



G R A N G E

4 June 2018

Re: **TE33.19** 10-20 Widmer Street | **TEYCC 6 June 2018**

To the Chair and Members of the Toronto and East York Community Council:

This is the third of three comments today by the Grange Community Association about Ward 20 development matters. **It is the happiest of the lot.**

In collaboration with the Garment District Neighbourhood Association we have studied this application in detail and attended the public consultations.

Our primary concern, as usual, has been with the way any proposed building interacts with the public at grade.

From the beginning, the row houses at 10-20 Widmer have presented a challenge. Six remain of the original ten. **They are not just fairly well-preserved elderly buildings, they truly are historically significant, being the oldest of their kind in King-Spadina.** It would be usual, as a planning matter, to require that they somehow be used commercially, preferably with retail to enliven the street, but in this case OADA accessibility turns out to be an unsolvable problem. The *residential* solution here, preserving the front steps and general appearance of these old houses, and melding the backs of the buildings into the new tower, is sensible and elegant.

We are – “thrilled” is not too strong a word – that this solution, agreed to by Heritage and Urban Design staff and the builder, means that this development proposal will not find itself in an expensive, grueling battle at the LPAT. As usual, we think there is too much parking for present needs and certainly for the future, but given the overall success of the architectural design and the resolution of the Heritage matters, **we’re content with the result and we congratulate everybody involved.**

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