



G R A N G E

www.grangecommunity.ca

July 2nd, 2026

To: Toronto and East York Community Council

Re: TE34.20 - 14 Grange Avenue - Official Plan and Zoning By-law Amendment

Please be advised that the Grange Community Association does not support this application in its current form.

We acknowledge that changes were made to reduce the original application.

We also acknowledge the need for housing.

We can support two buildings.

Note that the Planning Report describes the site as follows:

“Surrounding Uses:

North: There is a public lane to the north of the property. North of the lane are several low-rise commercial buildings fronting onto Dundas Street.

South: The south side of Grange Avenue contains low rise residential dwellings.

East: Immediately east is a public lane, then low-rise residential buildings along Grange Avenue to Beverley Street.

Across the lane, a 4-storey, 12-unit laneway building was recently approved at 100 Beverley Street, behind the existing 3-storey, 9-unit building on site (see 23 112047 STE 10 OZ).

West: Low-rise residential dwellings.”

Given its location within a low density residential area and its relationship to structures that are predominantly 3 storeys, we cannot support this application.

A height of 4 storeys is more appropriate.

Ceta Ramkhalawansingh
Chair, Grange Community Association