



250 Lawrence Ave W Update – OMB Case # PL161134



Lytton Park Residents' Organization (LPRO), along with Old Orchard Grove and South Armour Heights Residents' associations, received Party Status for the OMB Hearing scheduled to be heard over a period of 9 days starting on Tuesday, May 22, 2018.

The developer proposes to build a 241 unit, 12-storey condominium with 3 levels of underground parking.

Designated "Neighborhoods" the property is zoned to only provide housing in the form of detached and semi-detached houses, duplexes, triplexes, semi-detached and walk-up apartments up to four storeys.

City Planning, our Ward Councillor and the Residents Associations have all opposed the proposal.

If the developer gets approval for this proposal, in spite of it being clearly meant for mid-rise like the complex across the street on Rosewell which is 5 – 6 storeys, it will set a precedent and open the way for developers to roll-out similar proposals east and west along Lawrence & south on Avenue Road.

We will keep you informed of our community efforts in opposing this precedent-setting development.



2400 – 2444 Yonge St.

At the well-attended Community Consultation Meeting October 30th regarding the former 110- year old BMO site, the City, our Councillor and the developer Main & Main clearly heard the universal opposition to this proposal to build 23 & 27-storey condos. The consolidated building site is zoned commercial mid-rise & "Neighbourhoods". It seeks to engulf most of the block (Duplex, Yonge, Roselawn, Montgomery). We are pleased to report that Planning is recommending Refusal at NY Community Council November 14th.

Enough is Enough!

We are hearing again and again that the excessive number of new condo towers at Yonge and Eglinton is straining and challenging the community on too many fronts. Too many cars, too many people crowding subway platforms, too many people choking the sidewalks. Not enough parks, community centres, public schools, day care, senior's facilities, hospital and medical services. Worries about insufficient infrastructure, too few police for the population, and no dedicated safe bike lanes. LPRO volunteers, in conjunction with other resident organizations, advocate for the community on these issues. Please consider becoming a member of the Lytton Park Residents' Organization. **Together we can make a difference.**

Alexandra Gates Project

LPRO is working with a group of residents in the Alexandra Boulevard area to replace the Alexandra Gates which are in a very serious state and no longer safe. At this point the city has indicated the community will need to raise funds to do this. LPRO has offered to work with the residents and we hope you will donate to the Fund to bring about the return to a state of good repair, these historic gates. They have stood at the corner of Yonge and Alexandra since 1920 to mark the entrance to the Alexandra Park subdivision. Please email your support to the Committee along with your name, address and phone number to: alexandra.gates.2017@gmail.com



Glenview Presbyterian Wins Heritage Toronto's Architectural Conservation and Craftsmanship Award

This past Monday, October 23rd, 500 guests from Toronto's city-building community attended the Heritage Toronto Awards at The Carlu. The Trustees of Glenview Presbyterian Church won the William Greer Architectural Conservation and Craftsmanship Award, for embracing the accessibility needs of its community while caring for a beautiful heritage building, providing full access to a landmark. The project included the installation of an elevator, barrier free ramps and renovated washrooms providing full accessibility.

Heritage Toronto is a charity and agency of the City of Toronto that celebrates and commemorates the City's rich heritage and the diverse stories of its people, places, and events.

News for Ward 16 Cyclists & Pedestrians

A number of new initiatives underway that will help protect pedestrians & cyclists within our Ward. A few examples of what to look for are:

- **Avenue Road Pedestrian Safety Zone**

City Council has approved the creation of a Pedestrian Safety Zone on Avenue between Eglinton and Lawrence. The speed limit will be reduced from 50km to 40km, removal of parking on both sides of Avenue Rd, narrowed traffic lanes (slows cars down) and a painted buffer between the curb lane and sidewalk.

- **Avenue Road Bridge (spanning the 401)**

The bridge is slated to be reconstructed in 2018 and in addition to being an important entry/exit ramp for vehicles, is a vital connection between North York and North Toronto communities. A series of meetings have been held and will continue between the ward Councillors office, City Staff, Ministry of Transportation and Cycle Toronto with a mandate to provide safer infrastructure for people who choose to walk or ride a bicycle across the 401.

- **Eglinton Park Cycle Path**

The current official north south cycling route takes a detour along Edith just to the east of Eglinton Park although it's widely unknown and most cyclists use the park instead. Cycle Toronto is proposing to create a separated pedestrian and cycling path that will keep both users separated and safe! This will be one consideration amongst others for the park that the community will be able to voice their opinions through upcoming civic consultations.

LPRO has been an active supporter of traffic calming measures and improved infrastructure. If you want to get directly involved in advocating for safe streets you might consider joining Cycle Toronto and getting involved in one of their many worthwhile programs.

www.cycleto.ca

LPRO in Action

In the past few months we have submitted letters and been involved in the following:

- Submitted letter in support of Bill 139 - OMB reform;
- Submitted letter in support Bloor Street bike lanes;
- Submitted letter in support of Avenue Rd Safety Zone;
- Challenged ill-approved Enbridge utility installations in parks and in front of Eglinton St George's Church;
- Reported on inadequate Notice re Community Consultation Meeting - BMO site, 2400, 2430, 2440 and 2444 Yonge Street;
- Submitted letter in supported of North/South Bike access at Avenue Road and Hwy 401;
- Objected to and notified city planning and media re Demolition of the 110-year old BMO building at Roselawn & Yonge;
- Participated in identifying and supporting Heritage designation of 258 Midtown sites;
- Supporting Alexandra Gates restoration;
- Request to Councillor for Community Involvement re Allocation of Section 37 Monies;
- Promotion of Public and Private Tree Protection;

- Report on Committee of Adjustment Issues and requested removal of the Waiver Process;
- Advocated against the proposed 18-month closure of the North Toronto Community Centre and lack of long term planning for site;
- Supporting Comprehensive Noise Bylaw Reform;
- Supported conversion of the Roe Avenue Bus Loop into a parkette. Half was made greenspace.
- Lead 19th Annual Ravine Clean-up & Community Yard Sale.

LPRO Participated at:

- Two-year Midtown in Focus Planning Workshops with City;
- FoNTRA Forum re OMB Reform;
- BMO Development Community Meeting;
- Committee of Adjustment and TLAB Reform Meeting with City;
- 41 Chatsworth Meeting with Developer;
- Neighbourhood Development Guidelines Draft Review Meeting;
- Active membership in combined Ward 16 Residents Association and Federation of North Toronto Residents Associations to promote issues of common interest.

Development Updates

- **41 Chatsworth** – DART and LPRO representatives met with Developer to object to the latest concept.
- **250 Lawrence Ave W** – See article - Page 1.
- **2400-2444 Yonge St** – (BMO) See article - Page 1.
- **90 Eglinton Ave W** – The Eglinton Park Residents Association (EPRA) has appealed this proposal to the OMB. The proposal replaces the 6-storey Pilot House Insurance office building and two homes on Henning in this designated mid-rise area with a 24-storey mixed-use residential and commercial development. Unfortunately, the City has chosen to support Madison's application leaving only the residents association to appeal it to the OMB.
- **50-60 Eglinton W at Duplex** – Madison Group has also submitted plans for a 36-storey condominium tower also designated as mid-rise in the same block as 90 Eglinton W. The site is currently occupied by two

structures; a two-storey brick building at 50 Eglinton West, originally built by Toronto Hydro as a substation in 1920, and the three-storey brick and glass extension at 60 Eglinton West. The plans show that the façade of the hydro building would be preserved in-situ and incorporated into the base of the new development.

- **368 & 372 Briar Hill** – The Briar Hill Parkette at the N/E corner of Avenue Rd & Briar Hill has been sold by the City to a developer who intends to demolish the semi-detached duplex to the east & consolidate the two lots in order to build a seven unit, three-storey townhouse complex fronting onto Avenue Rd. Statutory Public Meeting to be announced.

Preparedness is Everyone's Responsibility

Visit the City's website www.toronto.ca/oem for information on how you can "Get Emergency Ready"

LPRO MEMBERSHIP – JOIN OR RENEW FOR 2018!

We encourage you to become a member or renew your membership with the Lytton Park Residents’ Organization, especially if you care about protecting and advancing the community’s interests and fostering a sense of neighbourhood in our area. LPRO’s membership year extends from January to December, so it’s time to renew your membership for 2018.

Your support helps us vigorously represent our shared neighbourhood interests. Our collective voice has impressive impact and effectiveness in matters affecting our community. Thank you for your continued membership support. It’s pivotal for our representative credibility and funding needs.

There are approximately 3,000 households in the Lytton Park area, bounded by Avenue Road, Lawrence Avenue West, Yonge Street and Roselawn Avenue.

Thank you in advance for your community mindedness and your membership support.

Membership cheques with this form can be mailed to **Lytton Park Residents’ Organization Inc., Box 45031, 2482 Yonge St., Toronto, Ont. M4P 3E3** or dropped off at any one of these addresses:

- ◆ 96 Chudleigh Avenue
- ◆ 235 Glenview Avenue
- ◆ 8 Glencairn Avenue

Our email address is lyttonparkresidentsorg@gmail.com

Visit our website at: <https://lpro.wordpress.com/>

2018 Membership Form

Annual membership is **\$20 per household**. The LPRO’s mission is to maintain and enhance the character of our neighborhood as a safe and desirable place to live by presenting a strong and unified community voice on key issues. To do this we need your support. Please make cheques payable to **Lytton Park Residents’ Organization Inc.**

Membership Type: New / Renewal

Name(s): _____ **Date:** _____

Address: _____ **Phone 1:** _____

Email address: _____ **Phone 2:** _____

Email address: _____

I would like more information about the LPRO: Yes / No **I am available as a community volunteer:** Yes / No

I would like to help in the following areas: _____

Comments: _____