



# The Grange Green Plan

Ward 20  
Councillor Joe Cressy  
Grange Community Association  
2018



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Dear neighbours,

I am proud to introduce this Grange Green Plan, developed in partnership with the Grange Community Association. This exciting action plan will maximize green space in the Grange neighbourhood, and help us build a truly liveable community.

As development in the downtown core continues, we have to ensure that we are creating liveable neighbourhoods. And finding opportunities to enhance and create green spaces is an important part of that liveability.

Following on the revitalization of the beautiful new Grange Park, we have created this plan to enhance existing green spaces and identify ways that we can create new ones. Work is already underway to improve Glasgow Street Parkette, which will be ready for the community to enjoy in the summer/fall of 2018. In this plan we set out our collective vision for using flankage spaces, existing and new parkettes, tree enhancement, and laneway greening to enhance the sustainability of Grange community.

We look forward to implementing this vision for our neighbourhood and continuing to engage the community, local stakeholders, and our talented City staff throughout the process.

Special thanks to the members of the Grange Community Association for working so hard to make this Green Plan a reality, and to Kayla Kraiker, Sam Carter-Shamai and Joan Wilson from my office for their commitment and diligence.

I look forward to continuing our work together.

A handwritten signature in black ink, appearing to read 'Joe Cressy', with a stylized flourish at the end.

Joe Cressy  
City Councillor, Ward 20

## 2. INTRODUCTION

The intensification of development in Toronto's downtown core poses a challenge for adjacent residential communities, such as the Grange community, to sustain green space and to combat environmental and climate-change impacts. To address these concerns locally, the Grange community would benefit greatly from an organized environmental action programme. Hence this Grange Green Plan, prepared by the Grange Community Association (GCA) in conjunction with Ward 20 Councillor Joe Cressy and his staff. We have modelled the Plan on the efforts of others, particularly the Green Plan of the Harbord Village Residents Association, while also embedding it in the broader municipal, provincial and federal environmental and climate-change strategies. This plan is intended to be aspirational, not prescriptive.

### A. The Grange Community Association:

The Grange Community Association (GCA) is a volunteer organization of residents committed to strengthening and preserving the natural environment and the vital residential and social character of the community. The GCA's efforts have included active engagement with development applications, collaborating with the City of Toronto on planning initiatives, working with Ward 20 Councillor Cressy to represent Grange community interests, and undertaking strategic collaboration with other residents' associations, BIAs, and major institutions, to address quality-of-life issues. Our objective is to strengthen environmental sustainability in our neighbourhood by collaborating with, and contributing to, City of Toronto Parks and Public Realm initiatives in TOcore and climate change initiatives in TransformTO.

### B. The Grange Neighbourhood:

The Grange neighbourhood is a vibrant, predominantly residential neighbourhood that includes rich amenities and major institutions like the AGO, OCAD, the University of Toronto and the University Health Network. It is bounded by College Street and Queen Street to the north and south, and University Avenue and Spadina Avenue to the east and west; these major perimeter streets are lined with commercial and institutional buildings, with street-level restaurants and busy stores along the sidewalks and offices above. the TTC subway runs along the east boundary, with streetcar lines along the other three sides. Park space is limited but features the newly-renovated Grange Park in the southern half of the neighbourhood. Residential streets feature an ample tree canopy that provides invaluable ecosystem services and requires maintenance and management to protect against damage from weather, aging and disease.

## C. Our Vision for the Grange:

The purpose of the Grange Green Plan is to improve public green space, enhance private greening efforts, and contribute to the City's environmental and climate change agenda, improving both human and ecosystem health within the Grange community. This greener neighbourhood will provide a more beautiful cityscape, more space for recreation and relaxation, improved water runoff, reduced urban heat-island impacts, abatement of air and noise pollution, and expanded habitat for plant pollinators. This plan is fully consistent with the Parks and Public Realm strategy in TOcore.

The Grange Green Plan emphasizes the concept of *open green space* to maximize greening beyond traditionally zoned parks. There are limited numbers of parks and parkettes in the Grange, but streets and laneways provide potential green connections between parklands. If we can “green up” these linear threads between parks, we can provide not only ecological connectivity but also continuity of the “greenscape” for people. Tree planting will be given priority, wherever possible, to strengthen the urban ecology of the Grange.

To implement specific elements of the Plan, we will focus on partnerships with the City, donors and neighbourhood volunteers. Partnering with City departments will take the form of *project charters*, based on mutual collaboration. Funding will not only be sought from the City (including access to the Parks Minor Capital budget for Councillors), but also from non-profits engaged in greening programmes, such as the Laneway Project, Suzuki Foundation, the Weston Family Foundation, etc. Professional and technical assistance will come from summer interns, graduate students and student class workgroups, augmenting the volunteer efforts of GCA members.

### Key Grange Green Plan Priorities

- Increase and sustain green space
- Establish green-space connectivity
- Increase tree canopy size and health
- Improve stormwater drainage
- Improve habitat for pollinators
- Reduce water, air and noise pollution
- Reduce heat island effects

## 2. Opportunities for Action:

The GCA and Councillor Cressy's Office have partnered to identify specific opportunities for implementing green projects throughout the neighbourhood. Target areas include renovations of existing park spaces, creation of new parkettes and linear parks, transformation of street flankings, greening of local laneways, strengthening of the tree canopy and promotion of climate adaptation efforts locally.

### A. Revitalized and New Parkettes:

There is potential in the Grange for new parkettes – small green spaces for leisure, public recreation and exercise, or even for small fenced areas for dogs. There is also the need to refurbish existing parkettes to optimize their value. The various parkettes and parkette sites will be evaluated, priorities set, plans developed, and funding sought from the City Parks, Forestry and Recreation (PFR), through Sections 37 or 42 funds, and from external sources, such as foundations. Possible sites for action include the following:

#### Glasgow Street Parkette:

This parkette is set within the northwest quadrant of the Grange, where green space is at a premium. Work is already underway by the PFR to redesign and improve accessibility of this parkette. Highlights include landscape re-design to improve the use of space, and paving design for improved connectivity to adjacent streets. These improvements, spearheaded by the Councillor's office, will be completed in late 2018, and will serve as a model for parkette rehabilitation and improvement elsewhere in the Grange.



Sketch of Revitalized Glasgow St Parkette Proposal



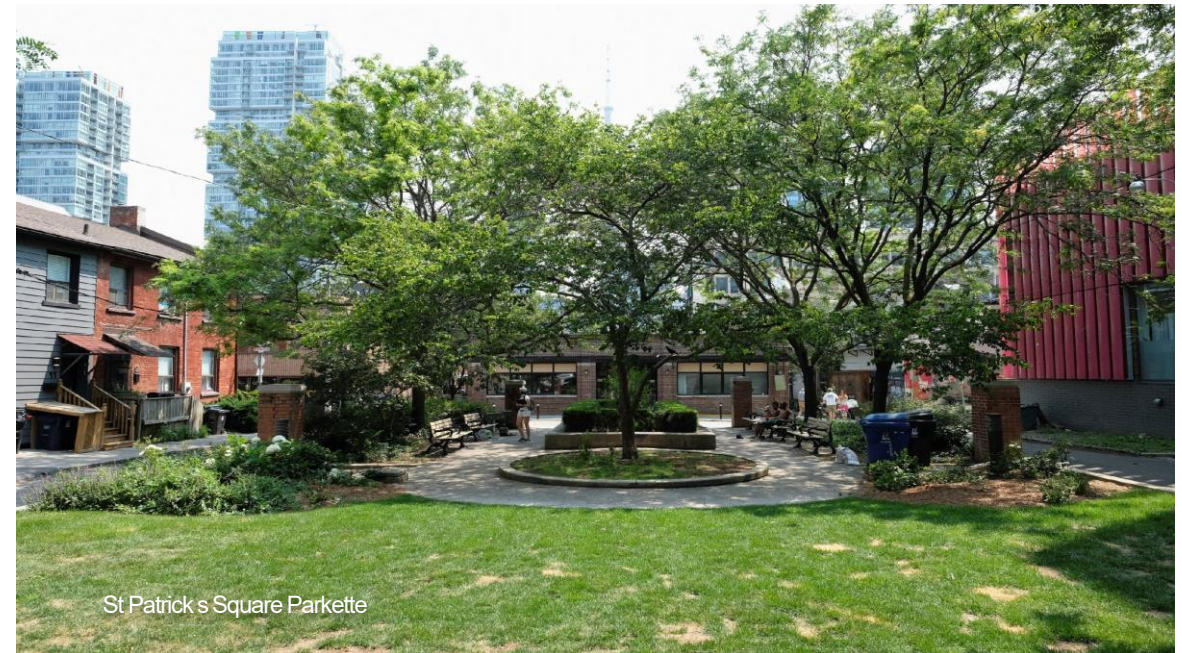
## St. Patrick's Market Square:

This parkette is set within the densely built-up Queen West strip where there is very limited green space. There is high pedestrian traffic in this part of the Grange neighbourhood, yet this location is underused as a community space. It is accessed via alleyways connecting to John, Stephanie, and Queen, and has poor lighting and awkward sight lines, making safety a concern. The turf is worn out and the existing outdoor furniture is inadequate.

Priorities for renovation include:

- Improvements to park layout and street access
- Use of paving design and brighter lighting in laneway
- Turf, lighting and seating improvements in the parkette
- Green wall Installation at the north end of the parkette

Revitalization of this parkette will “extend the ‘reach’ of the John Street Cultural Corridor and help to integrate surrounding streets and open spaces with the revitalized Grange Park”, one of the goals in the Parks and Public Realm component of TOCore. In addition, improvements to Renfrew Place lane (see Laneways section below) will create connectivity between St. Patrick's Square and both John and McCaul, further strengthening the green network within the neighbourhood.



## Phoebe Street "Stub":

This dead-end "stub" is located on Phoebe Street between Huron Street and Spadina Avenue. The western end of the block has been permanently closed to traffic from Spadina using above-ground concrete pinchers and a small in-ground concrete planting bed. The south side of the block is occupied by Ogden Public School, and an extensive school yard. Car parking is permitted on the north side on both sides of the barrier.

We propose that the street and both flanks east of the barrier to Huron be greened and integrated with the existing Ogden schoolyard, which has been partially renovated recently. Trees, soft landscaping, seating, and a permanent, in-ground, landscaped street barrier, either at or inset from Spadina, are just some ways this space can be revitalized and reimagined.

A feasibility analysis of traffic patterns, parking and emergency access for homes on the north side of the street would be necessary. This will be relatively expensive, but a large area of blacktop and concrete could be removed and greened. This is an unusual concept, but one that is fully consistent with the "streets to parks" local improvements concept in TOCore.

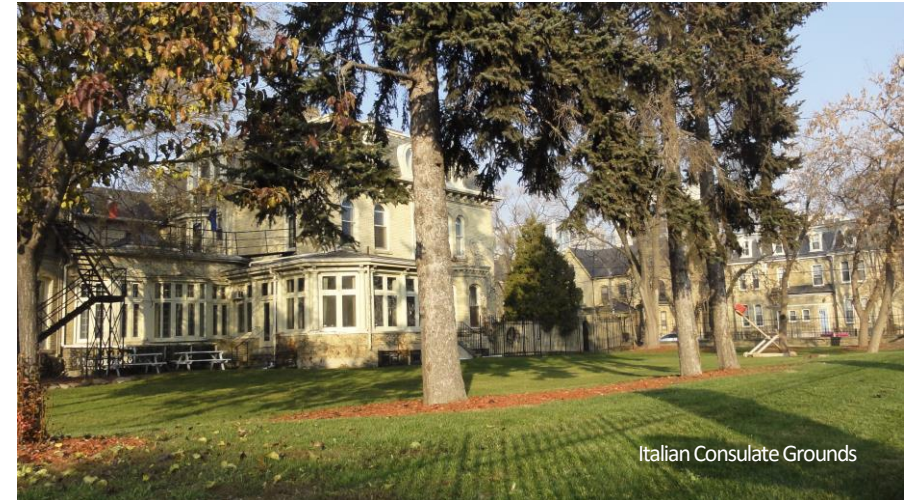


Phoebe St Stub , looking East



### Italian Consulate Grounds:

The Italian Consulate General is located on the NW corner of Dundas Street at Beverley. The property includes grounds with lush, grass turf and mature trees, but is currently gated and not accessible to the public. The GCA has been in contact with consular staff, who have expressed interest in opening the grounds to the public as part of an upcoming building revitalization. Further communication and coordination with the Consulate is needed to advance this opportunity and protect this exceptional open space.



### Plaza at 52 Division Police Station:

Another possible new open space that could be greened is the plaza in front of the 52 Division police station on Dundas Street, filling in the block between Simcoe and St. Patrick. This is a central location accessible to a large number of residents and workers. Green plans for this site have been developed in the past through design competitions. Support of Build Toronto (the City's real estate agency), the Toronto Police Service, and the Councillor would be needed to advance this project.





## McCaul-Orde Park:

This is a significant green space in the northeast quadrant of the Grange, located between a residential area and hospitals and institutions along University and Dundas. However, the space is lacking in design features and outdoor furniture. Better landscape design with new seating, lighting, several carefully located new trees and native-species flower beds, would greatly increase the attractiveness and utility of the space.

## Canada Life Park:

The private Canada Life park between University and Simcoe, north of their heritage building, is fenced and not now open to the public. As part of this Green Plan, the GCA will seek to acquire POPS status for the park. The good offices of the Councillor and City staff will be sought to approach Canada Life. The campus plan agreed to between the city and Canada Life, which underpinned the partial privatization of Simcoe Street, requires this space to be open to the public.



## GCA Parks Oversight:

The GCA, in conjunction with the Councillor's Office, will undertake annual functional and maintenance audits of all park space in the Grange. This will ensure maintenance standards are preserved, timely repairs made, playgrounds and dog off-leash areas protected, and park programming is of the highest quality.



## Other Current and Potential Privately Owned and Institutional Public Spaces:

**Campbell House Grounds:** located at the NW corner of Queen and University, this public space is leased by the City from Canada Life and maintained by the Parks department. The heritage-designated 1822 house is City-owned. Although used by the public, the grounds have no seating and the access points are not obviously public. As part of the development of Relic Park, which it anchors at the south end, consideration should be given to redesigning the garden and fencing, and adding seating and lighting – all to encourage public use and enjoyment, and appreciation of the heritage building.

**Butterfield park (OCAD U):** Butterfield Park is an Institutional Public Space on McCaul, directly adjacent on the east to the newly renovated Grange Park. OCAD U has committed to working with the community to enhance and fully integrate the parkette with Grange Park. This effort is in support of the local goal within TOCore to “re-think Grange Road to expand the character and pedestrian amenity of Grange Park and improve its connections to McCaul Street and Butterfield Park”.

**AGO Plaza at Dundas and McCaul:** a small rest plaza on the SW corner, created by the AGO after the Moore sculpture was moved to Grange Park in 2017.

**Potential Dundas POPS:** as part of a development application, which is currently at the Ontario Municipal Board, there is potential that there will either be one POPS parkette (Privately Owned Public Space) at the west end, or two parkettes at the west and east ends of the development.

**Future McCaul POPS:** located at the SW corner of Grange Rd and McCaul St., it will be available when construction is completed at 40-60 McCaul in late 2018 or early 2019. Hopefully, it can be integrated with Butterfield Parkette and Grange Park through a reimagined and designed Grange Rd.

**Future POPS on St Patrick St:** a 1000 sq. m. parkette, part of a large, high-rise, mixed-use Lanterra development at 234 Simcoe, south of 52 division police station between St Patrick and Simcoe Streets.

**Parking Lot, Baldwin Village:** this privately owned parking lot at Baldwin and McCaul, located near the restaurant district in Baldwin Village has the potential to be turned into greenspace if the City were ever to acquire it.



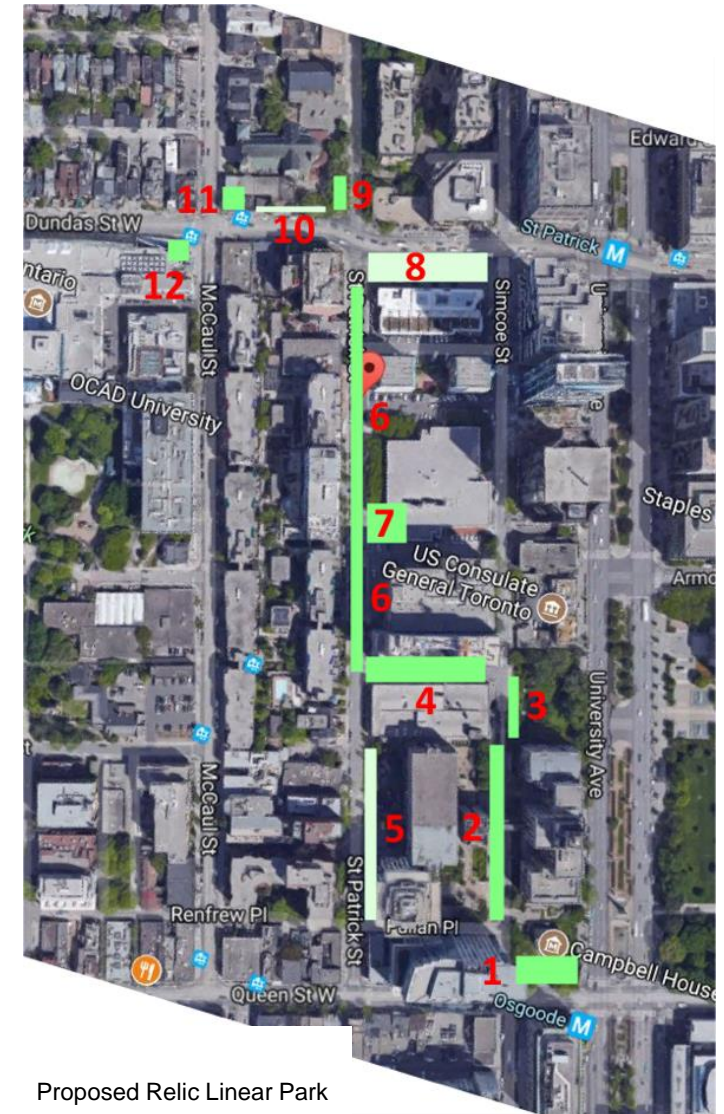
## B. Linear Parks:

### Relic (Linear) Park:

A major element of the Grange Green Plan is the proposed creation of a “zig zag” linear park from Campbell House northward up Simcoe, across Michael Sweet Avenue, up St Patrick, and along Dundas to McCaul. This discontinuous park will be a first: held together and made coherent by the identified stone relics of historic Toronto buildings (hence the park name), correlated plantings, and common paving treatment along its length. The elements of the park are shown in the map to the right and in the legend below:

1. Campbell House lawn: stone building relics (on plinths)
2. Canada Life: Simcoe Street embankment
3. Along the fence of the Canada Life “park”
4. Michael Sweet Ave, south side lawn
5. St. Patrick Street: allée along the daycare
6. The east-side St. Patrick boulevard with planters, seating
7. New Lanterra/City 1000 sq. m. park at Artists Alley
8. 52 Division Plaza: an opportunity-in-waiting
9. Tribute (292 Dundas St.) east park/plaza\*
10. Tribute (292 Dundas St.) colonnade\*
11. Tribute (292 Dundas) west park/plaza\*
12. Art Gallery of Ontario park/plaza with seating

\*Currently at the Ontario Municipal Board



Proposed Relic Linear Park



## Relic (Linear) Park (cont.):

The vision of Relic Park will see asphalt street flankings transformed into soft landscaping with trees, shrubs, and other plants. Creating green boulevards not only beautifies the streetscape, but provides connectivity between park spaces, increases and enhances the tree canopy and local ecology, reduces street-level temperatures, and increases permeable surfaces for rain water absorption. Relic park will connect Pullen Place, Canada Life Park, the new Lanterra parkette, the 52 Division plaza and the green space created by the Tribute development on Dundas, between St Patrick and McCaul.

Shrubbery and flower beds containing native plants are a great way to improve and beautify the streetscape, while supporting the local ecology and pollinator populations. Beverley Street in front of the 12 Degree condo has a few such planter beds that will be replicated along the course of Relic Park.



## Julius Deutsch Linear Parkette:

This linear parkette in the northwest quadrant of the Grange provides outdoor exercise equipment to the community. Its use of boulevard space is well regarded, highly functional, and low in maintenance. It is also relatively inexpensive to build, and could be replicated in Relic Park and elsewhere in the Grange.

## Hydro Block Linear Parkette:

A nascent parkette exists behind the Hydro Block, between Baldwin St and Cecil west of the main buildings. Signage and open access will allow public use. A plan for its renovation will be developed.



## C. Boulevard Flanking, Corners and Pinchpoints:

One of the most important actions for greening the Grange will be the soft landscaping of boulevard flanking, corners and pinchpoints. This often involves removal of concrete or asphalt and its replacement with trees, shrubs or grass. Left impermeable and treeless, boulevards intensify the adverse effects of urban development. Soft landscaping, implemented on a wide scale, is a powerful way to rehabilitate weakened greenspace, creating a more beautiful cityscape while providing social, health and economic benefits to residents. Beverley Street in front of the 12 Degrees condo has several such planter beds, which could be replicated along the length of Relic Park and elsewhere.

A long-term strategy for boulevard landscaping will be developed as part of this Green Plan. Enforcement of the City's existing bylaws and policies on boulevard paving and parking is required; this will lead to the greening of neglected public boulevards. Developing a strong, formal "compact" with responsible divisions within the City will be important for implementation. Other elements of the strategy include:

- public information programmes on the merits of boulevard landscaping and tree planting
- coordination by the City of upcoming roadwork at locations of pinchpoints to expedite landscaping and make efficient use of City resources.
- selecting initial target sites, described below, for successful demonstrations of greening of boulevard flanking, corners and pinchpoints.



Planter with native tree, shrubs and flowers



### Corner Flanking at Cecil and Spadina:

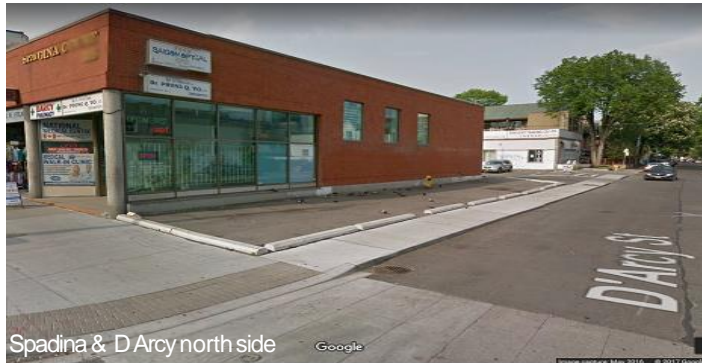
The corner flanking on the north side of Cecil, east side of Spadina, is publicly owned land that can be converted into green space by soft landscaping with flower beds, permanent tree plantings, and seating.

This location is adjacent to the Glasgow Street Parkette and the front of Cecil Street Community Centre, which will be revitalized in 2018. Ideally the paving and plantings should be consistent with those in front of the Community Centre. Greening this corner flanking would contribute to the establishment of a green space network in this area.

### Corner Flanking at D'Arcy and Spadina:

The intersection of Spadina and D'Arcy has similarly paved corner flankings on both the north and south sides that are publicly owned and can be converted to boulevard-style green space.

Transforming these paved spaces using soft landscaping, trees, shrubs and seating would provide much-needed green space and summer cooling in a densely built-up portion of the Grange neighbourhood.



## Additional Flanking, Pinchpoint and Greenwall Opportunities:

- **Beverley & Sullivan:** northwest corner, in-ground tree planting in sidewalk area
- **Huron & Baldwin:** both streets are one-way and wide enough to accommodate in-ground pinchpoints at the corner to provide traffic calming and space for permanent tree planting and native plant species.
- **Huron & Grange:** northeast, southeast, and northwest corner flankings with in-ground tree planting and flower beds
- **Huron & D'Arcy:** southwest corner flanking permanent, in-ground tree planting
- **McCaul & Baldwin:** northwest corner flanking, in-ground traffic-calming pincher with tree planting, soft landscaping, native plant species
- **153 McCaul:** front facade of Schatz Hall student residence is a potential location for the installation of a living greenwall (*example at right*).
- **St. Patrick Street:** east side between Dundas and Queen
- **McCaul Street:** east side flanking between Dundas and Queen, replace concrete with in-ground tree planting/flower beds
- **McCaul Street:** west side flanking between Orde and Baldwin, convert asphalt to soft landscaping and tree planting

Example of living green wall installed in Paris, France.



Example of in ground pinchpoint, Robert St, Toronto



## D. Laneway Greening:

The Grange community is criss-crossed with a network of laneways and alleys used as servicing and access corridors by businesses, cars, pedestrians and cyclists. Most laneways have some green vegetation, but only in a very few cases have there been explicit efforts at greening. We envision the greening of local laneways as a means of connecting parks and optimizing under-used, non-traditional spaces. Laneway greening can also be used to improve stormwater drainage by using laneway puncture designs.

### Renfrew Place + Adjacent Unnamed Laneway:

The two best inaugural candidates for laneway greening are Renfrew Place laneway running between St Patrick and John Sts., and the adjacent unnamed laneway extending west from John to Beverley Sts. Both are part of a series of linked laneways running parallel to Queen on its north side between University and Spadina Avenues.

Both laneways are heavily used by pedestrians, trucks and cyclists, and if properly greened, could serve as a biological corridor linking three park spaces - Pullan Place, St Patrick's Square and Grange Park just to the north. These laneways are key elements in creating a 'green network' in the Grange. Climbing vines, green walls, peripheral planting, creative hoarding, permeable paving, speed bumps, removal of parking where possible, graffiti control, garbage containment, and lighting will all be considered. Residents and business owners will be engaged from the outset, as collective action will be needed. Renfrew Place is identified for priority action in TOcore.

Three additional laneways have been identified for early action, based on the Renfrew Place pilot greening: **Orphanage Mews**, **Grange Place** and an **unnamed North-South Laneway** between Beverley & Henry Streets (see map).



Laneway Puncturing - courtesy of the Laneway Project.



## E. Urban Forest Canopy:

The tree canopy in the Grange is a critical environmental asset, but is poorly understood and is almost certainly too small and in less than optimal condition. Sustaining the Grange's tree canopy is a core objective of the Grange Green Plan. Forest health is an important component of ecological health, and the urban forest helps to reduce the heat island effect and to mitigate climate change impacts. What is urgently needed, and will be promoted through this Green Plan, is the creation and implementation of an **Urban Forest Management Plan for the Grange**.

Preparing the forest management plan is a complex, expert task. Thus the GCA has established a partnership within the Faculty of Forestry at the University of Toronto, and a team of Masters forestry students have drafted a preliminary, customized forest management plan for the Grange (see Appendix A). This plan builds on a similar one in place for Harbord Village, prepared by its residents' association. The Grange Forest Plan is structured with annual, 5-year and 20-year management timelines. As currently envisaged, it has 6 core goals:

- **Complete a tree inventory:** to provide core information on genus and species, location, size, environmental factors and health indicators of the estimated 1800 trees in the Grange
- **Plant Trees:** encourage and undertake tree planting to reach goal of 30-40% canopy cover, with focus on species diversity and local seed and stock sources
- **Establish a forest maintenance programme:** including tree care (watering, pruning & mulching), tree inspection (tracking invasive insects, tree health, climate impacts), enhancement of growing conditions (liberation projects, better planting sites), and removal & replacement
- **Develop a community involvement framework:** fostering participation and stewardship, promoting stakeholder collaboration
- **Explore and acquire diverse funding:** fund-raising plan with diversity of financial inputs
- **Protect against development pressures:** engaging with the City, local politicians and forest advocacy groups

Conducting the baseline tree inventory for the Grange will be a significant task that will require strong volunteer engagement and professional leadership, perhaps from a forestry graduate student, as was done by Harbord Village. Advice and guidance will also be sought from the City, the University and other community associations in the City who have tackled their tree canopy issues.

## F. Climate Change Mitigation:

Climate change is accelerating, with higher and more erratic temperatures, more frequent and stronger storms, and many other impacts locally, nationally and globally. The need for strong action on climate change mitigation is an over-arching, long-term goal of the Grange Green Plan. In addition to efforts to sustain the tree canopy, increase green space, and reduce heat island effects, we believe action at the individual level is required to improve energy efficiency and household practices. To help reduce the neighbourhood's carbon footprint, the GCA will contribute to the City's efforts at carbon emissions reduction, including initiatives for home energy reduction, more and safer bike lanes, better public transit and reduced and cleaner vehicular traffic. To these ends, we will disseminate information on:

- the City's TransformTO climate change action programme
- home energy retrofitting, including the City's Home Energy Loan Program (HELP)
- energy efficiency options, including geothermal, air heat pumps, and solar panels/power storage
- electric cars options and vehicle rebates
- green roof infrastructure, including the City's Eco-Roof Incentive Program.

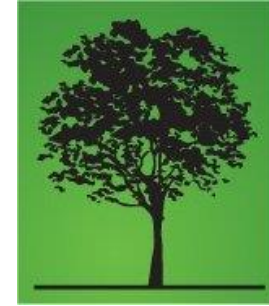
Selected reference sources for climate-related government programmes include the following; these will form part of a larger online environmental resource base that the GCA will develop and maintain:

- <https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=ba07f60f4adaf410VgnVCM10000071d60f89RCRD>
- <https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=7e00643063fe7410VgnVCM10000071d60f89RCRD>
- City of Toronto Eco-Roof Incentive Program:<https://web.toronto.ca/business-economy/business-operation-growth/greening-your-business/green-your-roof/>
- <http://www.torontohydro.com/sites/electricsystem/electricityconservation/residentialconservation/Pages/default.aspx>
- <http://www.torontohydro.com/sites/electricsystem/electricityconservation/residentialconservation/Pages/default.aspx>
- <https://www.cmhc-schl.gc.ca/en/co/grho/index.cfm>



### 3. Postscript from the Grange Community Association:

The Grange Green Plan is intended to be a living document that we hope will be improved through community dialogue, participation and stewardship. It is intended as a strategic effort to set priorities for green action that will see real progress, not further ad hoc fragmentation. The challenge to identify green infrastructure opportunities and then to make them a reality is ongoing. We hope this Green Plan will help, and the GCA commits to working with all stakeholders, the Councillor and City departments to see real progress on the greening of the Grange.



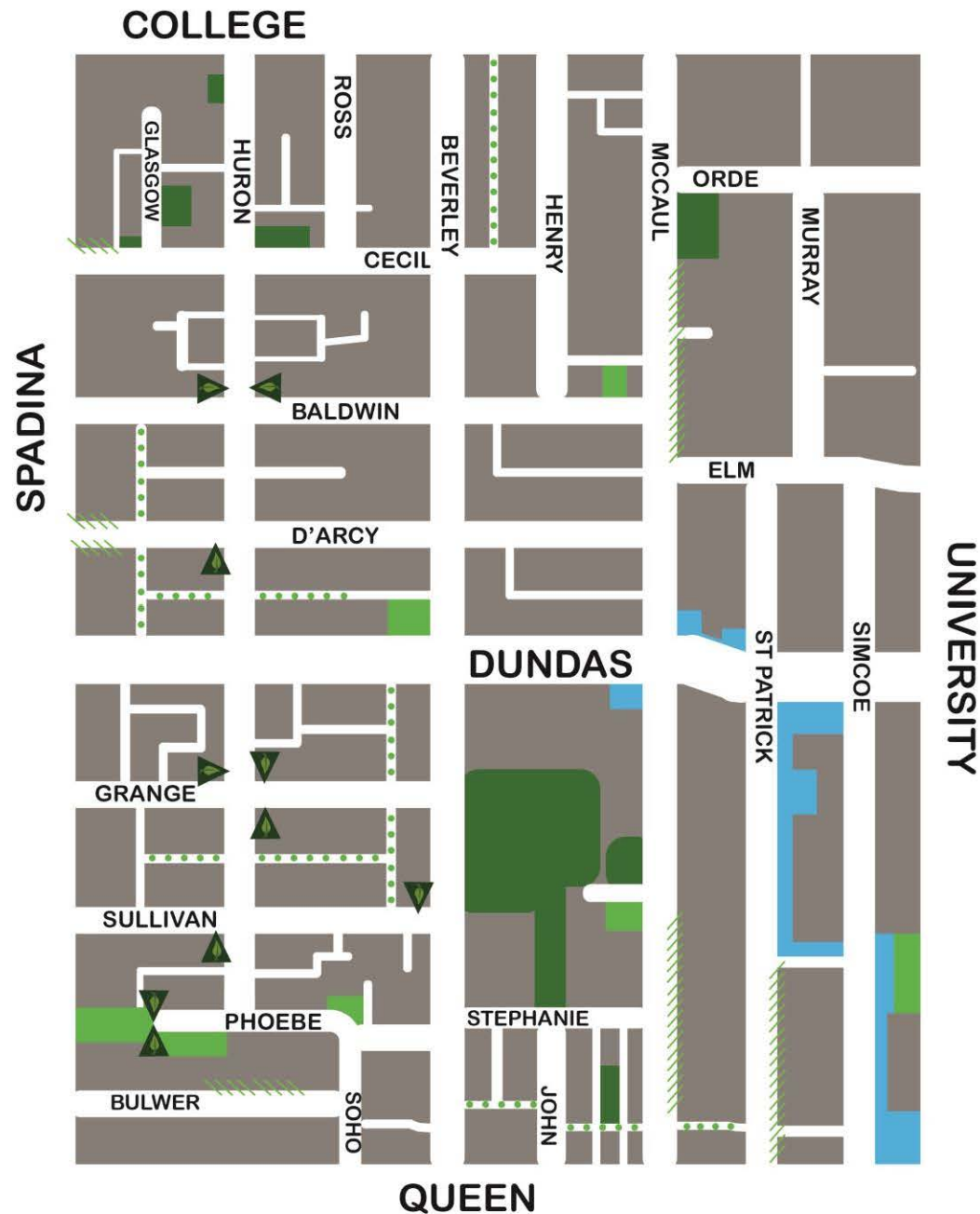
The Grange

I wish to thank Councillor Cressy for his enthusiastic commitment and support of this project. Best thanks also to his staff, in particular Sam Carter-Shamai, Kayla Kraiker and Joan Wilson. Special thanks go to Dr. Sandy M. Smith, Professor, Forest Health, University of Toronto and her four masters students, Ahmad Alamad, Scott Cassidy, Michael Speelman and Ryan Kaiser, who prepared the Draft Forestry Plan. Lastly, we also thank the GCA Executive members who contributed throughout the preparation of this plan, in particular Max Allen, Karen King, Ceta Ramkhalawansingh, Geoff King, and David McIntosh.

To get involved in the planning and implementation of the Grange Green Plan, please contact [ralph@grangecommunity.ca](mailto:ralph@grangecommunity.ca) or [councillor\\_cressy@toronto.ca](mailto:councillor_cressy@toronto.ca).







Thank you.

Ralph Daley  
President, Grange Community Association  
May, 2018



## Appendix A: Map of Potential Green Space in the Grange

### MAP KEY

- |   |                              |   |                                |
|---|------------------------------|---|--------------------------------|
|  | Existing Public Green Space  |  | Laneway Greening Opportunities |
|  | Potential Public Green Space |  | Green Flanking Opportunities   |
|  | Relic Linear Park            |  | Corner and Pinchpoint Greening |

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