

From: [Graig Uens](#)
To: [Toronto East York Community Council](#)
Subject: [External Sender] My comments for 2026.TE34.20 on July 8, 2026 Toronto and East York Community Council
Date: July 8, 2026 11:05:15 AM
Attachments: [14 Grange Ave - TEYCC presentation.pdf](#)

To the City Clerk:

Please add my comments to the agenda for the July 8, 2026 Toronto and East York Community Council meeting on item 2026.TE34.20, 14 Grange Avenue - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

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: Please see the attached project summary presentation. Thank you

Graig Uens, MCIP, RPP
Director of Planning
Batory Planning + Management
647.624.7381
guens@batory.ca
www.batory.ca

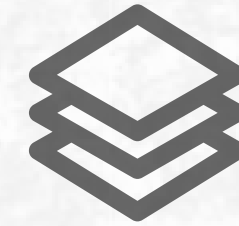
14 GRANGE AVENUE

Project Summary

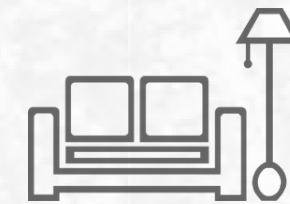
July 8, 2026



PROJECT OVERVIEW



**5 Storeys - 2 Buildings
with interior courtyard**



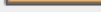
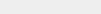
**22 Apartments, including
*8 three-bed units and
6 four-bedroom units***



**0 Car Spaces /
12 Bike Spaces**



**New Tree Planting and Site
Landscaping**

-  **14 Grange Avenue**
 **TTC Subway Route**
 **TTC Surface Route**
 **Bike Routes**



SUMMARY

- Located in the Downtown, in the St. Patrick and Queen-Spadina PMTSAs, well served by transit, amenities.
- Intensifies an underutilized site with new rental apartment units (Including 3 & 4 bedroom units).
- Reduced height, density, and building mass from initial proposal reflect input from community and city staff.
- Improved landscaping and new tree planting on site.
- Opportunity for student accommodation, ongoing discussions with area post-secondary institutions.



THANK YOU



BÁTORY
Planning + Management