

14 Grange Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 18, 2026

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 24 226540 STE 10 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a five-storey building at the front of the lot (16.24 metres in height, not including the stairwell overrun) and a 4.5-storey building at the rear of the lot (17.3 metres) with a central courtyard at 14 Grange Avenue. 22 residential units are proposed for the lot, with no vehicular parking.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 14 Grange Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 14 Grange Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council request the General Manager of Transportation Services to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 14 Grange Avenue from Permit Parking.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the north side of Grange Avenue, directly west of Grange Place lane. The site is rectangular in shape, with a lot area of 484 square metres and 9.83 metres of frontage on Grange Avenue. See Attachment 2 for the Location Map. The property currently contains a single-family dwelling and detached garage.

Surrounding Uses

North: There is a public lane to the north of the property. North of the lane are several low-rise commercial buildings fronting onto Dundas Street.

South: The south side of Grange Avenue contains low rise residential dwellings.

East: Immediately east is a public lane, then low-rise residential buildings along Grange Avenue to Beverley Street. Across the lane, a 4-storey, 12-unit laneway building was recently approved at 100 Beverley Street, behind the existing 3-storey, 9-unit building on site (see 23 112047 STE 10 OZ).

West: Low-rise residential dwellings.

THE APPLICATION

Description

Two residential buildings are proposed with a central courtyard between them. The front building ("Building 1") is 5 storeys not including the partially raised basement (16.24 metres in height, or 19.31 metres with stairwell projection) and the rear building ("Building 2") is 4.5 storeys in height, not including basement (17.3 metres).

Density

The gross floor area (GFA) proposed for the site is 2,007 square metres: Building 1 GFA of 1056 square metres; Building 2 GFA of 951 square metres. The proposal has a density of 4.15 times the area of the lot.

Residential Component

The proposal includes 22 rental dwelling units, including 8 one-bedroom (36%), 8 three-bedroom (36%), and 6 four-bedroom units (27%).

Access, Parking and Loading

The residential units are proposed to be accessed via separate entrances for each unit. Two front doors are proposed on the front of the building facing Grange Avenue, and additional units would be accessed from entrances off both the east and north laneways, the central courtyard, and from a walkway on the west side of the site.

The proposed development contains no vehicular parking spaces, no loading, and 12 bike parking spaces (10 long-term spaces located in the courtyard and 2 short-term spaces in front of the front building). Short term bike storage is proposed in front of Building 1.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D models of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at www.toronto.ca/14grangeave.

Reasons for Application

An Official Plan Amendment is required to permit heights of 5 storeys. An amendment to Zoning By-law 569-2013 is required to increase the permitted height and density, to permit more than one apartment building on the lot, reducing soft landscaping, and to modify other performance standards including building setbacks.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on October 31, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre at the following link: www.toronto.ca/14grangeave.

The current application was submitted on October 17, 2024 and deemed complete on January 31, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre (see link above).

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the appropriate Official Plan and Zoning By-law amendments.

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 ("PPS"), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map identifies the site as being within the Downtown and Central Waterfront area and designates the site as Neighbourhoods. See Attachment 3 of this report for the Land Use Map.

On September 11, 2025, the Expanding Housing Options in Neighbourhoods (EHON) Major Streets Study and Associated Official Plan Amendment (OPA 727). This intention of this amendment was to enable gentle densification of areas designated Neighbourhoods, including increasing as-of-right permissions for height and density on major streets in Neighbourhoods.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Downtown Plan

The property is within the Downtown and Central Waterfront Area. The Downtown is intended to accommodate a significant share of both population and employment growth, while responding to the surrounding local character. The site is designated as Neighbourhoods.

The Downtown Plan requires that residential developments with more than 80 new units provide a minimum of 40% of family-sized units (two bedrooms or more) and/or units that can be converted to family-sized units. While this proposal does not meet the unit count to trigger this policy requirement, the majority of the units proposed are family-sized units (63% of the units are two-bedroom units or larger).

Protected Major Transit Station Areas

The site is within two delineated Protected Major Transit Station Areas. It is within 500m of the centre point of the delineated St. Patrick and Queen Spadina Stations associated

with SASP 610 and 782, respectively, in Chapter 8 of the Official Plan. Map 2 of SASP 610 and 762 identifies this site as having a minimum of 1 FSI.

The area is planned for a minimum population and employment target of 1500 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Multiplexes and apartment buildings with heights up to six storeys are permitted on sites designated Neighbourhoods with frontage on a major street shown on Map 3 or when located within 200 metres of an existing or planned transit station.

Multiplexes and apartment buildings with heights up to four storeys are permitted on sites designated Neighbourhoods.

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

Zoning

The site is zoned Residential (R) under Zoning By-law 569-2013. This zone category permits detached and semi-detached dwellings, townhouses, multiplexes with up to four or six dwelling units, and small apartment buildings, among others. Small-scale retail, service and office uses are permitted in certain locations, as well as home occupations. The zones within this category also include permission for parks and local institutions. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- Townhouse and Low-Rise Apartment Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety,

sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On December 9, 2024, a virtual community consultation meeting was held. Approximately 34 members of the public attended the meeting, as well as representation from the local Councillor's office, the applicant team, and City staff. City staff provided a presentation on the planning process and policy and site context, and the applicant presented the development proposal in detail.

Comments raised at the meeting related to tenure, affordability, student housing, and building height. Meeting attendees suggested reducing the height of the building. As it relates to affordability and housing tenure, the application was initially proposed as private student housing, and residents were seeking clarity on whether the units would be affordable, and what the arrangements with the post-secondary institution would be.

The issues raised through the community consultation process have been considered through the review of the application. Specifically, the building height was reduced (among other revisions), and the design was revised to be two smaller buildings to reduce the overall massing and allow for additional landscaping. The revised proposal also contains a much larger proportion of family-sized units, compared to the initial submission which was primarily bachelor and one-bedroom units.

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 (PPS) 2024 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 have reviewed the current proposal for consistency with the PPS and find the proposal consistent with it.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a purpose-built rental residential building, with a unit mix favouring mostly larger family-sized units (63% of the units have 3+ bedrooms), exceeding the unit mix requirements in the Downtown Plan for larger apartment buildings and the recommendations in the Growing Up Guidelines.

Density, Height and Massing

The proposed Official Plan Amendment would permit a building of five storeys in height on this site. The site has a maximum height limit of 13 metres, or 4 storeys under the current zoning. The proposed Buildings 1 and 2 are 5 and 4.5 storeys in height respectively, excluding partially raised basement units, which is appropriate at this location. From the established grade, the proposed building height of the front building is 16.24 metres, not including the stairwell overrun, and the proposed back building is 17.3 metres in height. These represent modest increases from the permitted maximum under the zoning by-law. The rear building only has a partial floorplate above the fourth floor (hence four and a half storeys), with 4.3-metre setbacks on either side to minimize its visual impact.

The Built Form policies of the Official Plan encourage development to locate and mass buildings to frame and support the public realm with good street proportion. The proposed front building (building 1) has a two-metre setback above level 3, approximately at the height of the roof line for the surrounding dwellings. Furthermore, the height of the front building maintains a lesser height than the width of the right-of-way of Grange Avenue (which is 20 metres), maintaining a good relationship with the street. Public lanes abut the lot to the north and east of the site, providing additional buffering and separation from the nearby properties.

The front yard setback is 1.9 metres at the ground level, which is similar to the front yard setback of the adjacent residential dwelling to the west. This provides sufficient space for planting two new City trees in the front yard. Furthermore, the front façade provides additional setbacks for the corner entrances aligning with the front façade of the existing house to the west.

A 5.5-metre-wide courtyard is provided between the two buildings, planned to include landscaping. Balconies are proposed on the front and back of both buildings with facing balconies in the courtyard being offset diagonally and by the differentiated heights of the two buildings.

The proposal conforms with the applicable Official Plan policies with respect to built form, massing, and transition to adjacent neighbourhood lots. The proposed buildings are located in close proximity to higher order transit, including within the existing St Patrick Station PMTSA and the future Queen-Spadina PMTSA. The proposed density on the site will support the PMTSA implementation by exceeding the minimum density requirements and supporting transit usage by providing no on-site parking. Furthermore, it fits within the wider planned context, and supports rental housing and family-sized units in the neighbourhood and in proximity to institutional uses such as OCAD University.

Access, Vehicular, and Bicycle Parking and Loading

The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Areas. A Transportation Impact Study was submitted to assess the traffic impact for the proposal. The application does not require or include any resident vehicular parking or loading on site. Transportation Review staff have reviewed the Transportation Impact Study and accept the conclusions.

The proposal includes 10 long-term and 2 short-term bicycle parking spaces, whereas 20 and 5 are required, respectively. The applicant will be required to provide payment in lieu of bike parking for the deficient spaces.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. Pursuant to Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, Toronto Municipal Code Chapter 415-28 requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

An Arborist Report was submitted with the application, identifying two City trees and one private tree, all of which are proposed to be removed. The application proposes to replace the two City trees in accordance with the City of Toronto's City Tree By-law. The application also proposes one new private tree in the courtyard.

Conclusion

The proposed Official Plan and Zoning By-law Amendment application is consistent with Provincial Planning Statement (2024) and conforms to the Official Plan. The proposal represents an appropriate level of intensification within a PMTSA with a built form that fits with the planned and existing context.

CONTACT

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SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site/Ground Floor Plan
- Attachment 8: East Elevation
- Attachment 9: North Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: 3D Model Looking Southeast
- Attachment 13: 3D Model Looking Northwest

Attachment 1: Application Data Sheet

Municipal Address: 14 GRANGE AVE Date Received: October 15, 2024

Application Number: 24 226540 STE 10 OZ

Application Type: OPA and Rezoning

Project Description: Combined Official Plan and Zoning By-law Amendment for one 5 storey residential building and one 4 and a half storey residential building, totalling 22 units. The front (south) building is 16.2 metres in height and the back (north) building is 17.3 metres in height.

Applicant	Agent	Architect	Owner
GREENSTREET FLATS		GREENSTREET FLATS	14 GRANGE AVENUE INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: SASP 610, SASP 762

Zoning: R (f4.5; d1.0) (x834) Heritage Designation: N

Height Limit (m): 13 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 484 Frontage (m): 10 Depth (m): 47

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	68		355	355
Residential GFA (sq m):	68		2,007	2,007
Non-Residential GFA (sq m):				
Total GFA (sq m):	68		2,007	2,007
Height - Storeys:	1		5	5
Height - Metres:	4		16	16

Lot Coverage Ratio (%) 73.38 Floor Space Index: 4.15

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,657	350
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			22	22
Freehold:	1			
Condominium:				
Other:				
Total Units:	1		22	22

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			8		14
Total Units:			8		14

Parking and Loading

Parking Spaces:	Bicycle Parking Spaces:	12	Loading Docks:
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CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

14 Grange Avenue
File # 24 226540 STE 10 0Z



Location of Application

Neighbourhoods

Mixed Use Areas



Parks

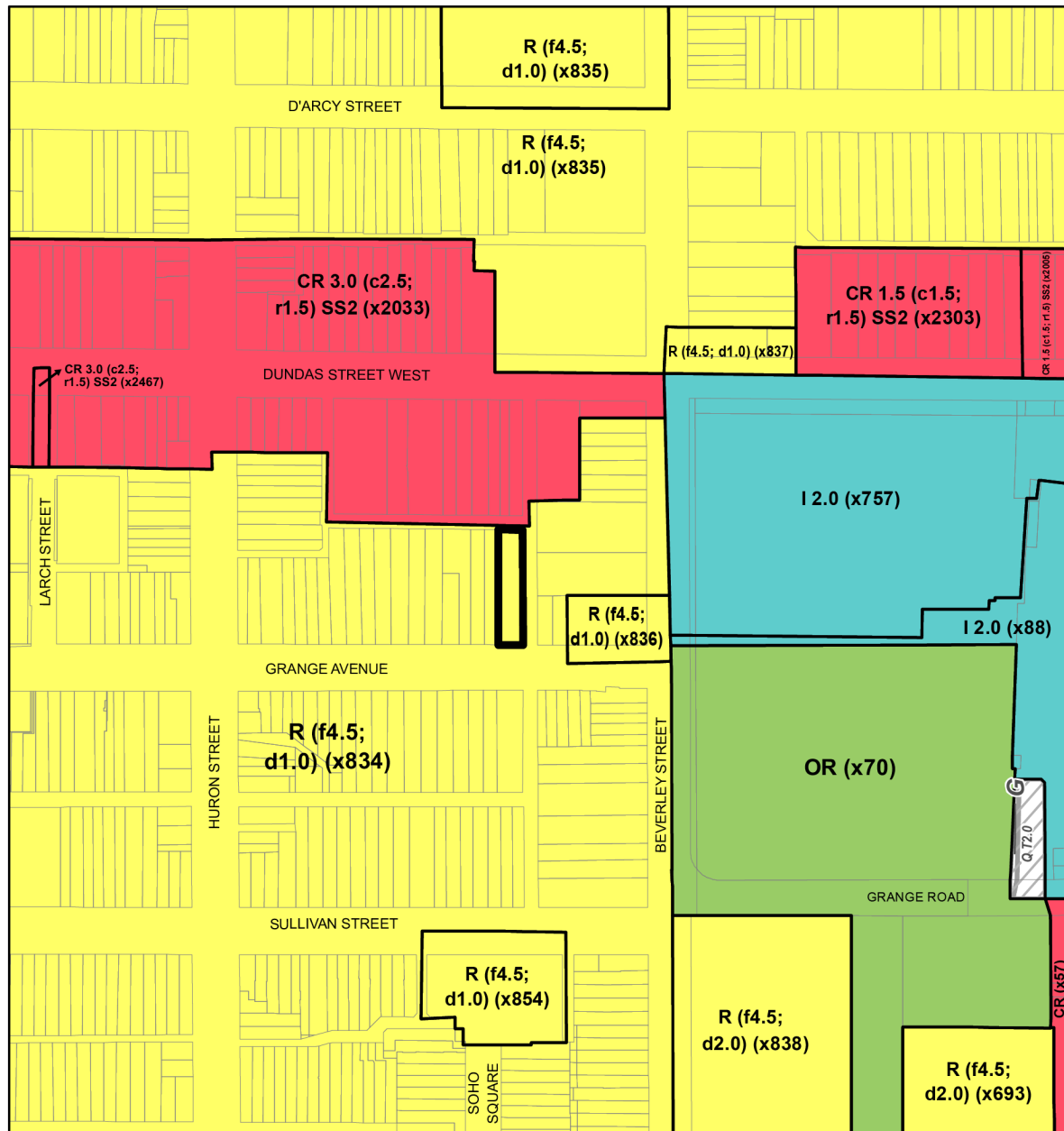


Institutional Areas



Not to Scale
Extracted: 10/21/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

14 Grange Avenue

File # 24 226540 STE 10 0Z

Location of Application

R Residential
CR Commercial Residential
I Institutional

OR Open Space Recreation

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

Q Mixed-Use District
G Parks District



Not to Scale
Extracted: 2026-05-21

Attachment 5: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW

**To adopt Official Plan Amendment 943
for the City of Toronto
respecting the lands known municipally in the year 2025, as
14 Grange Avenue**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 943 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 943 TO THE OFFICIAL PLAN

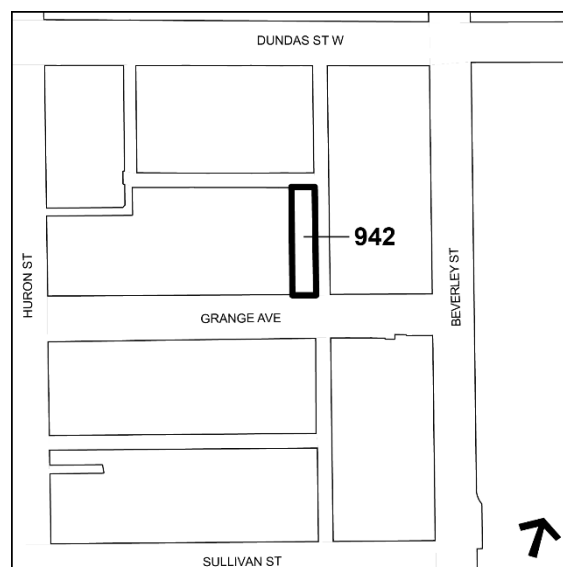
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
14 GRANGE AVENUE**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 942 for lands known municipally in 2025 as 14 Grange Avenue, as follows:

“942. 14 Grange Avenue

- a) Two 5-storey buildings are permitted.”



2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2025 as 14 Grange Avenue shown on the map above as Site and Area Specific Policy No. 942.
3. Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:
 - 14 Grange Avenue

Attachment 6: Draft Zoning By-law Amendment

This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting.

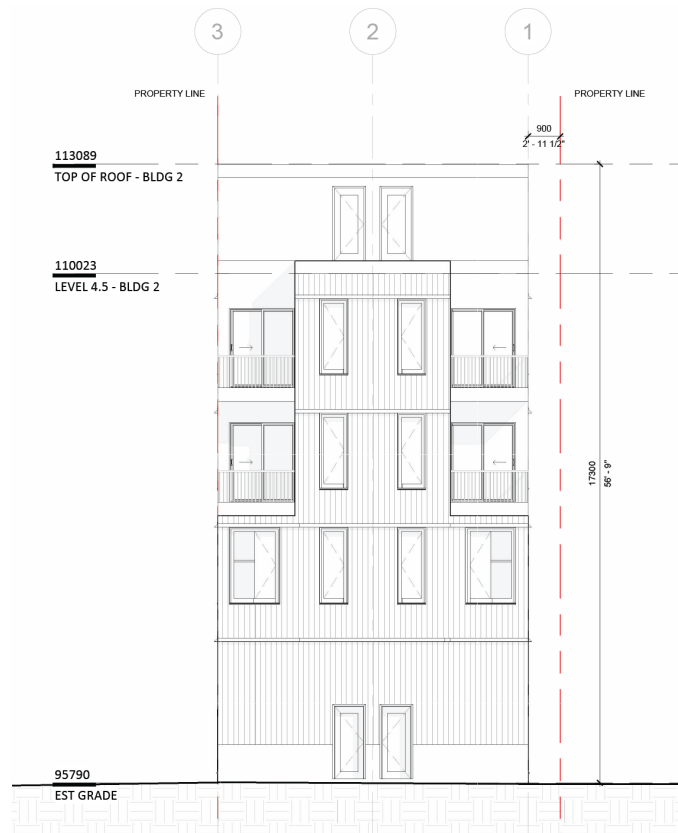
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Attachment 8: East Elevation



Attachment 9: North Elevation



North Elevation

Attachment 10: South Elevation



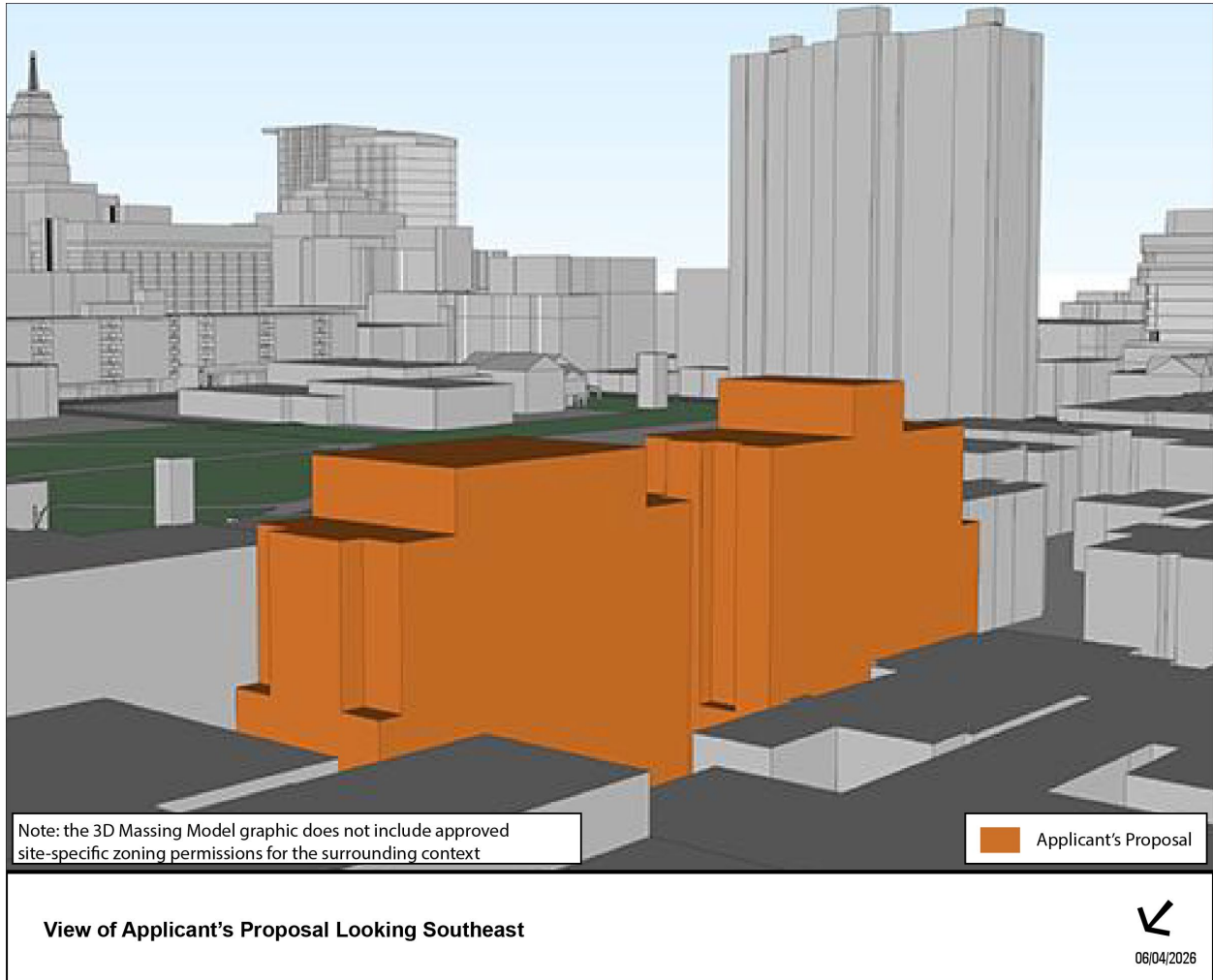
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: 3D Model Looking Southeast



Attachment 13: 3D Model Looking Northwest

