

**STAFF REPORT**

27 Grosvenor Street and 26 Grenville Street Committee of Adjustment Application

Date: July 24, 2025

To: Chair and Committee Members, Committee of Adjustment, Toronto and East York District

From: Director, Community Planning

Ward: Toronto Centre (13)

File No: A0431/25TEY

Hearing Date: July 30, 2025

RECOMMENDATIONS

Planning staff respectfully recommend, that should the Committee of Adjustment approve application A0431/25TEY, the following condition be imposed:

1. A minimum of 1,538 square metres of indoor amenity space shall be provided, despite provision (Q) of Site-specific Zoning By-law 1096-2021.

COMMENTS

On December 17, 2021, City Council enacted Site-specific Zoning By-law 1096-2021 for the subject site, permitting a two-tower mixed-use development (32 storeys for the north tower and 46 storeys for the south tower) containing purpose-built rental and affordable housing, a childcare centre, and at-grade retail space.

The minor variance application proposes to reduce the south tower height, increase the north tower height, reduce the podium and streetwall height, increase setbacks, increase the number of affordable housing units while reducing the number of purpose-built rental units, change the uses at grade, reduce the number of parking spaces while increasing the number of bicycle parking spaces, and reduce the overall gross floor area.

The site is designated Mixed Use Areas in the Official Plan and is subject to the North Downtown Yonge Site and Area Specific Policy (SASP) 382. The site is zoned CR 7.8 (c2.0; r7.8)(x406).

Site-specific Zoning By-law 1096-2021 includes provision (Q) which permits the indoor amenity space requirement to be reduced by up to 1,575 square metres if the area of reduction is provided as a commercial fitness club that would be available to residents of the rental units at no cost. The minor variance application proposes to reduce the indoor amenity space requirement from 3.15 square metres to 2.0 square metres per dwelling unit. The applicant has indicated in their Planning Rationale Letter that the proposal will no longer be exercising provision (Q). The above-noted condition is recommended to ensure

that indoor amenity space is provided in accordance with the proposed minor variance application.

Community Planning staff finds that the proposed minor variances conform with applicable Official Plan and SASP 382 policies while meeting the intent of Site-specific Zoning By-law 1096-2021. Staff have reviewed the minor variance application and have no objections to the proposed variances.

The applicant has been made aware of the above-noted recommended condition.

CONTACT

Allsun Campbell, Assistant Planner
Community Planning, Toronto and East York District
(416) 392-9941
Allsun.Campbell@toronto.ca

SIGNATURE

A handwritten signature in black ink that reads "Katherine Bailey". The script is cursive and fluid.

Signed by Katherine Bailey for
Alex Teixeira, MCIP, RPP,
Acting Director, Community Planning
Toronto and East York District