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By Committee of Adjustment at 9:55 am, Jul 21, 2025

**TSCC 2037 (Murano Condominiums)**

c/o Board of Directors

38 Grenville Street / 37 Grosvenor Street

July 11, 2025

Committee of Adjustment  
Toronto and East York District  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Committee Members,

**Re: Minor Variance Application – 27 Grosvenor Street & 26 Grenville Street**

As Chair of the Board of Directors of the Murano Condominium Corporation, located directly west of the subject site, I am writing to express our support for the proposed planning application and associated minor variances submitted by Choice Properties for 27 Grosvenor and 26 Grenville Street.

Our condominium corporation supports high-quality intensification and transit-oriented development that contributes positively to the neighbourhood. The proposed redevelopment of the existing parking garage into a purpose-built rental community—including affordable housing, childcare, and significant public realm improvements—is a welcome transformation. The improved open-air “Clock Tower Trail” pedestrian connection between Grenville and Grosvenor represents a meaningful urban design enhancement over the previously enclosed walkway, and will help knit together the block with increased permeability.

We are particularly supportive of the reduced parking ratio, which aligns with current planning best practices and will help reduce vehicular traffic and circulation pressures along St. Vincent Lane, which is already constrained. Additionally, the revised west setbacks and reduction in podium height demonstrate thoughtful design refinements that will minimize shadow and overlook impacts on our residents—particularly for those living on the lower levels of the Murano.

Our one concern is the removal of at-grade retail space. Active street-level uses are essential to animating this part of the Downtown, and we would encourage further consideration be given to how the frontage along Grenville and Grosvenor can support a more vibrant pedestrian experience.

On balance, the Murano Condominium Board is supportive of the revised application and encourages the Committee to approve the requested minor variances.

Sincerely,

**Mike Collins-Williams, MCIP, RPP**

Chair, Board of Directors

TSCC 2037 (Murano Condominiums)

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