



Grange Community Association
www.grangecommunity.ca

February 22, 2016

To: Toronto East York Community Council

Re: Item 14.2 - 40, 46, 48, 50, 52 and 60 McCaul Street and 10 Stephanie Street

For the past few years, our Association has been involved in discussions regarding this development. There have been many positive changes to the proposal since the beginning of these discussions all with the aim of ensuring that the project respects the Official Plan and that it is complementary to the community.

1. Impact on St. George the Martyr

The church has noted its concerns with day-light and sun-light and views of its stained glass windows, access to its parking lot, the potential for damage during construction. There are also issues with respect to right of way access for the Settlement House.

We urge further discussion on these matters and note that similar issues have been addressed on other developments in our general neighbourhood. There are solutions.

2. Traffic and parking access

The residents south of Stephanie on John Street have expressed concerns about the increased traffic flow on John Street as Stephanie Street is one-way eastbound. Some discussion of the possibility of adding two way traffic from McCaul Street to the parking lot entrance has taken place, but no conclusion was reached. This would be similar to the arrangement at College and Brunswick.

3. Greening and public realm improvements

The final report makes general reference to greening and public realm improvements. Although specific plans are not in place, we wish to specify the areas requiring improvement so that these are considered when plans become more specific, and it is our expectation that these are made in consultation with our community association.

- McCaul Street
- St Patrick Market Square
- Laneways that run south of Stephanie Street
- Stephanie Street

4. The proposed gallery

While the report focuses on the residential component of the project, there is insufficient discussion about the gallery at the north end. We would prefer to see the entire development built at the same time and if this is not going to occur, the area should be landscaped.

Yours truly,

Ceta Ramkhalawansingh
 Honorary President
 For the Grange Community Association