



GRANGE COMMUNITY ASSOCIATION

October 15, 2017

Toronto and East York Community Council
City of Toronto
Toronto City Hall, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Kristyn Wong-Tam, Chair

Dear Members of Community Council:

Re: TE27.1 Graywood/102-111 Peter Street and 350-354 Adelaide Street

1. I'm Max Allen, vice president for planning and development, on behalf of the Grange Community Association. The Association is north of the site; we run from Spadina to University, from Queen to College.
2. In our view, **the intent of Councillor Cressy's September motion in response to TE26.9 has not been met.** That is, the city, the developer and the neighbouring land-owners have not devised a way to produce a SPAR block plan and Public Square. In fact the meeting held on October 12 did not even include the Councillor as the Motion required. The parties should keep trying.
3. In the current Staff Report, the Planning Division's voluntary approval of a built form with a floor plate of 1,422-1,765 sq ft in the first 16 floors – no matter the trade-offs of heritage preservation, etc. – is a perilous precedent for those of us, including Planning, who are faced with similarly outsized proposals both at the City level and at the Ontario Municipal Board.
4. If, nevertheless, you are inclined to approve the TE27.1 Staff Report (unchanged since it was first presented in September) we ask that one item be added and another expanded, because the way the SPAR Block is being treated has city-wide implications. Here are our two suggestions:
5. First, **change the parking requirements to a maximum, not minimum, of 188 spaces.** And second, **add 401 Richmond officially to the site plan negotiation process.**

6. Further parking reductions will support provincial and municipal policies favouring active transportation. Inserting the word “maximum” after “188” on the Application Data Sheet (*Final Report*, Attachment 6) would allow the developer to build less parking if marketing and sales show this to be realistic.

7. Second, **add Urbanspace/401 Richmond as a party to site plan negotiations** detailed in paragraph #5 on page 31 of the *Final Report*. 401 Richmond has offered their very large area that is interior to the SPAR block as an urban amenity by relocating their parking and loading facilities underground with the help of the City and the abutting owners. This interior area could form an excellent Public Square (illustration attached herewith), accessible from all four surrounding streets. Fortress Carlyle has already offered, with prejudice, to widen the pedestrian-friendly laneway on the west of their Richmond/Peter property as one access to the SPAR block interior; and this offer is part of mediation now at the Board.

8. The interior of the SPAR block [Spadina-Peter-Adelaide-Richmond] owned by 401 Richmond is valued at \$10 million. This land is in danger of becoming a 50-storey tower. Instead, it could be a public amenity, a **Public Square**, and 401 Richmond has offered it as such. This idea has been under discussion for well over a year. Graywood, city staff and Councillor Cressy have already worked toward improving the original development proposal, as summarized in the *Final Report* (Table 1 on page 9). More could and should be done, and it can be done. At the very least, please ensure that 401 Richmond is at the table in the site plan process – **the City stands to gain \$10 million worth of benefits**.

Max Allen

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Copies: J. Cressy, C. MacDougall, D. Artenosi, N. Smiley, J. Pepino, S. McAlpine, L. Macdonald, G. Lintern

Illustration on the next page

SPAR



Before – 2017



After - 2020