

From: [Ralph Daley](#)
To: [Toronto East York Community Council](#)
Cc: [Councillor Cressy](#); [Raymond Ngu](#)
Subject: Grange Community Association comments for 2016.TE13.3 on January 19, 2016 Toronto and East York Community Council
Date: Sunday, January 17, 2016 10:45:43 PM

To the City Clerk:

Please add my comments which follow to the agenda for the January 19, 2016 Toronto and East York Community Council meeting on item 2016.TE13.3, Final Report - 40-58 Widmer Street - Zoning Amendment Application

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

We in the Grange Community Association oppose this 41-storey, 426-unit condominium development in its present form.

The development flies in the face of the principles of the King-Spadina Secondary Plan. The finished building will crowd the adjacent building to the south, and overwhelm and shadow the house-form Camwood buildings to the north – and beyond. The building offers no amenities or services to the public. In addition, the construction of the building will obstruct and possibly close narrow Widmer Street for several years.

The condominium has no sympathetic relation to its context, either at ground or in the sky. The sidewalk in front of the building barely meets the minimum width requirement. Planting trees is impossible. Any greenery will be confined to foot-wide tubs.

In our view, the city planners who analyzed this building found themselves trapped by numbers and accidental chronology, rather than being ruled by principles. Consequently, the Baldassarra group of companies has gotten approval for – in our view – an inappropriate building, while paying the city \$1.5 million.

In view of related OMB decisions, we are convinced if a similar, *de novo* application for this site were made today, it would fail. Even now it should fail based on the reasons above.

Sincerely,

Ralph Daley

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