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Summer 2026 Newsletter

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Developments in our neighbourhood



340 St Clements Avenue

Where “minor variances” went from 6 townhouses to a 6-storey 54-unit building

In August 2020, a development proposal for six townhouses was approved for this site at the northeast corner of St. Clements and Avenue Road. The

existing single-family home and all the trees were razed, but nothing was built.

New owners have submitted an application to the North York Committee of Adjustment for "minor" variances – replacing the six town homes with a six storey, 54-unit apartment building that will be 24 metres high with very small setbacks from the property lines. A hearing is scheduled for July 9, 2026. See application details on the City's Application Information Centre.

Residents on St. Clements Avenue, Briar Hill Avenue and Avenue Road raised several concerns to LPRO as well as to Mike Colle, Deputy Mayor and City Councillor for Ward 8 Eglinton-Lawrence. Their objections include:

- No resident parking for 54 units
- Only two visitor parking spots
- No loading zone or loading docks which will create congestion from deliveries, waste disposal and resident pick up
- Limited setbacks particularly on St. Clements and Avenue Road which will impact pedestrian safety, especially in winter when snowbanks are present and children are travelling to school
- The building height of 23.94 metres will cast a shadow over the entire properties of four adjacent residences on the north side of St. Clements Avenue

Residents who wish to submit comments should send them in PDF format via email by 4:30 p.m., July 2, 2025, to the North York Committee of Adjustment, with copies to Sai-Man Lam, Manager and Deputy Secretary-Treasurer and Teresa Morante Arona, Mike Colle's Director, Planning and Development.

Residents may also attend the hearing in person at the Committee of Adjustment hearing room, North York Civic Centre, 5100 Yonge Street, or virtually via Webex. To participate as a speaker, registration is required online by 4:30 p.m., Tuesday, July 7, 2026.



19 Alexandra Blvd and 2674-2704 Yonge St.

As part of the ongoing construction process, LPRO requested input into the Construction Staging Report before it is finalized and to sit on the Construction Liaison Committee when it is formed.

In the interim, the construction management plan was presented at a virtual meeting on May 15 2026 attended by representatives of Rockport, Deltera, Tridel, City of Toronto, Councillor Colle's office, a traffic consultant, the neighbourhood and LPRO.

Final approval of the site plan by the City is expected Spring 2026. The tentative date for demolition to start is Dec 2026 with anticipated completion in the first quarter of 2030.

Rockport also outlined the following:

- Construction hours: 7 a.m. to 7 p.m., Monday to Friday, with occasional Saturdays for critical issues (hours on Saturday 9 a.m. to 7 p.m.).
- A construction crane will be on site from summer 2027, for 20 months.
- Boarding will be erected around the site from the road surface of Alexandra Blvd.
- All construction activities will occur within the area delineated by the boarding with no truck stopping and no lining up of concrete trucks outside this area.
- The onsite traffic control person will guide construction vehicles in and out of the site and ensure the safe movement of vehicles and pedestrians.
- Most construction trucks such as smaller trailers and concrete trucks will enter and exit the site from Yonge St. using one of the three gates along the construction site on Alexandra Blvd.
- Some larger delivery vehicles will enter the site from Yonge St. and exit the site west along Alexandra Blvd., south on Duplex Ave to Lytton Blvd., east on Lytton Blvd. to Yonge St.

Pedestrian use of the north side of Alexandra Blvd. and the west and east sides of Yonge St. will not be affected by the project. East-west traffic on Alexandra Blvd. will also not be affected. However, there will be no sidewalk access or parking on the south side of Alexandra Blvd. for the entire length of the construction site.

Rockport agreed to hold regular meetings with the Construction Liaison Committee and to provide monthly updates on the project website (not yet active). Updates and communication will go through LPRO and Councillor Colle's office and emergency contact numbers will be posted on construction hoarding and website for after-hours inquiries. There will also be an email address for community inquiries .

Neighbours and LPRO raised concerns about regular maintenance of the site and snow clearing that does not obstruct use of driveways on the north side of Alexandra. These and other matters will be addressed as the project proceeds.



Lawrence Park Collegiate Field Project

In the spring of 2025, the Toronto District School Board (TDSB) and the Toronto Scottish Rugby Football Club signed a partnership agreement to build a new playing field at Lawrence Park Collegiate (LPCI) with construction scheduled to begin this summer.

TDSB recently announced that the tender has been awarded for this project and sent the following information to the LPCI community outlining what to expect:

- **Field Closure:** Once construction begins, the field area will be fully closed for safety reasons. LPCI is arranging for access to an alternative field to support physical education classes and extracurricular athletics during this period.
- **Tree Removal:** As part of the construction process, all trees in the impacted area were inventoried and assessed by an arborist. This assessment determined two (2) Norway Maple trees near the field will need to be removed due to poor health. Tree removal will take place at the beginning of construction, and two (2) new trees will be planted as the project nears completion.
- **Portable Access:** To accommodate the new field, one portable will be relocated to the east side of the other three portables. This will happen before the end of this school year. All four portables will be available for September.

- **Other Improvements:** As part of the field project, the existing sloped path and exterior stairs will be rebuilt, improving access to the field and portables. As a separate project, the basement washroom and change room accessed by Door 5B, close to the new exterior stairs, will be refreshed and made available to students during the school day.
- **Field Use/Access:** The field will be used by LPCI during the school day, as well as for before and after school practices, events and games. The Rugby Club will have use of the field Tuesday, Wednesday and Thursday evenings as well as Saturdays, from April to November.

The TDSB notice goes on to report that the goal is for the new field to be ready for use in Spring 2027; however, timelines are dependent on construction progress and weather conditions.

TDSB also advised that they will continue to share regular updates with the community as construction progresses and will continue to update the LPCI Field Frequently Asked Questions webpage. Regular updates on the status of construction will also be posted on the school's webpage. Any inquiries regarding construction may be sent to the school's email address.



20 Castlefield Park

The long-anticipated final design for the new park at 20 Castlefield at Duplex is now complete! Details on the design and construction timeline are available on the city's website but here's a sneak peak at what the park will look like. The city hopes to have construction finished by the fall of 2027



Havergal sports dome

Havergal has been expanding its sporting facilities that are used by outside groups. The neighbours are already bothered by lights from the tennis courts shining into their homes up to 11 p.m., and from the increased traffic. On May 7, a Havergal proposal to put a 40-foot-high dome over the soccer field was approved by the Committee of Adjustment.

The school appears to be maximizing commercial endeavours to attract all-day weekend and weekday-evening offerings to tennis and soccer clubs. One of the main community issues is increased traffic in an already over-trafficked area. Havergal pitched the dome to neighbours "as part of our commitment to empowering young women through sport and supporting more recreational athletics in the community." Not everyone sees it that way.


52ABDF
Lawrence Ave E
Cohen Field
Avenue Rd
Rosewell Ave
Subject Lands
61
Glenview Ave
Rosewell Ave



34 Montgomery liaison group

The developer and Colle's office requested that there be a representative from LPRO. Good news! We are now represented and will be informed on an ongoing basis.

Community News and Events



Let's Talk Toronto: Three Levels of Government (less one), One Conversation

On June 22, 2026, EPRA (Eglinton Park Residents' Association) and LPRO co-sponsored a special community event. Originally titled "Three Levels of Government, One Conversation" the event promoted a chance to hear from local representatives of our three levels of government on a variety of issues, including what it will take to make Toronto more affordable, livable, connected, and vibrant.

The invited guests of honour were:

- Mike Colle, Councillor Ward 8 Eglinton-Lawrence and Deputy Mayor for North York
- Michelle Cooper, MPP Eglinton-Lawrence
- Vince Gasparro, MP Eglinton-Lawrence

Unfortunately, Michelle Cooper elected not to attend at the last minute. LPRO President Maureen Kapral expressed the community's disappointment to Michelle Cooper. However, the evening proceeded with Mike Colle and Vince Gasparro to the delight of the many residents who attended.

EPRA and LPRO compiled a list of issues to present to the panel. They fell into 5 broad categories:

- Affordability: affordable housing
- Climate change and ecological and infrastructural resilience
- Good city planning
- Good order and public safety
- Citizen engagement

The evening was moderated by Lindsay Isaac-Lalla, a local specialist in conflict management and opera-singer coach (quite the combination!), who ably fielded predetermined questions related to these categories.

It was a wonderful opportunity. Many hope for an encore performance in the future, hopefully with a full slate next time!



2026 LPRO Yard Sale

Despite overnight rain, the skies cleared just in time for the LPRO Community Yard Sale on Saturday June 6th. While participation dipped a bit this year, 69 households took part and a steady stream of buyers filled the neighbourhood throughout the morning.

Families walked streets creating a lively community atmosphere as shoppers searched for bargains. By the time the sale wrapped up at noon, many sellers reported a successful morning.

The yard sale once again demonstrated the strength of the LPRO community, bringing neighbours together while giving new life to pre-loved items. The friendly conversations, busy sidewalks, and enthusiastic shoppers helped make the day memorable for everyone involved.

Thank you to everyone who participated and visited. We look forward to seeing you again at our next yard sale!



LPRO ravine cleanup

Another successful Spring 2026 Chatsworth/Otter Creek Ravine Cleanup took place on Saturday, April 25th. In spite of a very rainy morning, the stalwarts made it out again this year for LPRO's 24th annual Ravine cleanup, and collected many bags of debris! Our thanks to all those who attended this worthwhile event.

53 Division News



Community events

53 Division held another successful Food Drive on Wednesday, May 13, 2026, allowing the community to come together to help those facing food insecurity.

On Saturday, June 6, 53 Division held its annual Open House from 10 a.m. to 2 p.m. As always, it was a fun event with station tours, displays of various police units – mounted, marine, canine and emergency task force. There was also a kids' zone area, along with coffee, treats and BBQ for attendees.



Update on crime with TPS and Deputy Mayor Colle

According to police stats, auto theft is up 60% and auto theft related break-ins are up 20% in 53 Division this year. Home invasions are on the rise too and residents are understandably concerned.

Some homeowners are considering neighbourhood security patrols like those reported in Rosedale. A recent Toronto Star article even introduced the idea of AI powered security. Others are focusing more on strategies they can implement themselves.

Billed as an evening of updates and community safety recommendations, a community safety town hall meeting was recently hosted by Councillor Mike Colle with Toronto Police Services (TPS). Many options were discussed.

As part of their presentation TPS shared a variety of approaches to avoid becoming a victim of home invasions, car theft and assaults.

Highlights included:

- **Make the right call**
  If you're in trouble, reaching the appropriate resource is critical.

Making the right call reduces response times and ensures more efficient use of police resources.

- **Emergency:** 9-1-1
- **Non-Emergency:** 8-7-7 or 416-808-2222
- **Online reporting**: torontopolice.on.ca/report
- **Crime Stoppers:** 416-222-8477 or 222tips.com

- **Invest in security**
  It pays to make sure your home is as secure as possible and Toronto Police Services are here to help.

  Email or call to request a Police Security Audit.

  An officer will arrange a brief 30-minute walk-through of your property and will email a report with tailored security recommendations.

  Consider installing an alarm system and cameras. Other proven deterrents include:

  - Clear sight lines: remove obstructions that could conceal a burglar breaking into your house
  - Use deadbolt and preferably 3-point door locks
  - Keep outdoor lights on overnight
  - Apply safety window film
  - Park vehicles in the garage
  - Install audible and/or strobe light alarm

  You can find more tips at the TPS Home Security page.

- **Join the Community Liaison Committee**
  Communication with residents is critical in making our community safer. LPRO is represented in the Community Liaison Committee. Consider joining! The committee welcomes participation from anyone who is interested.
- **Stay informed**
  The more informed you are the better protected you will be. TPS information on all kinds of crimes is available on its data portal page, from auto theft to home invasions to acts of violence. Take a look and see how you can protect yourself and your family better.

Toronto Police Service
PUBLIC SAFETY DATA PORTAL

City of Toronto News



Billy Bishop Airport: Flying in the face of opposition

On June 2nd, Bill 110: Building Billy Bishop Airport Act, 2026, received Royal Assent by the Government of Ontario. The Act "authorizes the Minister of Transportation to prescribe and vest prescribed lands owned by the City of Toronto in the Crown. When land is prescribed, all associated buildings, structures, fixtures and improvements owned by the City also vest in the Crown, and the City is prohibited from encumbering or disposing of these assets."

Many parties voiced concerns with the Act, including potential issues with noise, air pollution, congestion, height of planned housing, due process and ownership of the airport.

Toronto City Council opposed the move at its meeting of May 20-21, 2026, calling for an investigation by the Board of Health into "the Increased Risk of Heart Disease, Lung Cancer, and Tumours from Bringing Jets to Toronto's Waterfront Communities."

Residents' Organizations – Federation of South Toronto Residents Associations (FoSTRA), Federation of North Toronto Residents' Associations (FoNTRA), and Scarborough United Neighbourhoods (SUN) – sent a joint letter to the Toronto Liberal Caucus expressing concern that the Ontario Government is accelerating plans to expand Billy Bishop Airport to accommodate jets without due process, public consultation, environmental impact assessment, or even a shred of a business case.

The Federal Government has opened public consultations on the future of Billy Bishop Toronto City Airport. Residents can complete an anonymous online survey to give feedback on the future of the airport. Key survey themes include environmental impacts, noise, land use, ground transportation, and economic and social considerations.



Riding into the sunset...?

...or "How the crosstown LRT helped kill the city's decade-long plan for a bike lane along Eglinton Avenue." That was the headline for an article in the Toronto Star by Andy Tagaki, transportation reporter on May 28 2026.

He wrote, "The Eglinton Crosstown LRT may finally be running, but another transit project on the same street — also more than a decade in the making — will likely never be built."

The reason? The Ford government's Bill 212, which bans new bike lanes that require the removal of a lane of traffic.

According to the Toronto Star article, the city had contracted construction of the bike lane in 2024, but had to push it back until after the LRT opened.

The wait took the project past the date when Bill 212 took effect. A new contract would be required and would fall under the new bill which prevents the bike lane from being completed, much to the chagrin of bike riders.

Full details appear in the Toronto Star article. Several Safe Street Advocates continue to urge the City to fulfill its mandate for the Eglinton Complete Street project for the benefit of pedestrians, cyclists, drivers and business owners.



Front of home under construction in the LPRO area which started out as a multiplex but will in fact be a 3-storey single family home.

Home invasion of a different sort

A recent article by the CBC highlights a problem that is prevalent in a lot of Toronto's neighbourhoods.

The article suggests that a property owner in south Leaside is taking advantage of 2023 guidelines that allow construction of multiplex units in neighbourhoods that previously only permitted single-family homes. In this case a new property owner is using a duplex permit to build a much larger home for his family—a three-storey structure that towers above the surrounding two-storey homes. Apparently the owner plans to use the home for his family only.

Local residents claim this violates the spirit of the new multiplex zoning rules.

So called "monster homes" used to be reserved for suburbs. Now they are all over the place as attested by some of our LPRO residents. For example, the proposal for a home next to a former LPRO board member that would have needed many minor variances sailed through the Committee of Adjustment approval process because it was technically two units.

The resident said that the by-law enabling this is flawed because it is easy to tweak the plans to create an additional unit that meets the multiplex definition without compromising the use of the entire "duplex" as a single-family home.

Another LPRO member agreed, showing the photo of a similar situation on his street.



Rear of home under construction in the LPRO area which started out as a multiplex but will in fact be a 3-storey single family home.



Trees and plants

from the City's website...

Native plants, trees and shrubs list

Ever wondered which plants will actually thrive in your dry, full sun, salt exposed garden? Or which native groundcovers can help you replace turf grass? Just in time for spring planting, the City has launched a dynamic new Native Plant, Tree and Shrub List for residents to plan out their gardens. Native species are naturally adapted to local conditions making them resilient, low maintenance, and great for supporting pollinators and local biodiversity.

See the City of Toronto Native Plants, Trees & Shrubs list.

Help grow Toronto's tree canopy

If you are a property owner and would like a tree planted in front of your home, you can submit a request to 311 at Request a City Tree Planting.

Pollinator-friendly garden

The City's updated bylaw is quite supportive of pollinator-friendly gardens. so you're not locked into turf. Native plants like goldenrod are welcome, the prohibited list is really about noxious species like

ragweed, poison ivy, giant hogweed, and garlic mustard. If you're thinking about converting some of your lawn to a pollinator garden, the Toronto Master Gardeners have great resources.



Species highlight: White Oak (*Quercus alba*)

White Oak is a majestic, long-lived tree species native to Toronto. Growing over 20 metres tall and living for several hundred years, White Oaks can benefit wildlife and your landscape for generations.

When we think about how we can support pollinators, our minds often turn to filling our gardens with flowers. However, one of the most impactful ways to support our local pollinators is something you might not immediately consider: planting a native oak tree.

White Oaks are ecological powerhouses that support hundreds of species of moths and butterflies including the Banded Hairstreak (*Satyrium calanus*). These pollinators rely on White Oaks as a vital source of food and shelter during their larval stage as caterpillars.

The benefits extend even further up the food chain. Insect-eating birds such as the Cerulean Warbler (*Setophaga cerulea*) and White-breasted Nuthatch (*Sitta carolinensis*) are drawn to the abundance of life found on oaks. In the fall, larger birds like the Blue Jay (*Cyanocitta cristata*)

and small mammals like squirrels feast on the tree's acorns, making White Oak an important food source throughout the seasons.

White Oaks thrive in full sun, well-drained soil, and require plenty of space to reach their full potential. If you have room, consider adding this impressive keystone species to your property and help support local wildlife for years to come.

How to select, plant and care for trees and shrubs

Planning on adding some trees and shrubs to your garden this spring, but not sure where to start? Check out this video that will teach you all our tips for selecting, planting and caring for trees and shrubs: Select, Plant and Care for Trees and Shrubs.



City of Toronto 2026 Summer Safety Plan for Youth

The annual Summer Safety Plan builds on the City's long-term commitment to prevention, youth well-being and safer communities.

The plan brings together programs, services and events designed to help young people feel safe, supported and connected through sports and arts activities, job opportunities, mental health supports, violence prevention initiatives and extended access to community spaces.

Last years' City 2025 Summer Safety Plan was hugely successful:

- Contributed to a 40 per cent reduction in gun violence.
- Saw more than 15,000 youth participating in programs
- Provided 1,800 youths with access to safe recreation spaces
- Logged 5,000 residents attending community events
- Recorded over 550 parents and caregivers engaging in supports and programming

These efforts demonstrated the value of coordinated, prevention-focused investments and partnerships.

This year, the City is launching a new enhanced online search tool to make it easier for youth and families to find nearby programs, services and supports based on neighbourhood and interest.

Highlights of the 2026 Summer Safety Plan include:

- Engaging thousands of youth and families through 200 summer programs across Toronto, building on last year's success which reached more than 15,000 youth.
- Ensuring more than 5,000 youth receive mental health supports and training.
- Supporting more than 500 families, parents and caregivers through violence prevention programs and workshops.
- Expanding access to safe community spaces, recreation and mentorship opportunities.

Youth employment remains a key component of the plan with a more than $5-million investment in youth safety and well-being.

See more information on the City's Summer Safety Plan.

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!

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

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