



Grange Community Association

www.grangecommunity.ca

7 July 2016
via E-mail

To: Mayor Tory and City Councillors

Re: TE17.15 Request for Direction Report

The Grange Community Association supports recommendation 2 of Planning Division's 14 June 2016 *Request for Direction Report*.

On the basis of our past experience with Parallax Development Inc., the owner of 203 College Street, we expect that a mutually-satisfactory resolution of this matter can be reached.

Parallax has been receptive to most of the neighbourhood concerns and ideas that the Grange Community Association refined through a series of round-robin emails and discussions with seventeen neighbours of the site. Here is a summary of the chronology so far:

July 30, 2015: Confirmation with Councillor Cressy of community meeting on September 11. **July 31:** Parallax hand delivers letters to neighbours explaining project and providing contact information. **September 11:** At a community meeting Councillor Cressy suggests meeting with smaller group of residents to focus on specific issues; a second general community meeting is held instead on **October 27**. In the meantime the Grange Community Association worked to refine the issues. **February 10, 2016:** Community meeting hosted by Grange Community Association with representatives of Parallax and the Councillor present. **March 4:** Parallax submits revised proposal to City. **March 17:** Parallax appeals to the OMB seven months after formal application to City. **March 22:** Parallax meets with Cawthra Co-op. **April 25:** Statutory community meeting hosted by City staff. **May 19:** Planning Division asks Toronto and East York Community Council for instructions regarding OMB appeal; TEYCC (TE17.15) recommends that Legal staff oppose the Parallax proposal. **June 2:** Parallax meets with representatives of Grange Community Association and Cawthra Co-op to detail second revised proposal. **July 12:** City Council will decide response to OMB appeal by Parallax.

We appreciate Parallax's response to community concerns and their willingness to revise their plans in a number of ways, including: Reduction in height of the southern podium which abuts the neighbourhood; enclosing the servicing area within the podium; some reduction in height of the tower; revision of cladding especially on the west façade to reduce glare; reorganization of the use of the current south laneway with continuing community access; addition of a lay-by on the north-south laneway; a willingness to consider alternative parking arrangements to reduce traffic in and out of the site across the contiguous bicycle lanes; widening and new landscaping of the College and Beverley sidewalks; reorganization of lobby spaces and addition of a third

retail space at grade; complete reorganization of indoor and outdoor amenity spaces from the south side of the tower to the north side to protect the adjacent neighbourhood.

We look forward to a resolution of the remaining issues, which would avoid an expensive and unpredictable OMB hearing.

Ralph Daley

President, Grange Community Association

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