



Sabrina Salatino
Manager and Deputy Secretary-Treasurer

Caroline Samuel, MCIP, RPP
Acting Director, Zoning and Secretary-
Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

416-392-0413
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Friday, December 6, 2024

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number: A0881/24TEY
Property Address: 27 GROSVENOR ST & 26 GRENVILLE ST
Legal Description: PLAN 159 LOTS 80 TO 84 99 TO 102 PT LOTS 85 98 AND 103
PT LANE RP 66R30619 PARTS 1 TO 6 8 TO 11
Agent: BOUSFIELDS INC
Owner(s): CHOICE GROSVENOR/GRENVILLE INC CHOICE
GROSVENOR GRENVILLE INC AND GROVESNOR GRENVILLE
GREENWIN INC
Zoning: CR 7.8 (c2.0; r7.8) SS1 (x406) & By-law 1096-2021 (waiver)
Ward: Toronto Centre (13)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, November 27, 2024**, as required by the Planning Act.

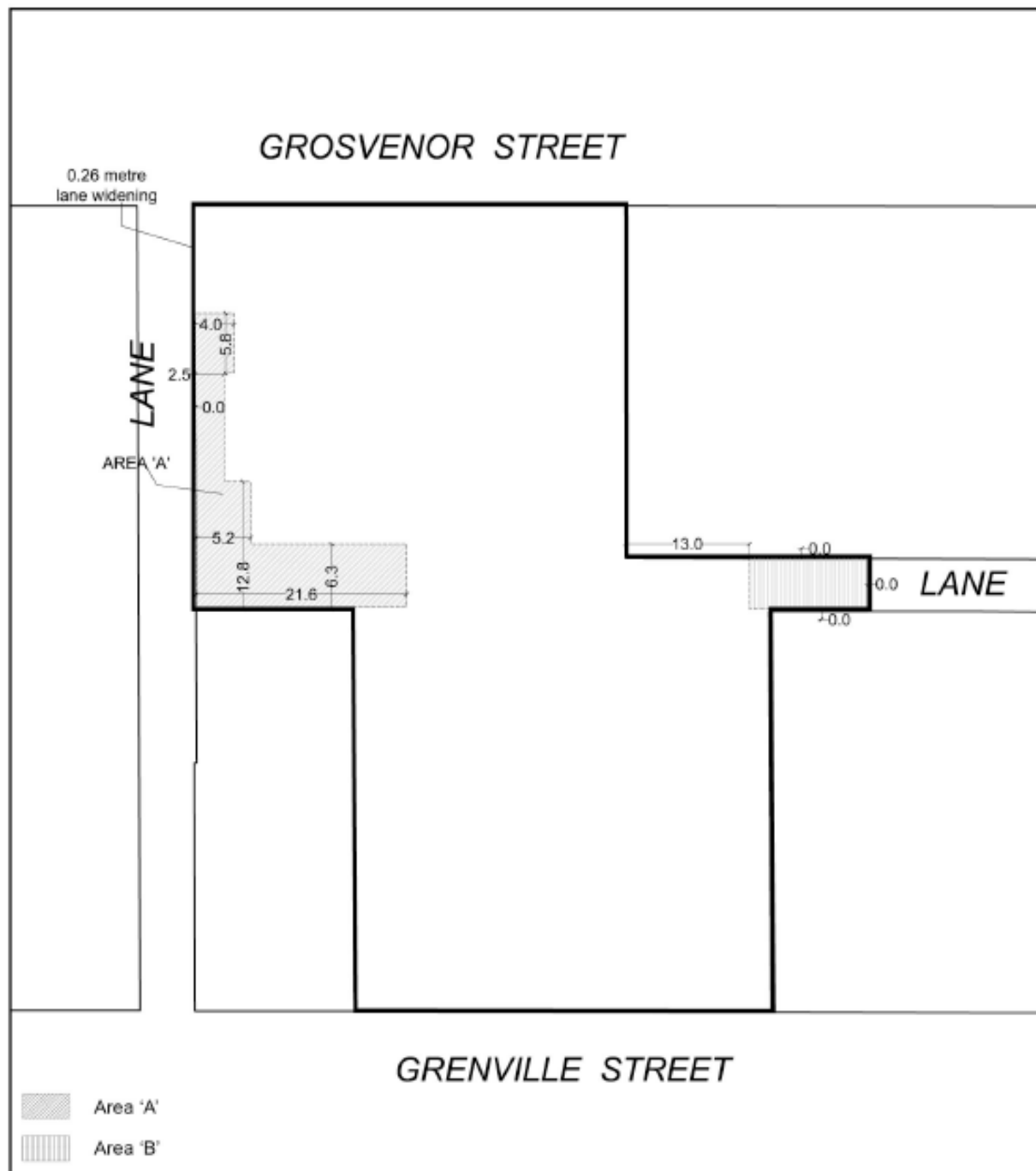
PURPOSE OF THE APPLICATION:

To alter the development standards for the 32-storey and 46-storey, two-tower mixed-use development (approved under Site Specific Zoning By-Law 1096-2021), by extending the temporary use permission for an elevator, which has already been constructed, to provide loading access to the adjacent site at 25 Grosvenor Street for a further period of three years.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 5, By-law 1096-2021**

None of the provisions of Zoning By-law 569-2013, as amended, shall apply to prevent the erection and use of an elevator and a building or structure which encloses an elevator within "Area B", as shown on Diagram 4 of By-law 1096-2021, for a period of three years from the day of the passing of this By-law, in compliance with Sections (A) to (D) of Section 5 of By-law 1096-2021.

In this case, none of the provisions of Zoning By-law 569-2013, as amended, shall apply to prevent the erection and use of an elevator and a building or structure which encloses an elevator within "Area B", as shown on Diagram 4 of By-law 1096-2021, for a period of three years commencing from the Final & Binding date (December 18, 2024), in compliance with Sections (A) to (D) of Section 5 of By-law 1096-2021.



Toronto
Diagram 4

27 Grosvenor Street And 26 Grenville Street

File # 19 127586 STE 13 02

City of Toronto By-law 569-2013
Not to Scale
09/09/2021

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

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YIM CHAN (CHAIR)



NAZILA ATARODI-WEST



PHILIP GHOSH



PETER REED

DATE DECISION MAILED ON: Friday, December 6, 2024

LAST DATE OF APPEAL: Tuesday, December 17, 2024

CERTIFIED TRUE COPY



Sabrina Salatino

Manager and Deputy Secretary-Treasurer

Committee of Adjustment, Toronto and East York District

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.tey@toronto.ca and Sabrina.Salatino@toronto.ca by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal to the Ontario Land Tribunal (OLT) for the same matter.

A related appeal is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, you must submit the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary-Treasurer you will receive payment instructions.

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at www.toronto.ca/tlab.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>