



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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**North York Community Council Meeting June 23, 2021 - Agenda Item NY25.11:
Preliminary Report - City-Initiated Official Plan Amendment Application - 20 Castlefield Avenue,
565 Duplex Avenue and 567 Duplex Avenue**

The Lytton Park Residents' Organization (LPRO) is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

LPRO supports the proposed City-initiated Official Plan Amendment (OPA) of 20 Castlefield Avenue, 565 and 567 Duplex Avenue.

The site is currently occupied by a parking lot, owned by the City and operated by the Toronto Parking Authority. The eastern portion of the existing lot measuring 650m², will be transferred to Madison Group as part of a land exchange to facilitate the adjacent condominium development at 2490 Yonge Street. The remaining land is rectangular in shape and comprises approximately 3,700m² (39,900ft²). The proposed OPA would redesignate the lands from Neighbourhoods to Parks and Open Space. The future use of this site as a public park was envisioned in the Midtown in Focus Parks and Public Realm Plan (2018).

The entirety of the land remaining in City Ownership should be utilized as parkland.

While Eglinton Park has been an incredible asset to the Community for over 80 years, it is no longer sufficient as the only major park space within walking distance of Yonge and Eglinton. The Yonge-Eglinton Area is park deficient and requires the addition of substantial new parkland in the coming years. The population of the Yonge-Eglinton Secondary Plan Area is projected to grow by 98% or 61,000 people over the next 30 years. The subject site is one of the only City-owned pieces of land, which can accommodate a sizable new public park within walking distance of Yonge and Eglinton. The site is located such that it is easily accessible from the northwest and northeast quadrants of Yonge and Eglinton, which are both experiencing significant development activity.

Respectfully,
Eli Aaron, Director
Lytton Park Residents' Organization

c: Councillor Mike Colle
Linda McCarthy, Planning Assistant [email: linda.mccarthy@toronto.ca]
Eglinton Park Ratepayers Association [email: tcohen@yorku.ca]
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<https://lyttonparkro.ca/>