



June 6, 2025

Committee Chair & Members
Committee of Adjustment, Toronto & East York District
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Chair and Committee Members:

Re: *Application for Minor Variance*
27 Grosvenor Street and 26 Grenville Street, Toronto

We are the planning consultants for Choice Grosvenor/Grenville Inc., the nominee owner of lands municipally known as 27 Grosvenor Street and 26 Grenville Street (the “subject site” and “site”).

On December 17, 2021, City Council enacted By-law 1096-2021, which amended the new City-wide Zoning By-law 569-2013, as amended, to permit a two-tower, mixed-use development, providing purpose-built rental housing with a significant (30 percent) affordable housing component, as well as a child-care centre, at grade retail space and substantial public realm improvements (the “Approved Development”).

Since that time, the Owner has made a number of modifications to the Approved Development in order to address policy, marketing and contextual considerations which have evolved since the December 2021 approval. The modifications are largely focused on ensuring that the development is as efficient as possible and responds to current market constraints, all of which are intended to ensure the Approved Development and its many embodied community benefits can be delivered in a timely manner.

The revised development continues to permit a two-tower, mixed-use development, providing purpose-built rental housing with a significant (30 percent) affordable housing component, child-care centre and substantial public realm improvements (the “Revised Development”, “Revised Proposal”). A high level, the key revisions incorporated within the Revised Proposal include:

- Redistributing the previously approved building heights, such that the south building’s height has been reduced from 46 storeys to 41 storeys and the north building’s height has been increased from 32 storeys to 33 storeys;
- Increasing podium setbacks from some adjacent property lines and reducing the heights of the streetwalls;

- Removing the 3- to 11-storey podium element which connected the two buildings, such that two towers act as two separate buildings connected below grade only, each with a single-storey podium;
- Maintaining the mid-block connection (the “Green Loop”) along the west property line while opening up to the sky segments that were previously covered;
- Removing the retail units previously incorporated at grade and replacing them with other active uses (childcare, amenity space, residential lobbies);
- Relocating the childcare centre and its associated outdoor amenity area from the north building to the south building, and the outdoor amenity area from the podium roof to grade;
- Revising the quantum of indoor and outdoor amenity space;
- Generally maintaining the location and access to underground parking;
- Revising the number of parking spaces and bicycle parking spaces; and
- Reducing the overall unit count and gross floor area to reflect the modified built form.

While some of these revisions continue to fit within the parameters established by the development standards in By-law 1096-2021, a limited number of variances are required and are proposed to be facilitated through a Minor Variance application.

A Planning Rationale Letter prepared by Bousfields Inc. will be provided to the Committee of Adjustment following the formal Minor Variance application for the site. The Planning Rationale Letter will provide a description of the subject site and its surroundings, the proposal and the requested variances, the relevant policy and regulatory context, and our planning analysis.

The changes incorporated into the revised proposal necessitate the following nine (9) variances:

1. Dwelling Units: Article 900.11.10, Exception CR 406, Provision 4 (E), By-law 569-2013

The provision of dwelling units is subject to the following:

- a minimum of 43 percent of the total number of dwelling units must have two or more bedrooms;
- a minimum of 12 percent of the total number of dwelling units must have three or more bedrooms; and
- any dwelling units with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above.

The revised proposal will provide:

- a minimum of 20 percent of the total number of dwelling units must have two or more bedrooms;
- a minimum of 15 percent of total number of dwelling units must have three or more bedrooms; and

- iii. any dwelling units with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above.

2. Building Height: Article 900.11.10, Exception CR 406, Provisions 4 (G), By-law 569-2013

The permitted maximum height of a building or structure is the number following the HT symbol in metres, and the number of storeys following the ST symbol as shown on Diagram 3 of By-law 1096-2021.

The maximum height of a building or structured will be the number following the HT symbol in metres, and the number of storeys following the ST symbol as shown in the Revised Diagram 3.

3. Building Height: Article 900.11.10, Exception CR 406, Provisions 4 (I), By-law 569-2013

The following elements of a building may project above the permitted maximum height in Diagram 3 of By-law 1096-2021:

- i. window washing equipment, lightning rods and wind mitigation features may project above the height limits by no more than 2 metres;
- iii. safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, stairs, ancillary structures, retaining walls, wheelchair ramps and ornamental or architectural features may project above the height limits by no more than 1.5 metres;
- iv. emergency generators and associated screens may project above the height limits by no more than 5.0 metres, provided they are set back at least 5.0 metres from the edge of the building below;

The following elements of a building may project above the permitted maximum height in the Revised Diagram 3:

- i. window washing equipment, lightning rods and wind mitigation features may project above the height limits by no more than 6.0 metres;
- iii. safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, stairs, ancillary structures, retaining walls, wheelchair ramps and ornamental or architectural features may project above the height limits by no more than 3.0 metres;
- v. emergency generators and associated screens may project above the height limits by no more than 7.0 metres, provided they are set back at least 5.0 metres from the edge of the building below;

4. Building Setbacks: Article 900.11.10, Exception CR 406, Provisions 4 (L), By-law 569-2013

The required minimum building setbacks and minimum distance between main walls for a building or structure are shown on Diagram 3 of By-law 1096-2021.

The minimum building setbacks and minimum distance between main walls for a building or structure are shown on Revised Diagram 3.

5. Encroachments: Article 900.11.10, Exception CR 406, Provisions 4 (L), By-law 569-2013

The following may encroach into the required minimum building setbacks on Diagram 3 of By-law 1096-2021:

- i. lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings and art installations may encroach into a building setback by a maximum of 0.6 metres;

The following may encroach into the required minimum building setbacks on the Revised Diagram 3:

- i. lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings, art installations and an exterior wall for the purposes of sustainability measures may encroach into a building setback by a maximum of 0.6 metres;

6. Building Height: Article 900.11.10, Exception CR 406, Provisions 4 (N), By-law 569-2013

Within "Area A", as shown on Diagram 4 of By-law 1096- 2021, no portion of the building shall be located between a height of 0.0 to 5.0 metres, as measured from established grade;

Within "Area A", as shown on the Revised Diagram 4, no portion of the building shall be located between a height of 0.0 to 5.0 metres, as measured from established grade;

7. Building Height: Article 900.11.10, Exception CR 406, Provisions 4 (O), By-law 569-2013

Despite regulation (N) above, structural and architectural elements that support the building, including but not limited to columns, beams and soffits, may be located within "Area A", as shown on Diagram 4 of By-law 1096-2021, between a height of 0.0 to 5.0 metres, as measured from established grade;

Despite regulation (N) above, structural and architectural elements that support the building, including but not limited to columns, beams and soffits, may be located within "Area A", as shown on the Revised Diagram 4 of By-law 1096-2021, between a height of 0.0 to 5.0 metres, as measured from established grade;

8. Amenity Space: Building Height: Article 900.11.10, Exception CR 406, Provisions 4 (P), By-law 569-2013

Despite regulations 40.10.40.50(1) and (2), amenity space must be provided at a minimum rate of:

- i. 3.15 square metres per dwelling unit of indoor amenity space; and
- ii. 0.85 square metres per dwelling unit of outdoor amenity space.

Despite regulations 40.10.40.50(1) and (2), amenity space must be provided at a minimum rate of:

- i. 2.0 square metres per dwelling unit of indoor amenity space;
- ii. 0.85 square metres per dwelling unit of outdoor amenity space.

9. Parking Requirements: Building Height: Article 900.11.10, Exception CR 406, Provisions 4 (S), By-law 569-2013

Despite clause 200.5.10.1 and Table 200.5.10.1, parking spaces must be provided and maintained in accordance with the following:

- i. a minimum of 121 parking spaces must be provided for the use of residents of the mixed use building;
- ii. a minimum of 97 parking spaces must be provided for residential visitors and non-residential uses in the mixed use building, which may be provided as public parking;

Despite clause 200.5.10.1 and Table 200.5.10.1, parking spaces must be provided and maintained in accordance with the following:

- i. a minimum of 0 parking spaces must be provided for the use of residents of the mixed use building;
- ii. a minimum of 9 parking spaces must be provided for residential visitor and non-residential uses in the mixed use building, which may be provided as public parking;
- iii. a minimum of 14 accessible parking spaces for the mixed use building;

In support of the Minor Variance for the subject site the following materials are enclosed:

- Signed Copy of the Minor Variance Application Form;
- Signed Copy of the Tree Declaration Form and photos of existing trees;
- Architectural Plans prepared by Graziani and Corazza Architects dated June 6, 2025;
- Zoning Wavier prepared by Bousfields Inc., including:
 - Revised Diagram 3 to Zoning By-law 1096-2021;
 - Revised Diagram 4 to Zoning By-law 1096-2021;
- Survey prepared by Speight, Van Nostrand & Gibson Limited dated October 12, 2025;
- Parking Memo prepared by BA Group dated June 6, 2025;
- Addendum to Pedestrian Level Wind Study prepared by Gradient Wind dated June 6, 2025; and

- Servicing Memo Addendum prepared by Counterpoint Land Development dated June 6, 2025.

A Planning Rationale Letter prepared by Bousfields, will be provided to the Committee of Adjustment following the formal Minor Variance application for the site. The Planning Rationale Letter will provide a description of the subject site and its surroundings, the proposal and the requested variances, the relevant policy and regulatory context, and our planning analysis.

Should you require any additional information or clarification, please do not hesitate to contact the undersigned, or Celeste Salvagna, Senior Planner of our office.

Yours very truly,
Bousfields Inc.



Mike Dror, MCIP, RPP