

27 Grosvenor Street and 26 Grenville Street - Zoning By-law Amendment and Amendment to Section 37 Agreement

Date: September 2, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto Centre

Planning Application Number: 19 127586 STE 13 OZ

SUMMARY

On May 5 and 6, 2021, City Council approved a Zoning By-law Amendment application to permit a mixed-use building with two towers, 32 and 46 storeys in height, connected by a shared podium at 27 Grosvenor Street and 26 Grenville Street. As part of the approval, Council directed staff to enter into an agreement under Section 37 of the Planning Act to secure the provision of 231 affordable rental units and a non-profit childcare centre, including specific terms related to unit mix and the location of the childcare centre.

The proposal has been modified since the original approval, including changes to the affordable rental unit mix and the location of the child care centre.

This report recommends amending the Section 37 terms in Schedule A of site-specific By-law 1096-2021 and the Section 37 Agreement registered on title at 27 Grosvenor Street and 26 Grenville Street to permit a reduction of the required one-bedroom affordable rental units from 92 to 63, to introduce 31 affordable rental studio units, to change one required two-bedroom unit to a three-bedroom unit; to revise the period of affordability from a minimum of 40 years to a minimum of 99 years; to update the Affordable Rent terms to align with the Official Plan definitions, and to change the location of the childcare centre from the north tower to the south tower.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend site-specific Zoning By-law 1096-2021, for the lands at 27 Grosvenor and 26 Grenville Street in accordance with the draft Zoning By-law Amendment included in Attachment 1 to this report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council authorize the City Solicitor to amend the Section 37 Agreement dated December 10, 2021 in connection with the development located at 27 Grosvenor and 26 Grenville Street to require:

a. a revised unit mix of affordable rental units including:

1. a minimum of 31 studio affordable rental units;
2. a minimum of 63 one-bedroom affordable rental units;
3. a minimum of 92 two-bedroom affordable rental units;
4. a minimum of 47 three-bedroom affordable rental units;

b. revision of the period of affordability from 40 years to 99 years; and,

c. the relocation of the required non-profit childcare centre from the north tower to the south tower within the development site;

4. City Council authorize the City Solicitor to amend the Section 37 Agreement dated December 10, 2021 in connection with the development located at 27 Grosvenor and 26 Grenville Street update the Affordable Rent terms to reflect the definition of affordable rents in the Official Plan, in consultation with Housing Secretariat; and,

5. City Council authorize appropriate City officials to implement Council's recommendations, including execution and registration of the amended Section 37 Agreement on title to the lands municipally known as 27 Grosvenor Street and 26 Grenville Street.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On May 5 and 6, 2021, City Council approved a Zoning by-law Amendment application for the development at 27 Grosvenor Street and 26 Grenville Street. The approval included a requirement for the owner to enter into a Section 37 agreement with the City

to secure various contributions, including 231 affordable rental units and a non-profit childcare centre. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE24.10>

On July 30, 2025 the Committee of Adjustment approved a number of minor variances relating to tower heights, setbacks, parking requirements, and amenity space for the development. The decision document can be obtained from the Toronto and East York Panel of the Committee of Adjustment. Information relating to the application may be found on the City of Toronto's Application Information Centre here:

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5649942&pid=949121&title=27-GROSVENOR-ST-AND-26-GRENVILLE-ST---FINAL-AND-BINDING>

THE AMENDMENTS

Description of the Amendments

Schedule A of site-specific By-law 1096-2021 and the Section 37 Agreement dated December 10, 2021 secured the provision of 231 affordable rental units comprising a minimum of 92 one-bedroom units, 93 two-bedroom units, and 46 three-bedroom units.

The owner has now revised their proposal to reduce the overall density of the project by approximately 8,000 square metres of gross floor area. In order to continue to provide the required number of affordable rental units within the reduced gross floor area, the owner is proposing to provide 63 one-bedroom units and 31 studio units in place of 92 one-bedroom units and to convert one two-bedroom unit to a three-bedroom unit.

The revised unit mix would create two net-new affordable rental units. Table 1 below compares the unit mix required by the 2021 approval and the current proposal.

Table 1: Currently Required and Proposed Amended Affordable Rental Unit Mix

	Studio Units	1-bedroom Units	2-bedroom Units	3-bedroom Units	Total
2021 Approval	0	92	93	46	231
Proposed	31	63	92	47	233

Site-specific By-law 1096-2021 and the Section 37 Agreement also secured a childcare centre comprising a minimum of 685 square metres of interior space and approximately 290 square metres of exterior space adjacent to the interior space. The Section 37 Agreement specifies that the childcare centre is to be located within the north tower of the two-tower development. As part of the revised proposal, the childcare centre is now

proposed to be located in the south tower. No change in the size, parking requirements, or capacity of the childcare centre is proposed.

Amendments to Schedule A of site-specific By-law 1096-2021 are also proposed to reflect changes to the Contribution Agreement between the owner and the Housing Secretariat, including revising the affordable housing term from a minimum of 40 years to 99 years.

The Section 37 Agreement is also proposed to be revised to update the definitions for affordable rents to be aligned with the Official Plan.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (PPS) (2024), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Downtown and Central Waterfront, and Map 18 designates the site as Mixed Use Areas, which permits a wide range of residential and non-residential uses

Official Plan Amendment 406 - Downtown Plan

The Downtown Plan identifies the site as Mixed Use Areas 1. Development in this designation includes a diverse range of building typologies, including tall buildings, with height, scale and massing, dependent on the site characteristics.

Policy 11.1 requires that developments provide a minimum of 15 percent of the total number of units as two-bedroom units, a minimum of 10 percent of the total units as three-bedroom units, and an additional 15 percent of the units as a combination of two and three-bedroom units or units that can be converted to two and three-bedroom units through the use of accessible or adaptable design measures.

Official Plan Amendment 183 - North Downtown Yonge Site and Area Specific Policy 382

The site is located within the Bay Street Character Area which includes the properties on both sides of Bay Street as well as the interior of most east-west blocks between Bay Street and Yonge Street to the west of the Yonge Street Character Area. Growth is anticipated within the Bay Street Character Area in areas designated as Mixed Use Areas.

Zoning

The subject site is zoned CR 7.8 (c2.0; r7.8) SS1 (x406) under Zoning By-law 569-2013. Exception 406 was enacted through site-specific By-law 1096-2021 when the redevelopment proposal was approved by Council. The site-specific exception allowed redevelopment of the site with two towers 32 and 46 storeys in height connected by a shared podium with a total of 59,494 square metres of residential gross floor area.

On July 30, 2025 the owner received a Minor Variance from the Committee of Adjustment for a revised proposal which adjusted the height of the towers to 33 and 41 storeys, and reduced the gross floor area to 51,445 square metres.

PUBLIC ENGAGEMENT

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, including Secondary Plan policies, described in the Policy and Regulation Considerations Section of this Report.

Affordable Rental Unit Mix

Community Planning staff are supportive of the proposed amendments to the affordable rental housing unit mix. The proposal will continue to provide a minimum of thirty percent of the total residential units as affordable rental units, consistent with the 2021 Council approval. The proposed unit mix will result in an additional two affordable rental units being provided as part of the development, and the proposed unit mix continues to meet the family-sized unit requirements of the Downtown Plan.

The Housing Secretariat has also reviewed and accepted the proposed revision to the affordable rental unit mix.

Childcare Centre Location

Community Planning staff have reviewed the proposed relocation of the childcare centre from the north tower to the south tower and are satisfied that the change would not negatively impact the development or the community benefit as originally approved by Council.

Children's Services staff have also determined that the relocation would not impact their ability to program the space. Details of the location and configuration of the childcare centre within the south tower would be determined through the Site Plan Control process.

CONTACT

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SIGNATURE

Alex Teixeira, MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Draft Zoning By-law Amendment

Attachment 1: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW ~-20~

To amend Site-Specific Zoning By-law 1096-2021 with respect to the lands municipally known in the year 2024 as 27 Grosvenor Street and 26 Grenville Street

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to subsection 37.1(3) of the Planning Act, R.S.O. c. P.13 subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, S.O. 2020, c. 18 came into force continue to apply where a municipality passes a by-law described in the repealed subsection 37(1) prior to the date that a community benefits charge by-law is passed under subsection 37(2) provided the by-law is not amended to remove the requirement to provide any of the facilities, services or matters secured therein or repealed; and

Whereas on August 15, 2022, City Council passed By-law 1139-2022 being the City's Community Benefits Charge By-law pursuant to Subsection 37(2) of the Planning Act; and

Whereas on May 5 and 6, 2021 Council enacted By-law 1096-2021, being a by-law described in the repealed subsection 37(1) of the Planning Act and this By-law does not amend By-law 1096-2021 to remove the requirement to provide any of the facilities, services or matters secured in By-law 1096-2021 and therefore subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force continue to apply; and

Whereas subsection 37(3) of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the density and/or height of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the Owner has elected to provide certain facilities, services and matters in return for certain increases in density and height as set out in the Zoning by-law Amendment herein in addition to those secured through By-law 1096-2021; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law;

The Council of the City of Toronto enacts:

Appendix 1, Section 10 is amended to read:

The owner will provide a minimum 30 percent of the total residential unit mix and a minimum 30 percent of the total residential gross leasable area as affordable housing units, as described and defined in a Contribution Agreement, to the satisfaction of the Executive Director, Housing Secretariat.

Appendix 1, Section 11 is amended to read:

The owner shall provide and maintain at least thirty-one (31) dwelling units as studio affordable rental units, at least sixty-three (63) dwelling units as one-bedroom affordable rental units, at least ninety-two (92) dwelling units as two-bedroom affordable rental units, and at least forty-seven (47) dwelling units as three-bedroom affordable rental units, in the new mixed use buildings, such that at least 30 percent of the total residential units overall are affordable rental units, with any amendments to the satisfaction of the Chief Planner and Executive Director, City Planning, the Executive Director, Housing Secretariat, and in consultation with the City Solicitor.

Appendix 1, Section 12 is amended to read:

The general configuration and layout of the 233 affordable rental dwelling units in the new mixed-use buildings shall be to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat.

Appendix 1, Section 13 is amended to read:

The owner shall provide and maintain the 233 affordable rental dwelling units as rental dwelling units for a minimum of 99 years, beginning with the date each such unit is first occupied. No affordable rental dwelling unit shall be registered as a condominium or any other form of ownership such as life lease or co-ownership which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental dwelling unit shall be made for at least 99 years from the date of first occupancy. When the 99 year period has expired, the owner shall continue to provide and maintain the affordable rental dwelling units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise.

Appendix 1, Section 14 is amended to read:

The owner shall provide and maintain the 233 affordable rental dwelling units at affordable rents for at least 99 years, beginning with the date that each such unit is first occupied. During the first 99 years of occupancy, increases to initial rents charged to tenants occupying any of the affordable rental dwelling units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline.

Enacted and passed on [Clerks to insert date].

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)