

UPCOMING DATES

APRIL

- 23 Scarborough Community Council, 9:30 a.m., (video conference)
- 26 General Government & Licencing, 9:30 a.m., (video conference)
- 27 Economic & Community Development, 9:30 a.m., (video conference)
- 28 Infrastructure & Environment, 9:30 a.m., (video conference)
- 29 Executive Committee, 9:30 a.m., (video conference)

MAY

- 5-6 Council, 9:30 a.m., (video conference)
- 6 Design Review Panel, time TBC, (video conference)
- 10 Board of Health, 9:30 a.m., (videoconference)
- 11 CreateTO, 9:30 a.m. (videoconference)
- 12 Toronto Preservation Board, 9:30 a.m., (videoconference)
TTC Board, tbc, (videoconference)
- 17 Etobicoke York Community Council, 9:30 a.m., (videoconference)
- 18 Scarborough Community Council, 9:30 a.m., (videoconference)
- 19 Toronto & East York Community Council, 9:30 a.m., (videoconference)
- 20 Planning & Housing Committee, 9:30 a.m., (videoconference)
Design Review Panel, time TBC, (video conference)
- 21 North York Community Council, 9:30 a.m., (videoconference)

PROPOSED DEVELOPMENT WOULD ENRICH BAY-COLLEGE AREA

ABOVE AND BEYOND



Rob Jowett

A mixed-use development proposal for a site in the downtown core could add much-needed affordable housing, community benefits and public realm improvements to a busy neighbourhood if approved by city council.

At its meeting May 5-6, **City of Toronto** council will consider a mixed-use development proposal for 27 Grosvenor Street and 26 Grenville Street. **Greenwin Holdings and Choice Properties REIT** are proposing 46 and 32-storey towers connected by an 11-storey podium. The development would accommodate 770 rental units, including 231 affordable rental units, 445-square metres of retail space, and 2,812-square metres of institutional space for use of a childcare centre and a fitness club. An existing three-storey parking garage and a two-storey vacant building on the site would be demolished. The development would also include a pedestrian path connecting Grosvenor and Grenville. Greenwin and Choice are seeking rezoning approval for the project.

“Sitting between Bay Street and Yonge Street, 26 Grenville St. and 27 Grosvenor St. sits at the heart of a vibrant downtown Toronto neighbourhood that is steps away from transit, restaurants, businesses and medical facilities,” a representative for Greenwin told *NRU*. “We hope that the end result is a place that alleviates some of our city’s mounting affordable housing crisis while functioning as a development Torontonians feel proud of.”

According to Greenwin, demand for rental stock in the area is high, with 70 per cent of residents in the area renting their homes.

The project will be a good addition to the neighbourhood that brings much-needed social infrastructure, Ward 13 councillor **Kristyn Wong-Tam** told *NRU*. Wong-Tam says the affordable housing component of the project is especially vital for addressing the housing affordability crisis in the city, which is particularly acute in Ward 13.

“I think this is a great example

of both the city and the province working together to unlock the broad community benefits that can come with building on public land,” says Wong-Tam. “And what I’m particularly pleased with is the process of collaboration, where the developer came together with the local community of stakeholders, the residents’ association, city planning staff, [and] urban design staff to find a resolution and move it forward.”

Greenwin and Choice acquired the property from **Infrastructure Ontario (IO)** in 2018 with a stipulation that affordable housing must be provided in any redevelopment of the site. Wong-Tam says Greenwin and Choice have gone “above and beyond” the IO requirements by providing substantially more community amenities, such as the childcare space and fitness club. She adds that the *section 37* benefit of \$1.1-million to be allocated to affordable housing projects in Ward 13 is another major benefit of the project.

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ABOVE AND BEYOND

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“It’s, to me, the type of development that we want to see more of,” says Wong-Tam. “It needs the planning criteria and the rationale that been put forward by city staff, it complies with a whole host of considerations, including the fact that they are substantially improving the public realm, and

investments to the street and potential park improvements.”

In a letter to the city, the **Bay Cloverhill Community Association** expressed its support for the project, and said the development team listened to their ideas and concerns about the initial proposal, such as shadow impacts on nearby

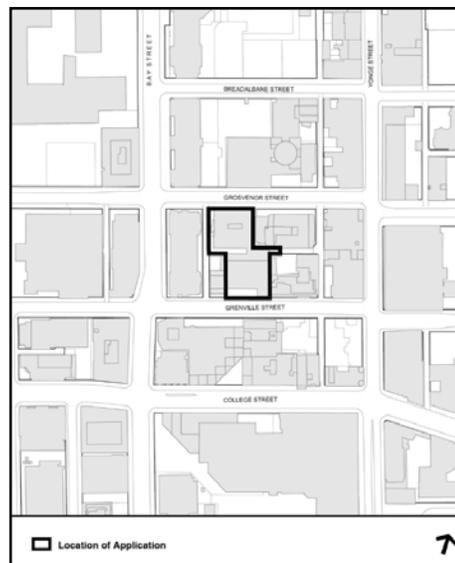
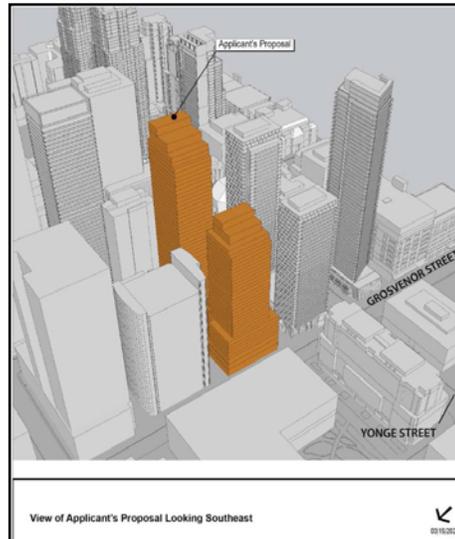
parks and other public spaces. The application has been resubmitted to the planning department with major changes twice since it was first proposed to the city in March 2019, with most of the changes being designed to address issues of how the proposed development fits into the existing area.

“Throughout the course of staff’s review, the proposal was modified so that the height of the towers would not result in any net new shadow on Opera Place Park... and the siting of the towers would provide an

acceptable interface with the tall buildings on neighbouring properties,” Toronto planner **Katherine Bailey** told *NRU*. “The proposal was also refined with respect to the new publicly-accessible mid-block connection providing pedestrian access from Grosvenor Street and Grenville Street.”

At this time, Greenwin does not have a timeline for next steps for the project.

Bousfields is the lead planner for the project. **Sweeny & Co** is the lead architect. 🌱



Rendering and massing diagram of Greenwin and Choice’s proposed development, which includes 46 and 32-storey towers connected by an 11-storey podium containing. The development would accommodate 770 rental units, including 231 affordable rental units, 445-square metres of retail space, and 2,812-square metres of institutional space to be used for a childcare centre and a fitness club.

SOURCE: CITY OF TORONTO
ARCHITECT: SWEENEY & CO

Bottom Right: Location of Greenwin and Choice’s proposed mixed-use development at 27 Grosvenor Street and 26 Grenville Street.

SOURCE: CITY OF TORONTO