

27 Grosvenor Street and 26 Grenville Street – Zoning By-law Amendment and Amendment to Section 37 Agreement – Decision Report – Approval

Date: June 17, 2026

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 26 144414 STE 13 OZ

Related Planning Application Number: 2019 127591 STE 13 SA

SUMMARY

On May 5 and 6, 2021, City Council approved a Zoning By-law Amendment application to permit a mixed-use development with two towers, 32 and 46 storeys in height, connected by a shared base building 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 a non-profit childcare centre with a total interior gross floor area of 685 square metres and an exterior gross floor area of 290 square metres located on the first and second floors of the building with a total of six parking spaces required on site.

The proposal has been modified through detailed design since the original approval to locate the childcare centre entirely on the first floor. The new configuration removes requirements for staircases and elevators, creating a more efficient floorplate and allowing for the interior area of the childcare centre to be reduced by 45 metres while increasing capacity from 49 to 62 children.

The revised design also contemplates three pick-up and drop-off spaces for the childcare centre being located in a layby within the public Right-of-Way immediately adjacent to the childcare centre entrance instead of within the underground parking, garage allowing for the required on-site vehicle parking spaces to be reduced.

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 reduce the required interior gross floor area of the childcare centre from 685 square metres to 640 square metres and to reduce the required number of on-site parking spaces reserved for the use of the childcare centre from 6 to 3.

RECOMMENDATIONS

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

1. City Council amend Site Specific By-law 1096-2021 for the lands municipally known as 27 Grosvenor and 26 Grenville Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 4 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:
 - a. reduce the required interior gross floor area for the non-profit childcare centre to 640 square metres; and,
 - b. reduce the required number of on-site parking spaces for the use of the childcare centre to be provided on site from 6 to 3.
4. City Council authorize the City Solicitor and appropriate City staff to take such actions as are required to implement Council's decision, including execution and registration of the amended Section 37 Agreement on title to the lands municipally known as 27 Grosvenor 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.

On October 8, 2025 City Council approved a Zoning By-law Amendment application for the development at 27 Grosvenor Street and 26 Grenville Street to permit the relocation of the childcare centre to the south tower within the two-tower development and to revise the unit mix for the required affordable rental dwelling units provided as part of the development. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE25.12>

THE AMENDMENTS

Description of the Amendments

Site-Specific By-law 1096-2021 and the related Section 37 Agreement dated December 10, 2021, secured a minimum interior gross floor area of 685 square metres and exterior gross floor area of 290 square metres for a non-profit childcare centre to be conveyed to the City. The total required gross floor area for the childcare centre was 975 square metres (inclusive of interior and exterior spaces).

The Zoning By-law also secures a minimum of six vehicle parking spaces to be available for the exclusive use of the childcare centre on site. The childcare centre was proposed to be located on the first and second floors of the south tower within the two-tower development.

The applicant has revised the proposal to locate the childcare centre entirely on the first floor of the south tower. The new, more efficient, layout does not require space for elevators and stairs and so allows for a reduction in the interior gross floor area for the childcare centre from 685 square metres to 640 square metres while simultaneously increasing capacity from 49 children to 62 children. The outdoor space would remain the same.

The applicant has also revised the location for pick-up and drop-off activities for the Childcare Centre. Initially, three pickup and drop-off spaces were proposed in the parking garage below grade. These three pick-up and drop-off spaces are now proposed to be provided off-site within the public Right of Way immediately adjacent to the childcare centre entrance. An additional three spaces for the exclusive use of the child care centre would continue to be provided on-site. The required on-site vehicle parking spaces would be reduced from six to three, with the remainder of the spaces provided off-site within the Right of Way.

The proposed pick-up drop-off area on Grenville Street is currently occupied by street parking under the jurisdiction of the Toronto Parking Authority. Re-allocation of these spaces for pick-up and drop-off activities for the proposed development will be subject to a future decision by Community Council.

POLICY AND 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 (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.

Protected/Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area (PMTSA). Specifically, the site is within 200 metres of the centre point of the delineated College Station PMTSA associated with SASP 603 in Chapter 8 of the Official Plan. Map 2 of SASP 603 identifies minimum Floor Space Index (FSI) requirements. The site has a minimum FSI of 3.0 requirement.

Chapter 8 states that lands designated Mixed Use Areas located within 200 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 8 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to Planning and Housing Committee when the work is finalized.

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.

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

Community Consultation

On June 2, 2026, a community consultation meeting took place. The meeting was held over Microsoft Teams and was attended by 12 members of the public in addition to City staff and the applicant team. Feedback was generally supportive of the amendment. Key issues raised were:

1. Ensuring the pick-up and drop-off for the childcare centre and deliveries to the residential building are managed to avoid impacts on Grenville Street;
2. Question about whether there is any change to the built form of the proposed building as a result of the amendment;
3. Question about construction timing.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

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, SASPs, Secondary Plan policies described in the Policy and Regulation Considerations Section of this Report.

Child Care Centre Gross Floor Area

Children's Services has worked closely with the applicant regarding the revised design of the child care centre. Community Planning and Children's Services are supportive of the proposed amendments to the required gross floor area for the non-profit childcare centre. The applicant has worked with Children's Services to achieve a more functional design located entirely on the ground floor.

By locating the childcare centre entirely at grade, the centre would no longer require elevators or staircases, improving both functionality and safety for young children. Locating all of the playrooms at grade would also provide better access to and integration with the outdoor play areas.

Although the overall interior gross floor area of the childcare centre has been reduced from 685 to 640 square metres, the more functional design would allow for capacity to be increased from 49 children to 62 children. The requirement for outdoor space would remain unchanged at 290 square metres.

Given the significant improvement in function and capacity for the childcare centre, staff are supportive of the proposed amendment.

Childcare Centre Parking Spaces

Site-Specific Zoning By-law 1096-2021 requires that 6 parking spaces be provided on site for the use of the childcare centre including for pick-up drop-off activities. The applicant is now proposing to provide 3 spaces for the childcare centre on site with the understanding that 3 additional pick-up drop-off spaces would be provided within the Public Right of Way on Grenville Street immediately adjacent to the entrance of the child care centre.

Children's Services is supportive of reducing on-site parking requirement provided that pick-up drop-off activities may be located within a layby on Grenville Street adjacent to the building entrance.

Transportation Services has reviewed the proposed request and does not have concerns.

There is existing Street Parking on Grenville Street regulated by the Toronto Parking Authority that would be impacted. Creation of Pick-up Drop-off spaces for use of the child care centre within the Right of Way and removal of existing street parking would be subject to a future decision by Community Council.

CONTACT

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SIGNATURE

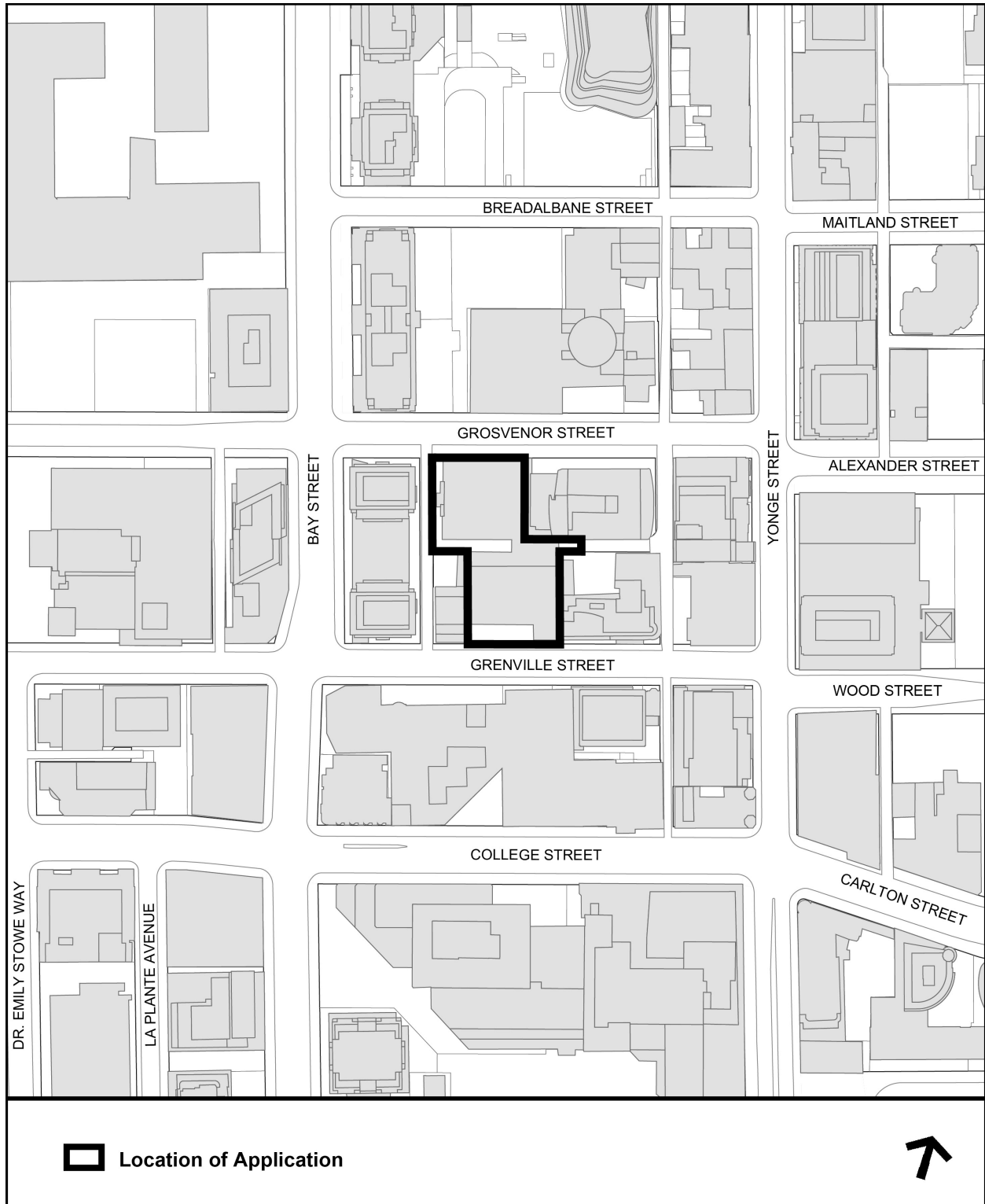
David Driedger,
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Location Map
Attachment 2: Existing Official Plan Map
Attachment 3: Existing Zoning By-law Map
Attachment 4: Draft Zoning By-law Amendment

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



Official Plan Land Use Map #18

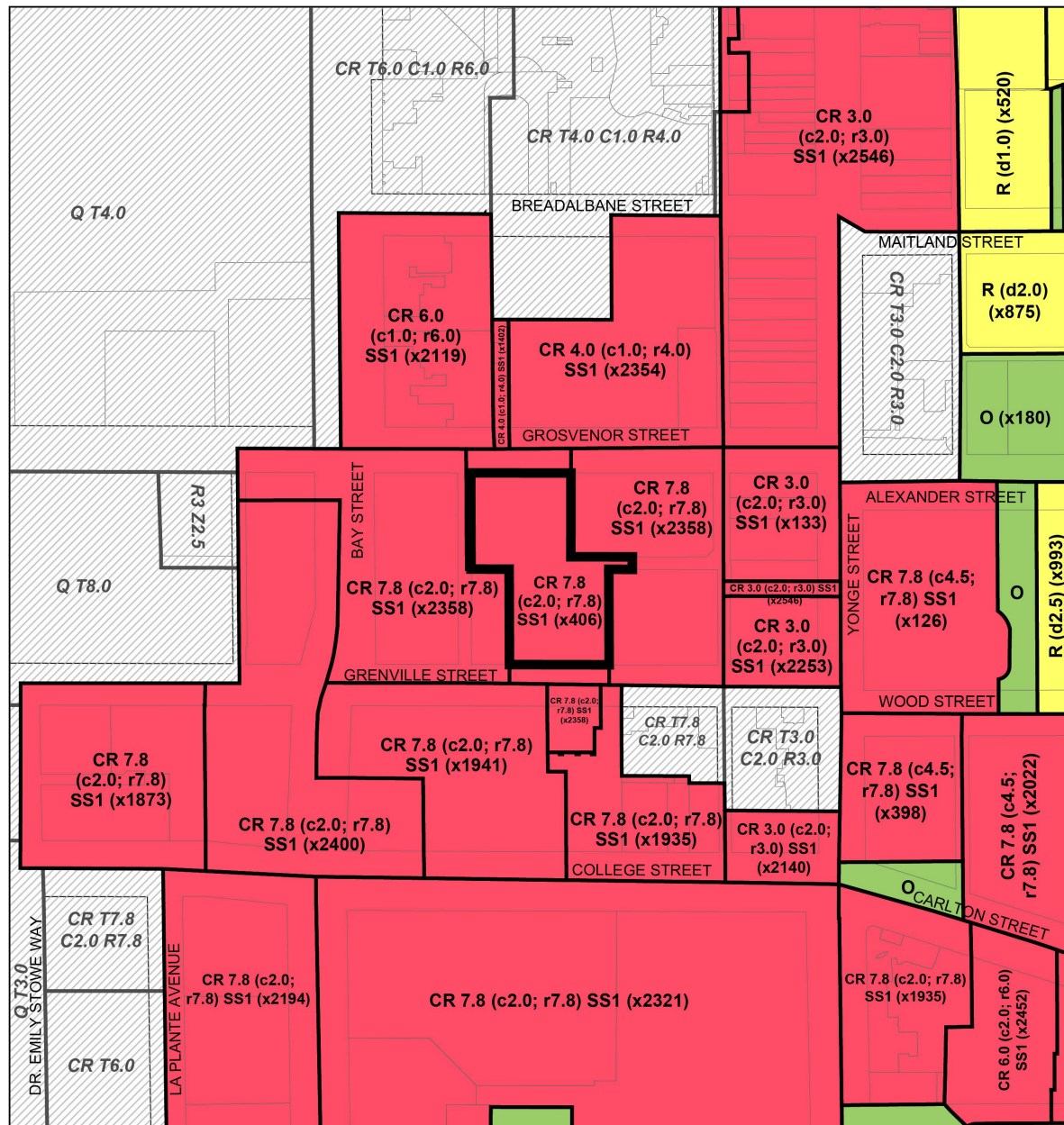
27 Grosvenor Street and 26 Grenville Street

File # 26 144414 STE 13 0Z



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Attachment 4: Draft Zoning By-law Amendment



Zoning By-law 569-2013

27 Grosvenor Street and 26 Grenville Street

File # 26 144414 STE 13 0Z



Location of Application



Residential



Commercial Residential



Open Space



Open Space Recreation



See Former City of Toronto By-law No. 438-86

R3

Residential District

CR

Mixed-Use District

Q

Mixed-Use District



Not to Scale
Extracted: 04/20/2026

Attachment 4: Draft Zoning By-law Amendment

The Draft Zoning By-law Amendment will be made available prior to July 8, 2026.