

Mailed on/before: Tuesday, July 8, 2025

**PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the *Planning Act*)**

MEETING DATE AND TIME: Wednesday, July 30, 2025 at 9:30 a.m.

LOCATION: Virtual Hearing / Committee Room 2, Second Floor, Toronto City Hall, 100 Queen Street W, M5H 2N2

- Those who wish to participate can attend the hearing either **in person or virtually**. Virtual participation on Webex by telephone, computer, smartphone or tablet (see pre-registration requirements below).
- Those who wish to observe can watch the hearing on YouTube (Toronto City Planning channel) <https://www.youtube.com/c/TorontoCityPlanning>

File Number: A0431/25TEY

Property Address: 27 GROSVENOR ST AND 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

Zoning: CR 7.8 (c2.0; r7.8) SS1 (x406) (Waiver)

Ward: Toronto Centre (13)

Community: Toronto

Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the development standards for the previously approved 32-storey and 46-storey, two-tower mixed-use, purpose built rental development with 30 Percent affordable dwelling units and a child care center (approved under Site Specific Zoning By-law 1096-

2021), by redistributing the building heights to 33 and 41 storeys, increasing podium setbacks, reducing street wall heights, reducing the size of podium to create two separate buildings connected only below grade, decreasing the amount of indoor amenity space, reducing the number of two or more bedroom units, eliminating the resident and non-residential parking requirements, and decreasing the amount of residential visitor spaces. Site plan control application 19 127591 STE 13 SA is under review.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Chapter 900.11.10.(4)(i), Exception CR 406, By-law 569-2013

A minimum of 43% of the total number of residential dwelling units must have two or more bedrooms.

In this case, 20% of the total number of residential dwelling units will have two or more bedrooms.

2. Chapter 900.11.10.(4)(G), Exception CR 406, By-law 569-2013

Despite Regulation 40.5.40.10(4) and (2), and 40.5.40.10.(1), the maximum permitted height of any building or structures, including any mechanical penthouse containing equipment and structures used for the functional operation of the building described in 40.5.40.10(4), is the height in metres specified by the number following the HT symbol, and the number of storeys following the symbol ST, as shown on Diagram 3 of By-law 1096-2021.

In this case, the maximum permitted building height will be the number in metres following the letter HT symbol and the number of storeys following the symbol ST as shown on Revised Diagram 3.

3. Chapter 900.11.10.(4)(H), Exception CR 406, By-law 569-2013

For the purposes of regulation (G) above, the mechanical penthouse levels of the building located above "ST 32" and "ST 46" as shown on Diagram 3 of By-law 1096-2021 are not a storey.

In this case, the mechanical penthouse levels of the building located above "ST 33" and "ST 46" as shown on Revised Diagram 3 are not a storey.

4. Chapter 900.11.10.(4)(I), Exception CR 406, By-law 569-2013

Despite regulations 40.5.40.10(4) to (7) and (G), the following elements of a building may Project above the maximum permitted height as shown on Diagram 3 of By-law 1096-2021 in accordance with the following:

(i) window washing equipment, lightning rods and wind mitigation features may project above the height limits by no more than 2 m.

(ii) structures and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 m.

(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 m.

(iv) elements on the roof of the building or structure used for green roof technology and related roofing material may project above the height limits by no more than 2 m.

- (v) mechanical elements, garbage chutes, vents, screens, and lighting fixtures may project above the height limits by no more than 5.5 m.
 - (vi) emergency generators and associated screens may project above the height limits by no more than 5 m, provided they are set back at least 5 m from the edge of the building below.
 - (vii) landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures and fences may project above the height limits by no more than 2.75 m.
 - (viii) cabanas and trellises may project above the height limits by no more than 3.6 m; and
 - (ix) cooling towers may project above the height limits by no more than 6 m, provided they are set back at least 6 m from the edge of the building below.
- In this case, Despite regulations 40.5.40.10(4) to (7) and (G), the following elements of a building project locate above the maximum permitted height as shown on Revised Diagram 3 in accordance with the following:
- (i) window washing equipment, lightning rods and wind mitigation features may project above the height limits by no more than 6 m.
 - (ii) structures and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 m.
 - (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 m.
 - (iv) elements on the roof of the building or structure used for green roof technology and related roofing material may project above the height limits by no more than 2 m.
 - (v) mechanical elements, garbage chutes, vents, screens, and lighting fixtures may project above the height limits by no more than 5.5 m.
 - (vi) emergency generators and associated screens may project above the height limits by no more than 7 m, provided they are set back at least 5 m from the edge of the building below.
 - (vii) landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures and fences may project above the height limits by no more than 2.75 m.
 - (viii) cabanas and trellises may project above the height limits by no more than 3.6 m; and
 - (ix) cooling towers may project above the height limits by no more than 6 m, provided they are set back at least 6 m from the edge of the building below.

5. Chapter 900.11.10.(4)(L), Exception CR 406, By-law 569-2013

Despite regulations 40.5.40.70, 40.10.40.70(1), 40.10.40.80(1) and Section 600.10.10(1), 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;

In this case, the required minimum building setbacks and minimum distance between main walls for a building or structure are shown on the Revised Diagram 3.

6. Chapter 900.11.10.(4)(M), Exception CR 406, By-law 569-2013

Despite regulation 40.10.40.60 and regulation (L) the following may encroach into the minimum required building setbacks of a building or structure are shown in metres 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 m.

(ii) above a building height of 39.0 m, balconies may encroach into a building setback by a maximum of 1.7 m, provided the maximum width of the balcony is 2.1 m; and

(iii) canopies may encroach into a building setback by a maximum of 4 m.

In this case, despite regulation 40.10.40.60 and regulation (L), the following may encroach into the minimum permitted setbacks of a building or structure will be as shown in metres on Revised Diagram 3:

(i) lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings art installations, as well as an exterior wall for the purposes of sustainability, may encroach into a building setback by a maximum of 0.6 m.

(ii) above a building height of 39.0 m, balconies may encroach into a building setback by a maximum of 1.7 m, provided the maximum width of the balcony is 2.1 m; and

(iii) canopies may encroach into a building setback by a maximum of 4 m.

7. Chapter 900.11.10.(4)(N), Exception CR 406, 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 to 5 m, as measured from established grade.

In this case, within "Area A", as shown on Revised Diagram 4, no portion of the building shall be located between a height of 0 to 5 m, as measured from established grade.

8. Chapter 900.11.10.(4)(O), Exception CR 406, By-law 569-2013

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 Bylaw 1096-2021, between a height of 0 to 5 m, as measured from established grade.

In this case, 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 Revised Diagram 4, between a height of 0 to 5 m, as measured from established grade.

9. Chapter 900.11.10.(4)(P), Exception CR 406, 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 m² per dwelling unit of indoor amenity space; and

(ii) 0.85 m² per dwelling unit of outdoor amenity space.

In this case, amenity space will be provided at a minimum rate of:

(i) 2 m² per dwelling unit of indoor amenity space.

(ii) 0.85 m² per dwelling unit of outdoor amenity space.

10. Chapter 900.11.10.(4)(S), Exception CR 406, 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.

(iii) a reduction of four resident parking spaces for each of the proposed six (6) car-share spaces provided, and that the maximum reduction permitted by this means be capped by the application of the following formula: $4 \times (\text{Total of Units} / 60)$, rounded down to the nearest whole number.

(iv) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization, and such car-share motor vehicles are made available to at least the occupants of the building, and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or km driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

(v) "car-share parking space" mean a parking space that is reserved and actively used for car-sharing.

In this case, despite clause 200.5.10.1 and Table 200.5.10.1, parking spaces will 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.

a reduction of four resident parking spaces for each of the proposed six (6) car-share spaces provided, and that the maximum reduction permitted by this means be capped by the application of the following formula: $4 \times (\text{Total of Units} / 60)$, rounded down to the nearest whole number.

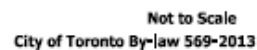
(iv)"car-share parking space" means the practice where a number of people share the use of

one or more cars that are owned by a profit or non-profit car-sharing organization, and such car-share motor vehicles are made available to at least the occupants of the building, and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or km driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

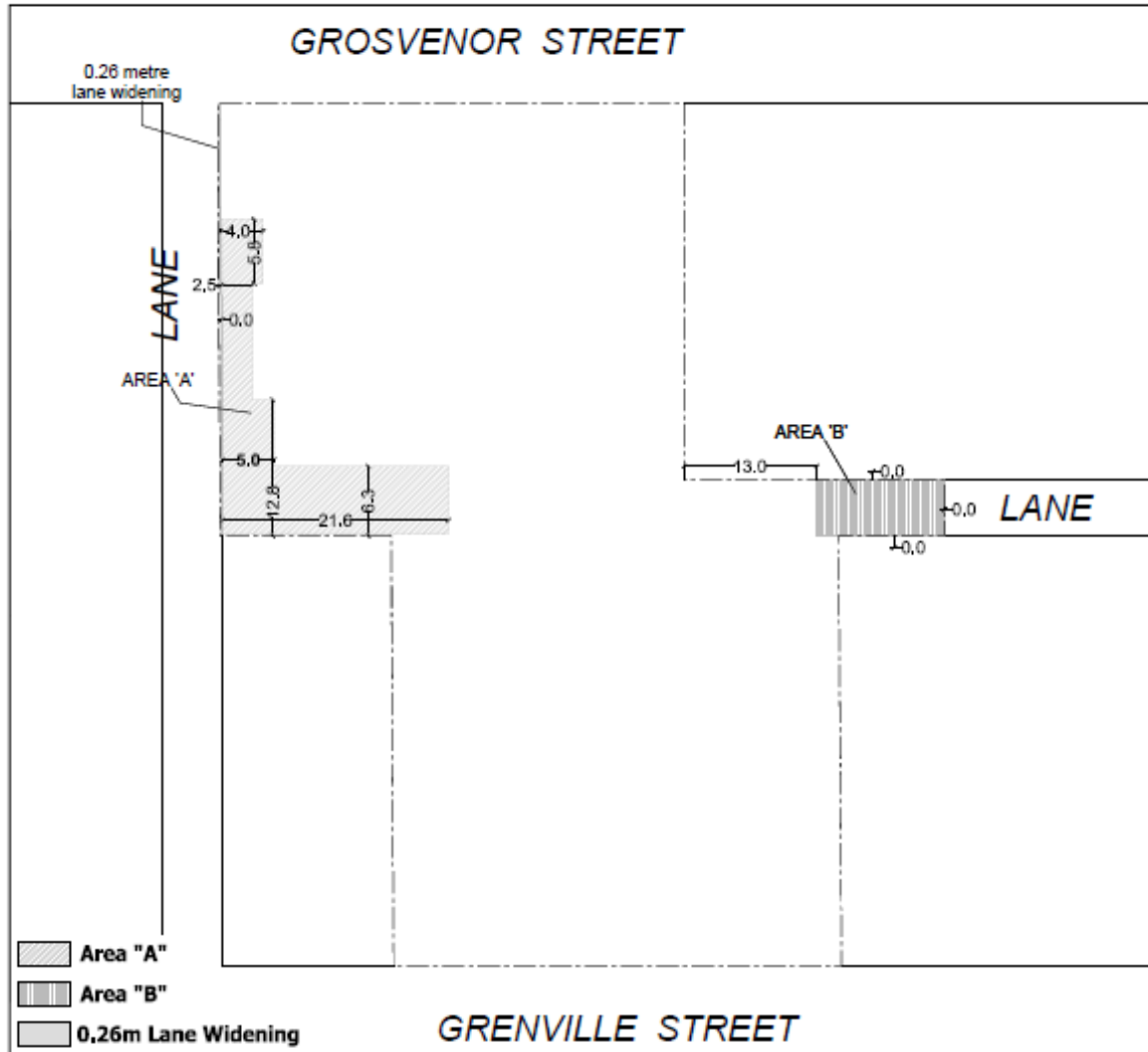
(vi) "car-share parking space" mean a parking space that is reserved and actively used for car-sharing.



Revised Diagram 3



Revised Diagram 4, City of Toronto By-law No. 1096-2021



Toronto City Planning Division

27 Grosvenor Street & 26 Grenville Street

Revised Diagram 4



Not to Scale

City of Toronto By-law 569-2013

THE COMMITTEE OF ADJUSTMENT AND MINOR VARIANCES

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is desirable for the appropriate development or use of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

MAKING YOUR VIEWS KNOWN

This notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known.

- **Send an e-mail with your comments to the Committee of Adjustment at coa.tey@toronto.ca.** Written submissions must be in pdf format, include your name and address, and be e-mailed no later than 4:30 pm on Wednesday, July 23, 2025.
- **Participate in the public hearing either in person or virtually.**
 - To participate virtually on Webex, by telephone, computer, smartphone, or tablet, you must register in advance no later than 4:30 p.m. on Monday, July 28, 2025. Please register on-line at <https://cotsurvey.chkmkt.com/cofaspeakerregistration>.
 - Alternatively, you can find further information/steps on how to register on the Committee of Adjustment webpage at: www.toronto.ca/city-government/planning-development/committee-of-adjustment/.
 - If you are having trouble registering on-line, please contact coa.tey@toronto.ca for assistance.
 - When we receive your on-line registration request, we will confirm your attendance and provide you with a confirmation message and instructions for participating in the public hearing on Tuesday, July 29, 2025. If you are attending a hearing in person, on-line registration is not required but is appreciated.
 - To participate in person, you can attend at the location shown on the first page of this notice. You are encouraged to register in advance following the same instructions for virtual attendance but indicate you will be attending in person. Attendant Care Services can be made available with some advance notice.
 - For both virtual and in person participation, you must e-mail any presentation materials you would like to use in pdf format to coa.tey@toronto.ca no later than 4:30 pm on Wednesday, July 23, 2025.

Information you choose to disclose in your correspondence will become part of the public record and will be posted online through the Application Information Centre:
<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you do not participate in the public hearing in person or virtually through Webex, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal.

TO VIEW THE MATERIALS IN THE APPLICATION FILE

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you are not able to view plans online, copies of application submissions can be obtained by contacting the Committee of Adjustment office by e-mail at coa.tey@toronto.ca. Service fees may apply.

RECEIVING A COPY OF THE COMMITTEE'S DECISION

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, contact the Committee of Adjustment office by e-mail at coa.tey@toronto.ca and provide the following: your name; address; e-mail address; date of hearing; file number; and address of the subject property.
- If you wish to appeal a Decision of the Committee, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision of the Committee to the appeal body in accordance with subsection 45(12) of the Planning Act.

CONTACT

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