TDSB Ward 6 which is made up of 2 city wards – Eglinton-Lawrence and York-South Weston.



Last newsletter from Trustee Shirley Laskin

In her last newsletter Trustee Shelley Laskin thanked everyone for their support and encouraged people to vote in the upcoming election. In her words…

I have long described myself as an unapologetic champion of strong public schools and healthy communities. With the unwavering support of my family, I have taken part in 6 elections and have proudly served my ward (through 3 different configurations!), and my city, bringing community values to the Toronto District School Board table… that is, until June 27, 2025, when the Board was put under supervision with the powers of Trustees under the Minister of Education.



Photo: Arcadis

Tell Doug Ford to keep Yonge Street safe for all!

Toronto's Yonge4all succeeded in advocating to keep Yonge St. between Bloor and Davisville a "complete street" after COVID-19. Now they're focused on responding to Ford's recent decision to remove the bike lanes on Yonge St, Bloor St. and Avenue Rd.

Yonge St. was once one of Toronto's most dangerous streets, but narrower vehicle lanes, bike lanes separating cars from pedestrians, more signalized crossings, advance pedestrian signals, improved traffic-light timing, and dedicated parking and loading zones, have made it safer for all users over the past five years.

Now these improvements are threatened by the Ford government's plan to remove 19 kilometres of Toronto bike lanes, including those on Yonge. Yonge4all warns that removal would undermine safety, encourage more driving and congestion, and hurt local businesses.

Ford's Bill 212 also limits the province's liability for injuries or deaths resulting from bike-lane removal. Alongside the government's ban on speed cameras, this raises serious concerns about its commitment to road safety.

Premier Ford says that it's "common sense" to return Yonge Street to its dangerous past for driver convenience. But if you walk, bike, take transit or even drive, you know this is not "common sense."

Yonge4all urges residents to tell Premier Ford they oppose the plan. Learn more and get involved at yonge4all.ca.



Photo: Maksim Sokolov, CC BY-SA 4.0, via Wikimedia Commons

Ontario Place Protectors Hearing

The Supreme Court of Canada will hear the Ontario Place Protectors' case on **October 15, 2026**. This broad coalition of civil rights, environmental, heritage and Indigenous groups, along with the City of Toronto, have been granted a role in the case.

The challenge targets Ontario's *Rebuilding Ontario Place Act (2023)*, which paved the way for a private spa at the public waterfront park. Ontario Place Protectors argues that the law unconstitutionally limits the courts' oversight powers.

The group also wants Canadian law to recognize a "public trust" duty requiring governments to protect public environmental and cultural assets. The case could have wider implications for holding governments accountable for how they manage public property.

Learn more about the Ontario Place Protectors case.



Photo: Chris Woodrich, CC BY-SA 4.0, via Wikimedia Commons

Toronto requests return of land expropriated for Billy Bishop airport expansion

Following the federal government's decision to block the expansion of Billy Bishop Airport, Toronto Mayor Olivia Chow has filed a motion, seconded by Councillor Ausma Malik, demanding that the provincial government repeal Bill 110 and return expropriated waterfront land to the city.

Federal Minister of Transport Steven MacKinnon confirmed that Ottawa will focus exclusively on approved safety enhancements and will not be pursuing any plans that infringe on public spaces, have significant environmental impacts or hinder local housing development.



Photo: PhiliDips, CC BY 4.0, via Wikimedia Commons

TTC service standards survey

The TTC is reviewing and updating its Service Standards, which guide how transit service is planned, monitored, and evaluated. They want to hear what matters most to you when using the TTC and have asked for your feedback.

This is the first of two rounds of consultation. Please take a few minutes to complete the survey.

LPRO Membership

Join or renew now for 2026-7!

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!

You received this email because you subscribed to our list. You can unsubscribe at any time.

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