

RECEIVED

By Committee of Adjustment at 9:59 am, Jul 23, 2025

26 Grenville
— 27 Grosvenor

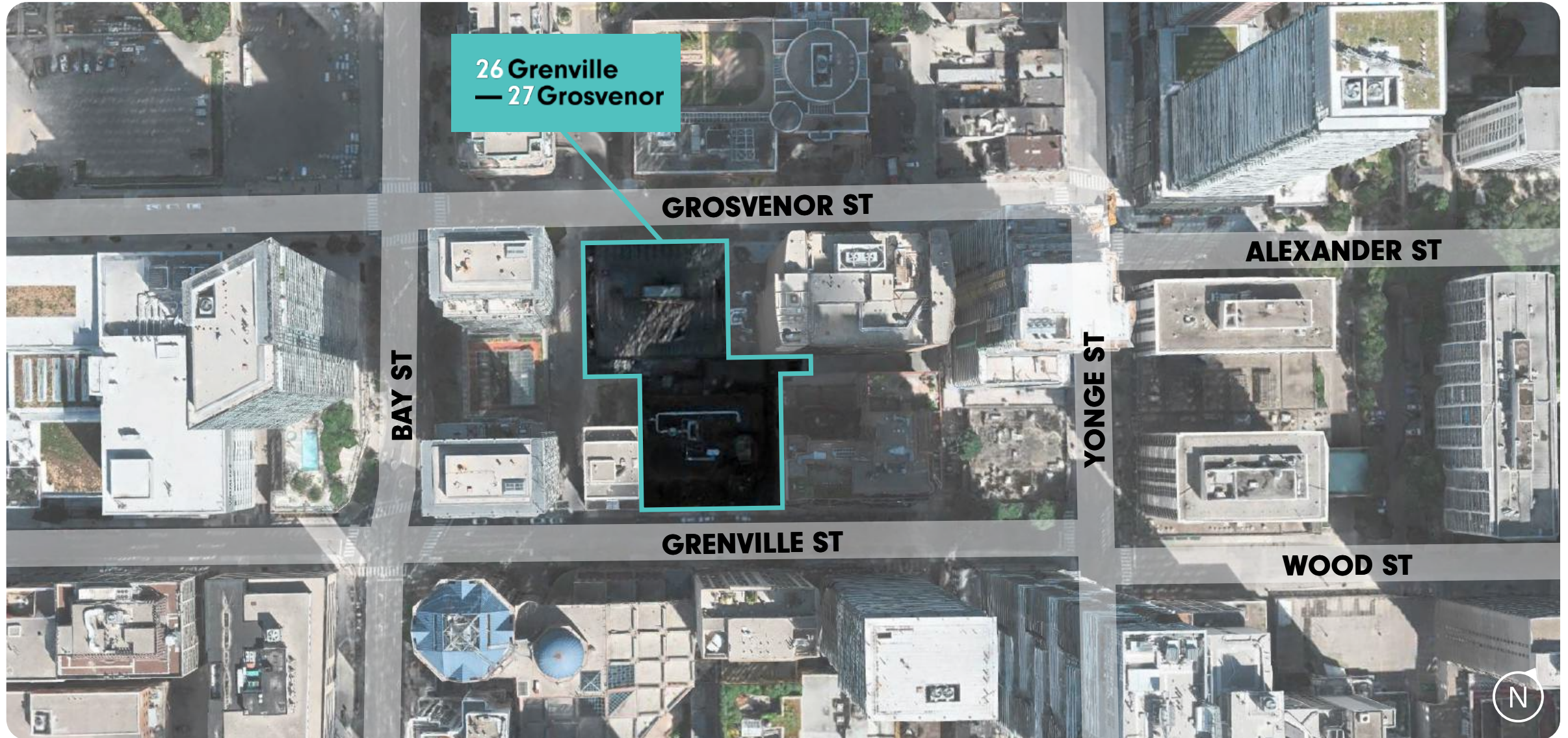
Committee of Adjustment

July 30, 2025

Committee of Adjustment: A0431/25TEY
Bousfields Job No. 24266

Where is the Site?

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Zoning By-law Amendment Application

Approved: 2021

Building: Mixed-use, purpose-built rental

Key Components of Plans:

- 30% affordable rental units and 70% market rate rental units
- 10,000 square foot daycare
- A new mid-block pedestrian connection

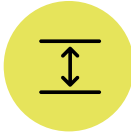
What is staying the same?

- Mixed-use, purpose-built rental building
- 30% affordable rental units and 70% market rate rental units
- 10,000 square foot daycare
- A new mid-block pedestrian connection

What is changing?

- Opening covered elements of the mid-block connection
- Redistribution of tower heights with no overall increase in height
- Increased podium setbacks
- Separation of joint podium & reduced podium heights
- Improving the daycare location and associated outdoor amenity area
- Updates to parking

Previous ZBA Approval



Height

32- and 46-storeys



GFA

Residential: 59,494 m² Child Care Facility: 699 m² Retail: 445 m²

Note: Outdoor component of 294 m²



Residential Units: 770 (including 231 affordable units)

Studio: 12 1-Bedroom: 314 2-Bedroom: 343 3-Bedroom: 101



Indoor Amenity Space

2,422 m²



Outdoor Amenity Space

685 m²



Vehicular Parking

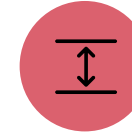
200 spaces



Bike Parking

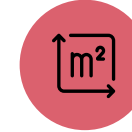
Long-term: 693
Short-term: 77
Child care facility: 10

Minor Variance Application



Height

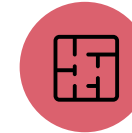
33-and 41-storeys



GFA

Residential: 51,445 m² Child Care Facility: 685 m² Retail: 0 m²

Note: Outdoor component of 294 m²



Residential Units: 769 (including 233 affordable units)

Studio: 158 1-Bedroom: 337 2-Bedroom: 154 3-Bedroom: 120



Indoor Amenity Space

1,538 m²



Outdoor Amenity Space

654 m²



Vehicular Parking

93 spaces



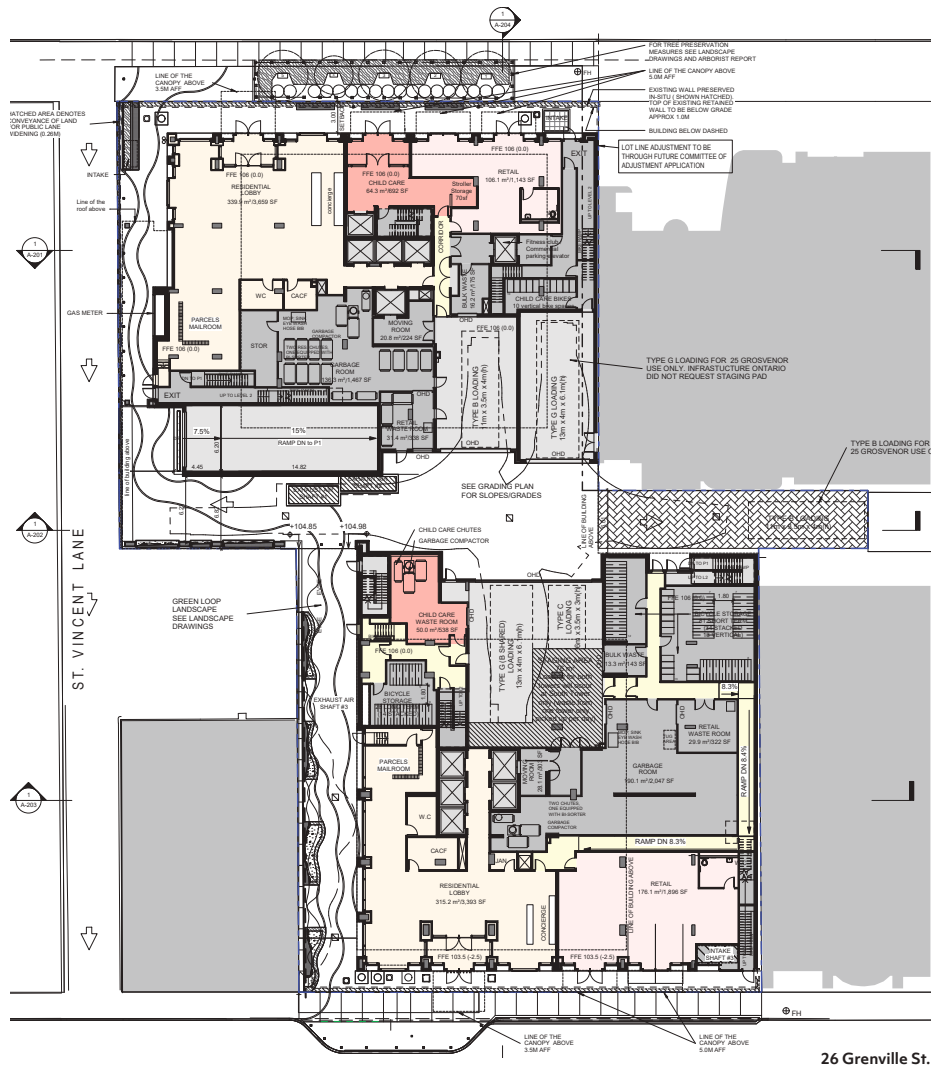
Bike Parking

Long-term: 716
Short-term: 94
Child care facility: 10

Ground Floor Plan

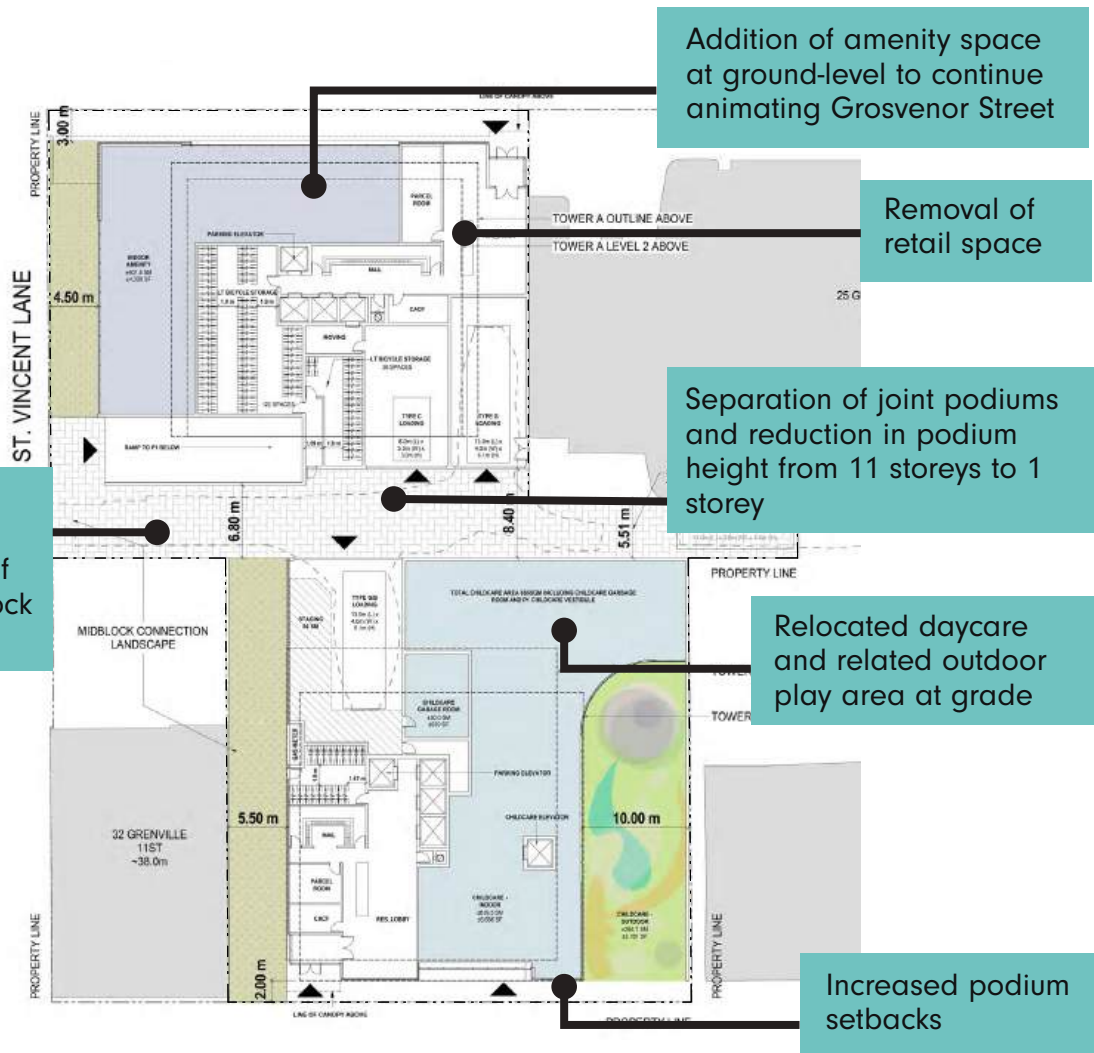
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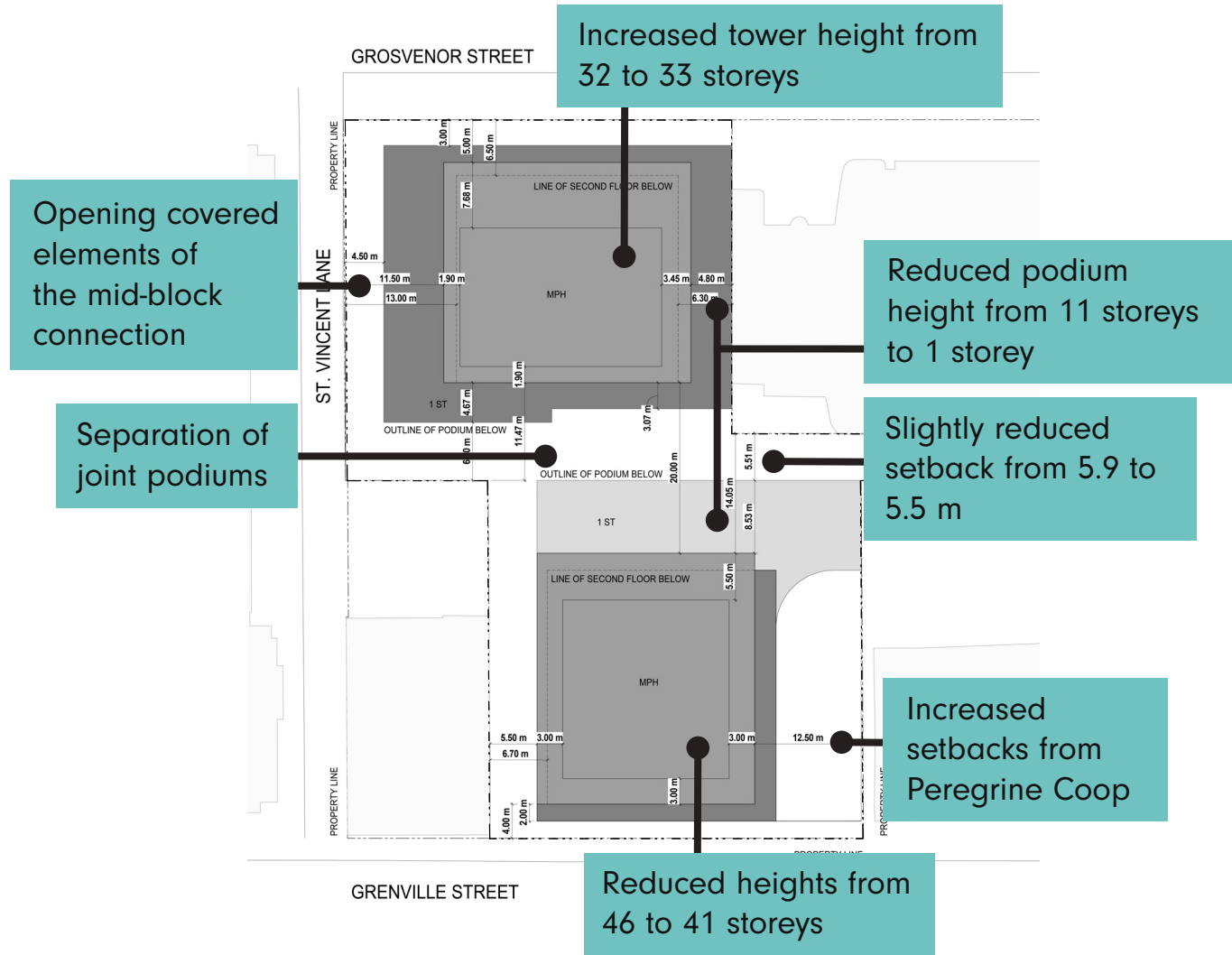


26 Grenville St.

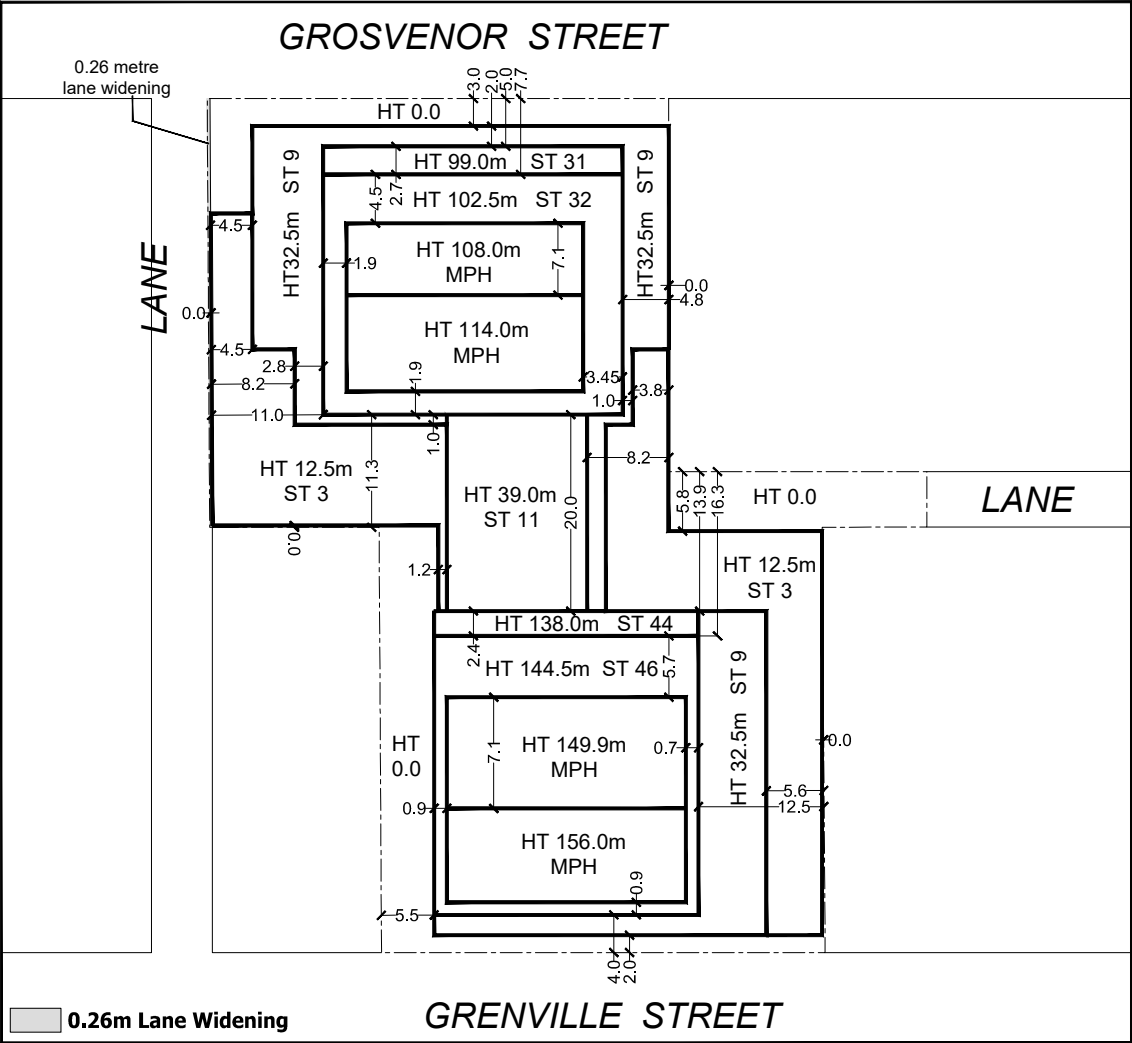
Minor Variance Application



Minor Variance Application



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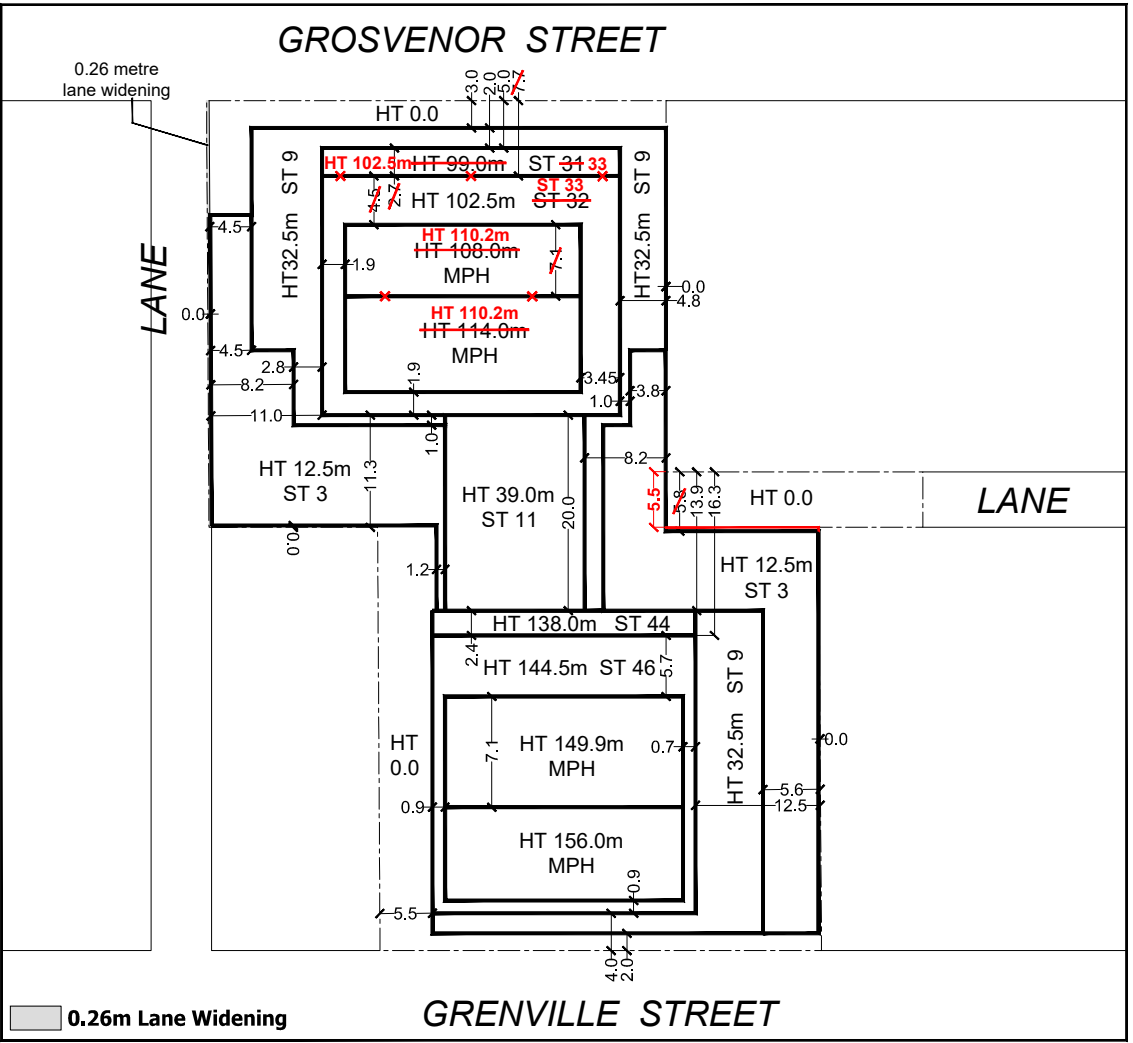
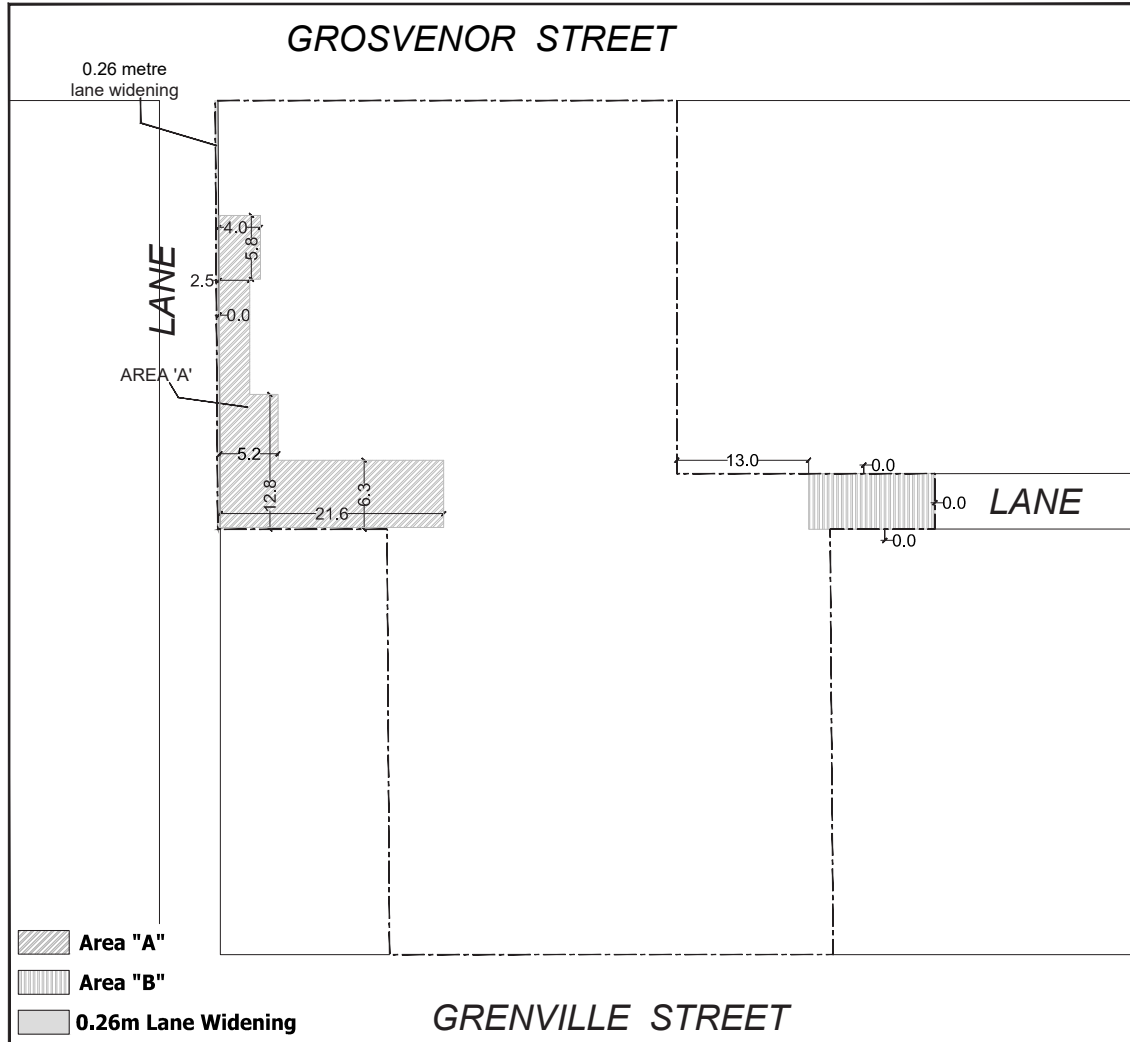


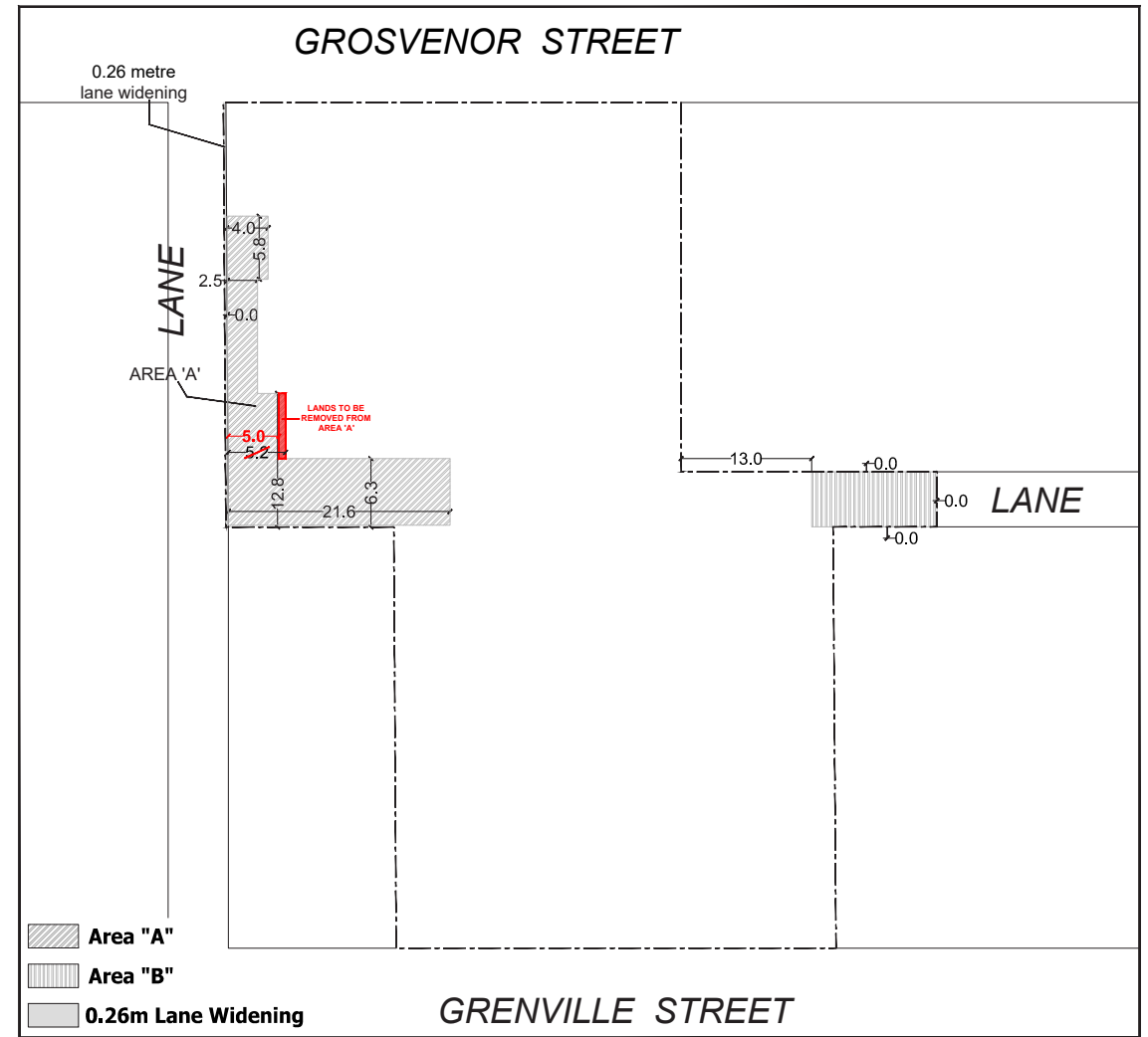
Diagram 4

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Minor Variance Application



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Thank you!

Q&A



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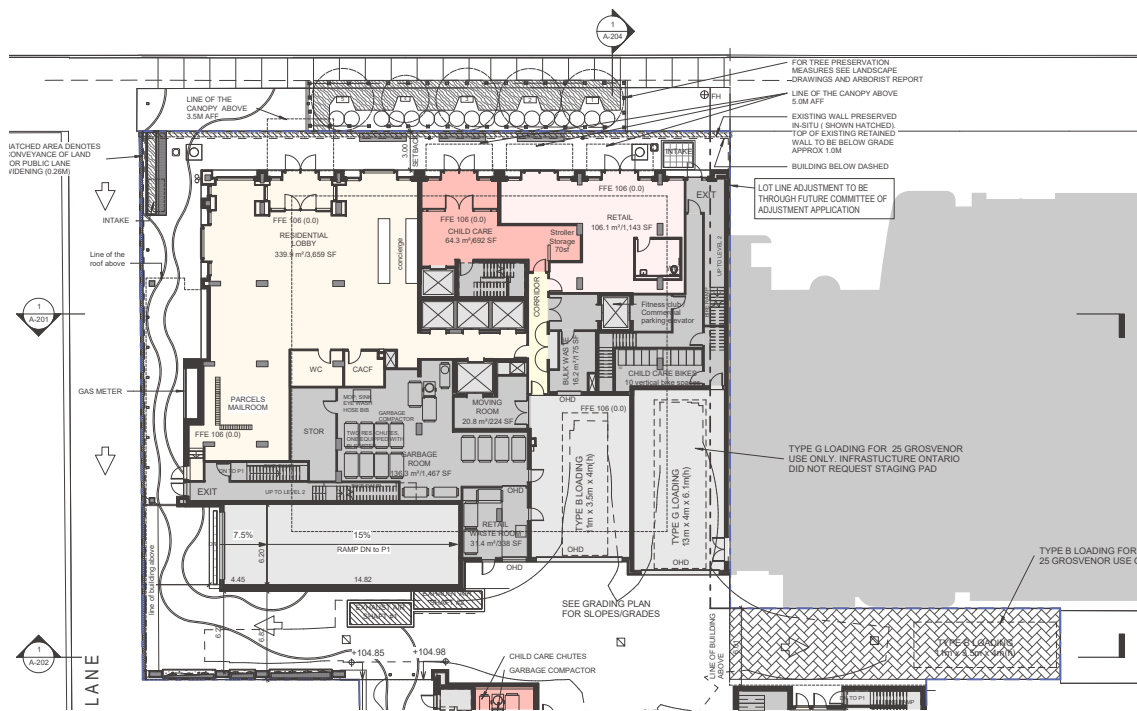


hello@grenvillegrosvenor.com

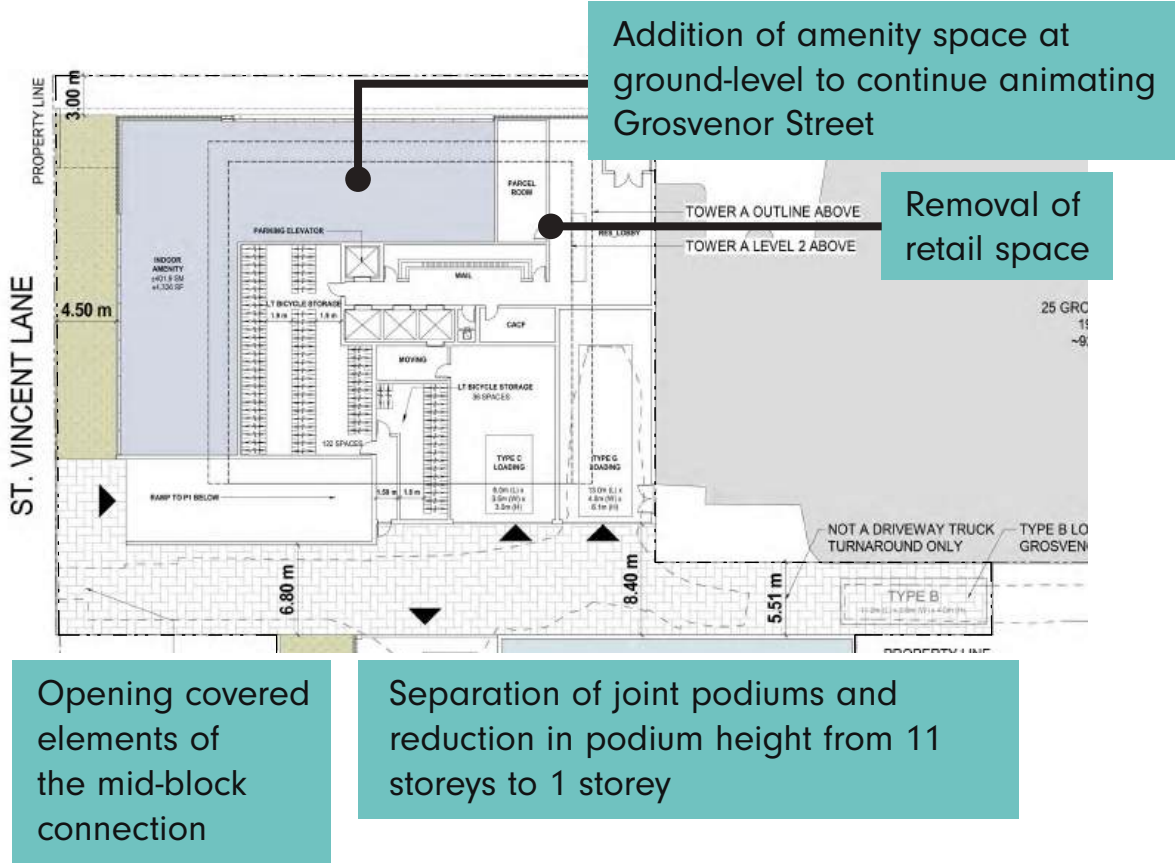
Ground Floor Plan (Building A)

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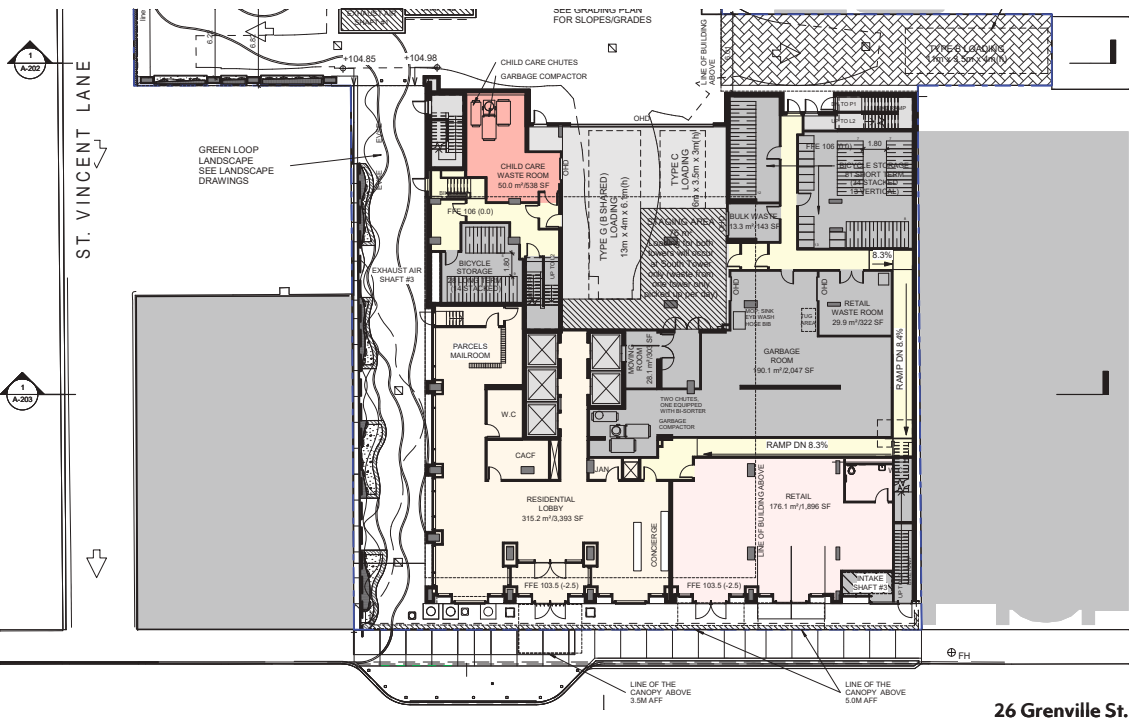
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Ground Floor Plan (Building B)

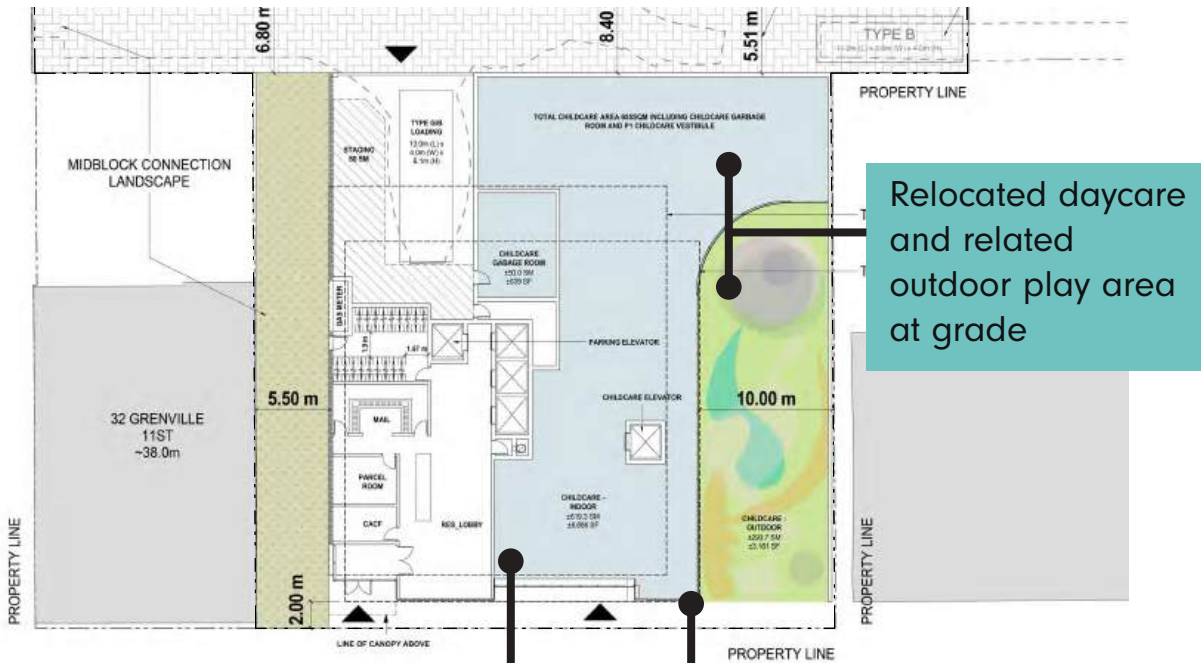
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26 Grenville St.

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GRENVILLE STREET

Removal of
retail space

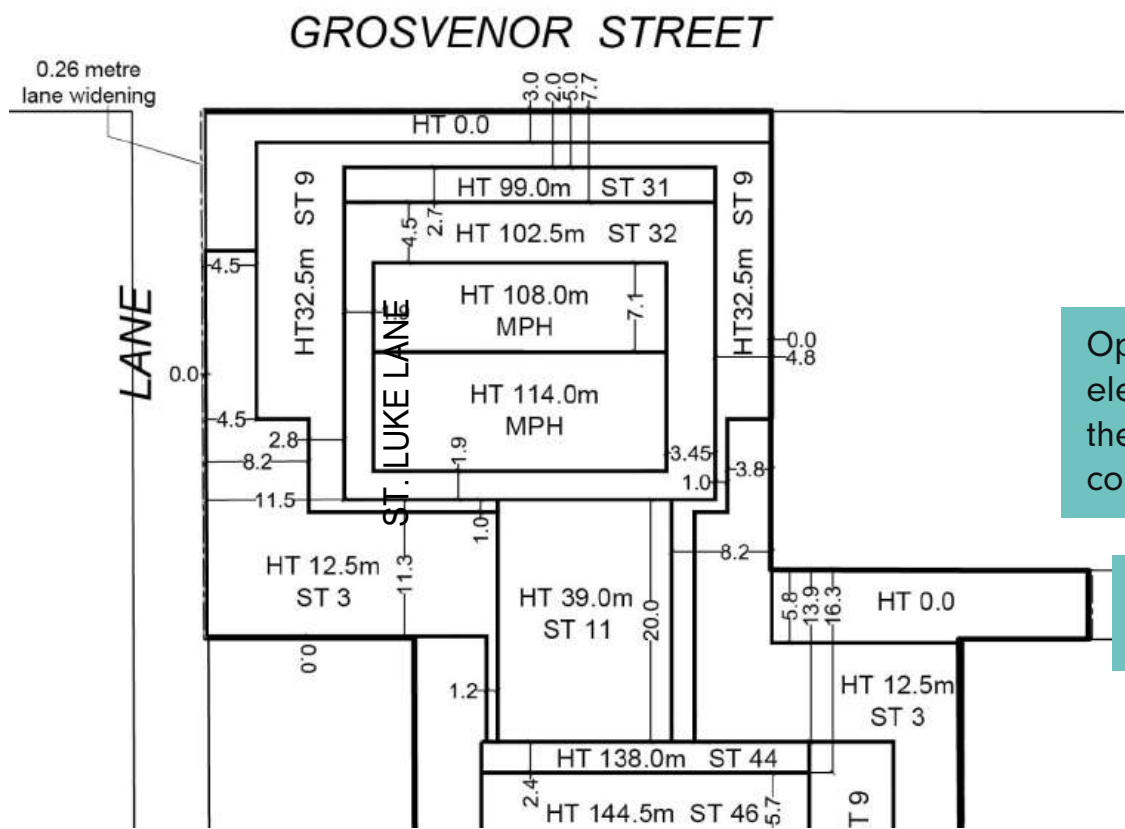
Increased podium
setbacks

Relocated daycare
and related
outdoor play area
at grade

Roof Plan (Building A)

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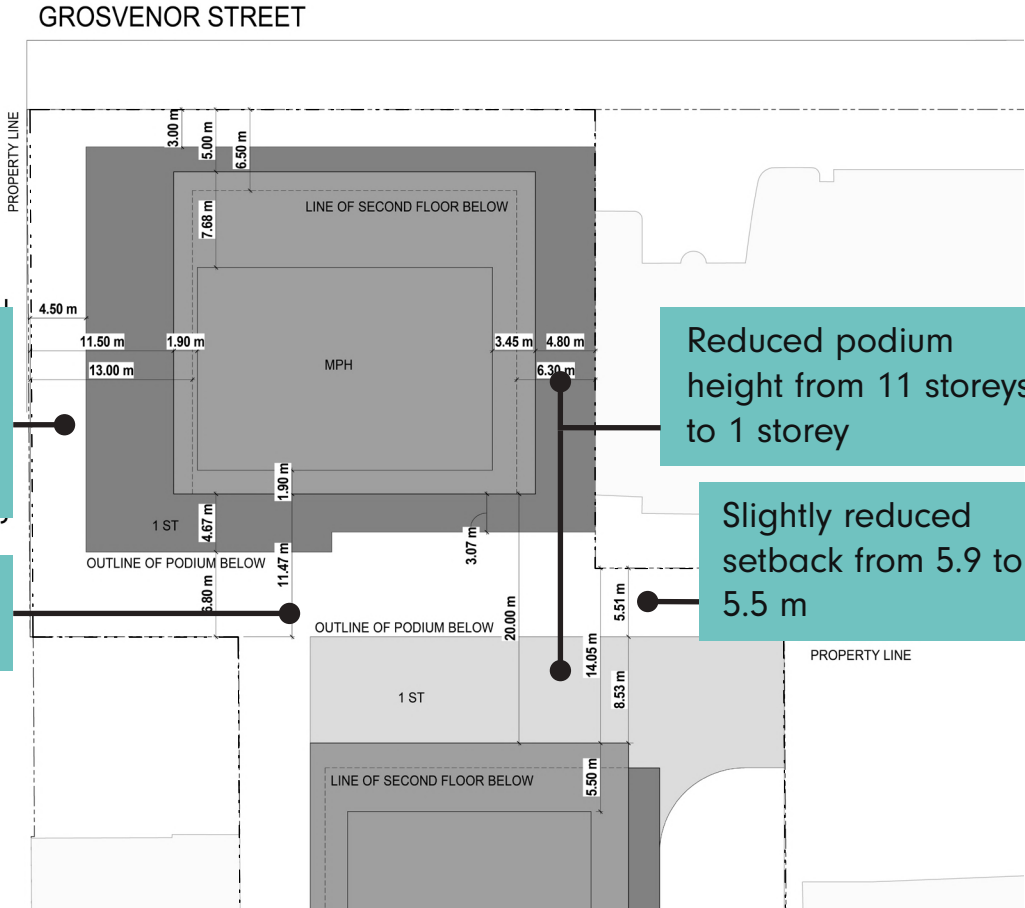
Previous Approval



Minor Variance Application

Opening covered elements of the mid-block connection

Separation of joint podiums

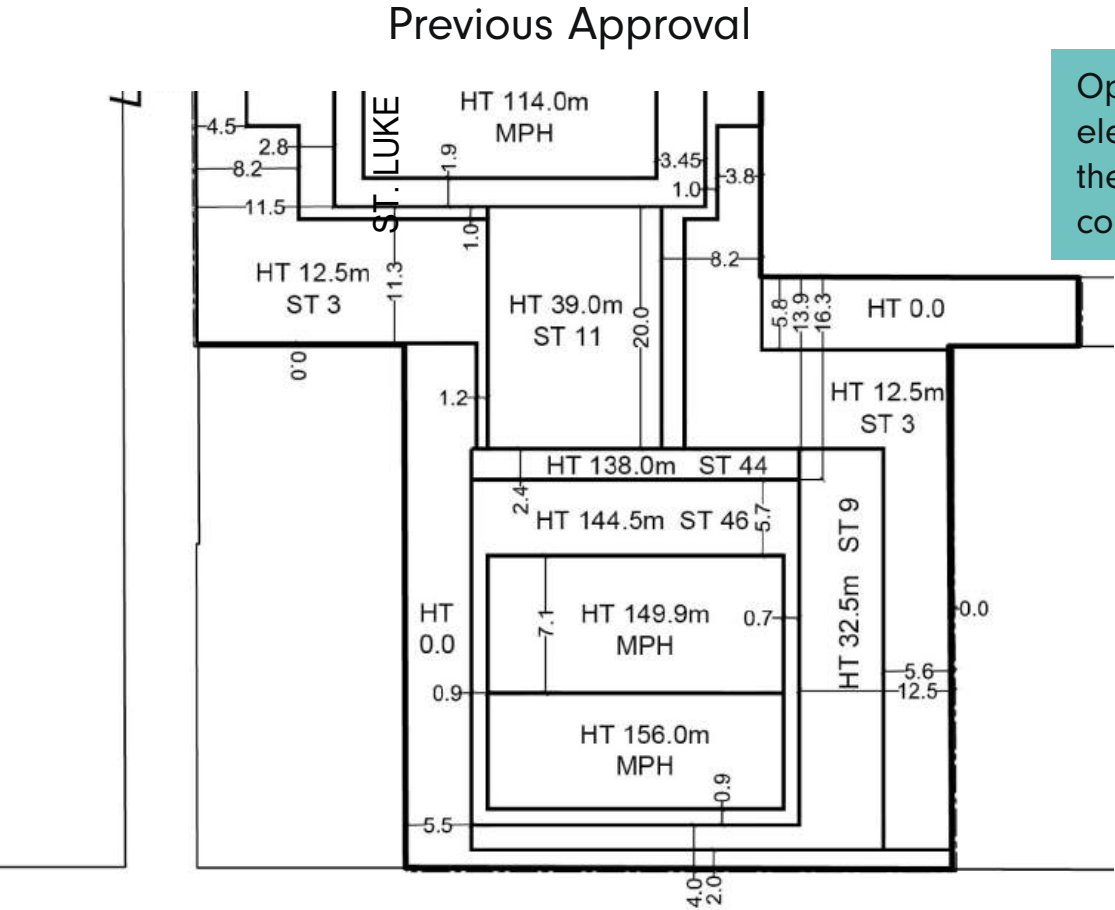


Reduced podium height from 11 storeys to 1 storey

Slightly reduced setback from 5.9 to 5.5 m

Roof Plan (Building B) – Previous Approval

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Opening covered elements of the mid-block connection

Separation of joint podiums

