

Authority: North York Community Council
Item XX##.# as adopted by City of Toronto
Council on XX, 2022

CITY OF TORONTO

BY-LAW ~~XXXX~~-2022

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2021 as 7 St. Dennis Drive and 10 Grenoble Drive.

Whereas authority is given to Council by 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;

The Council of the City of Toronto enacts:

1. Map 6 of By-law 7625 of the former City of North York is amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law 7625, as amended, is amended by adding the following subsection:

Section 64.20-A (~~XXX~~) RM6(~~XXX~~)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four (4) dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof;
- (b) For the purpose of this exception, “building” shall mean a wholly or partially enclosed structure with a roof supported by walls, columns, piers or other structural systems. A vehicle is not a building;
- (c) For the purpose of this exception, the “lot” means the lands shown on Schedule 1 of this By-law;
- (d) For the purpose of this exception, “Building A” and “Building B” shall mean the buildings shown as Building A and Building B on Schedule 2 of this By-law;
- (e) For the purposes of this exception, “established grade” shall mean 128.8 metres Canadian Geodetic Datum;

- (f) For the purposes of this exception, “Existing Buildings” shall mean the existing buildings municipally known as 7 St. Dennis Drive and 10 Grenoble Drive in the year 2021, shown as “existing building” on Schedule 2 of this By-law, as well as ancillary structures including an underground parking garage and garage entry ramps, and alterations and additions permitted in accordance with this exception;
- (g) For the purpose of this exception, “gross floor area” shall mean the total area of all of the floors of a building above or below grade measured from the outside of the exterior walls but excluding the following:
 - (i) Parking, loading and bicycle parking below-ground;
 - (ii) Required loading spaces at the ground level and bicycle parking spaces at or above-ground;
 - (iii) Storage rooms (including parcel storage), mail room not accessible to the public, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (iv) Shower and change facilities required by this By-law for required bicycle parking spaces;
 - (v) Recreational amenity areas;
 - (vi) Elevator shafts;
 - (vii) Garbage shafts;
 - (viii) Mechanical penthouse; and
 - (ix) Exit stairwells in the building;
- (h) For the purpose of this exception, “stacked bicycle parking space” shall mean a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces;
- (i) For the purpose of this exception, “structure” shall mean anything that is erected, built or constructed of one or more parts joined together. A vehicle is not a structure;
- (j) For the purpose of this exception, “Type G loading space” means a loading space with a minimum length of 13.0 metres, a minimum width of 4.0 metres and a minimum vertical clearance of 6.1 metres;

EXCEPTION REGULATIONS

LOT COVERAGE

- (k) The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply;

YARD SETBACKS AND DISTANCES BETWEEN BUILDINGS

- (l) The provisions of Section 6(9) (Permitted Projections into Minimum Yard Setbacks), Section 20-A.2.4 (Yard Setbacks) and Section 20-A.2.4.1 (Distance between Buildings and/or Portions of Buildings Forming Courts) shall not apply;
- (m) The minimum yard setbacks for all buildings and structures above established grade and the minimum distance between buildings shall be as shown on Schedule 2;
- (n) Despite (m) above, the following elements of a building or structure may project into a minimum yard setback and the minimum distance between buildings and/or portions of buildings forming courts as follows:
 - (i) Lighting fixtures, railings, cornices, sills, eaves, awnings and canopies including related structural elements, privacy screens, planters, stairs, enclosed stairs, ramps to underground parking areas and associated structures, bollards, safety railings, trellises, guards, guardrails, retaining walls, wheelchair ramps, bicycle parking facilities, landscape features;
 - (ii) Balconies by a maximum of 2.0 metres; and
 - (iii) Architectural or ornamental features/panels, and cladding by a maximum of 0.5 metres;
- (o) The provisions of (s) below do not apply to projections permitted by (n) above;
- (p) The minimum yard setbacks for structures below established grade shall be 0.0 metres;

GROSS FLOOR AREA

- (q) The provisions of Section 20-A.2.5 (Gross Floor Area) shall not apply;
- (r) The maximum permitted gross floor area shall be as follows:
 - (i) 39,200.0 square metres for Building A;
 - (ii) 90,000.0 square metres for Building B; and
 - (iii) the gross floor area that existed in the Existing Buildings on July 1, 2022, plus an additional 500.0 square metres;

BUILDING HEIGHT

- (s) The provisions of Section 20-A.2.6 (Building Height) shall not apply;

- (t) The maximum building height in metres shall be as shown on Schedule 2;
- (u) Despite (t) above, the following may project beyond the permitted maximum heights shown on Schedule 2:
 - (i) Parapets, structures used for safety, noise or wind mitigation purposes, elements of a green roof, chimneys, vents, stacks and their associated enclosures, landscape features, lightning rods, elevator overrun and related enclosures, emergency generators, roof ladder, railings, patios, terraces, roof assemblies, window washing equipment; and
 - (ii) Structures for outdoor amenity space or open air recreation may exceed the permitted maximum building height by a maximum of 3.0 metres;
- (v) The provisions of (m) above do not apply to the projections permitted by (u) above.
- (w) The permitted maximum height of the Existing Buildings is the building height existing as of July 1, 2022, subject to the following permitted projections:
 - (i) Structures for wind or noise mitigation; and
 - (ii) Rooftop mechanical equipment and related enclosures erected on the Existing Buildings subsequent to the passing of this By-law to a maximum of 5.0 metres above the permitted height of the Existing Buildings;

LANDSCAPING

- (x) The provisions of Section 15.8 (Landscaping) shall not apply;

RECREATIONAL AMENITY AREA

- (y) Amenity areas shall only be required to be provided in Building A and Building B at a minimum rate of 3.0 square metres for each dwelling unit, of which:
 - (i) At least 1.2 square metres for each dwelling unit is indoor amenity space; and
 - (ii) At least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space;

PARKING

- (z) The provisions of Section 6A(2) (Parking) shall not apply;
- (aa) The minimum number of parking spaces shall be provided in accordance with the following:
 - (i) Minimum parking space requirements for residents:

- A. 259 parking spaces for dwelling units in the Existing Building municipally known as 7 St. Dennis Drive in the year 2021;
 - B. 185 parking spaces for dwelling units in the Existing Building municipally known as 10 Grenoble Drive in the year 2021;
 - C. 0.45 parking spaces per dwelling unit in Building A; and
 - D. 0.42 parking spaces per dwelling unit in Building B;
- (ii) A minimum of 2 parking spaces plus 0.01 parking spaces per dwelling unit on the lot for visitors;
 - (iii) Despite Section 6A(3) (Size of Parking Space), up to 5 percent of the parking spaces introduced on the lot following the passing of this By-law may be provided as follows:
 - A. Parking spaces that are obstructed on one side in accordance with Section 6A(3)(a)(iii), may have a minimum width of 2.6 metres; and
 - B. Parking spaces may have a minimum length of 5.4 metres;
 - (iv) Despite any provisions of this By-law or By-law 7625, as amended, parking spaces, loading spaces, drive aisles, driveways, ramps and any vehicle entrance to a building existing on the lot as of July 1, 2022 may be maintained and are deemed to comply with the provisions of By-law 7625, as amended, and such existing parking spaces may be used for the purpose of determining compliance with (aa)(i) above;
 - (v) Section 6A(5) (Access to Parking Spaces) and 6A(8) (Parking Regulations) shall not apply;

LOADING SPACES

- (bb) The provisions of Section 6A(16) (Loading Space Requirements) shall not apply;
- (cc) Loading spaces shall be provided as follows:
 - (i) One Type “G” loading space must be provided in Building A;
 - (ii) One Type “G” loading space must be provided in Building B; and
 - (iii) Such loading spaces may be used by Existing Buildings

DIVISION OF LAND

(dd) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception and By-law 7625 shall continue to apply to the whole of the lands as if it remained one lot.

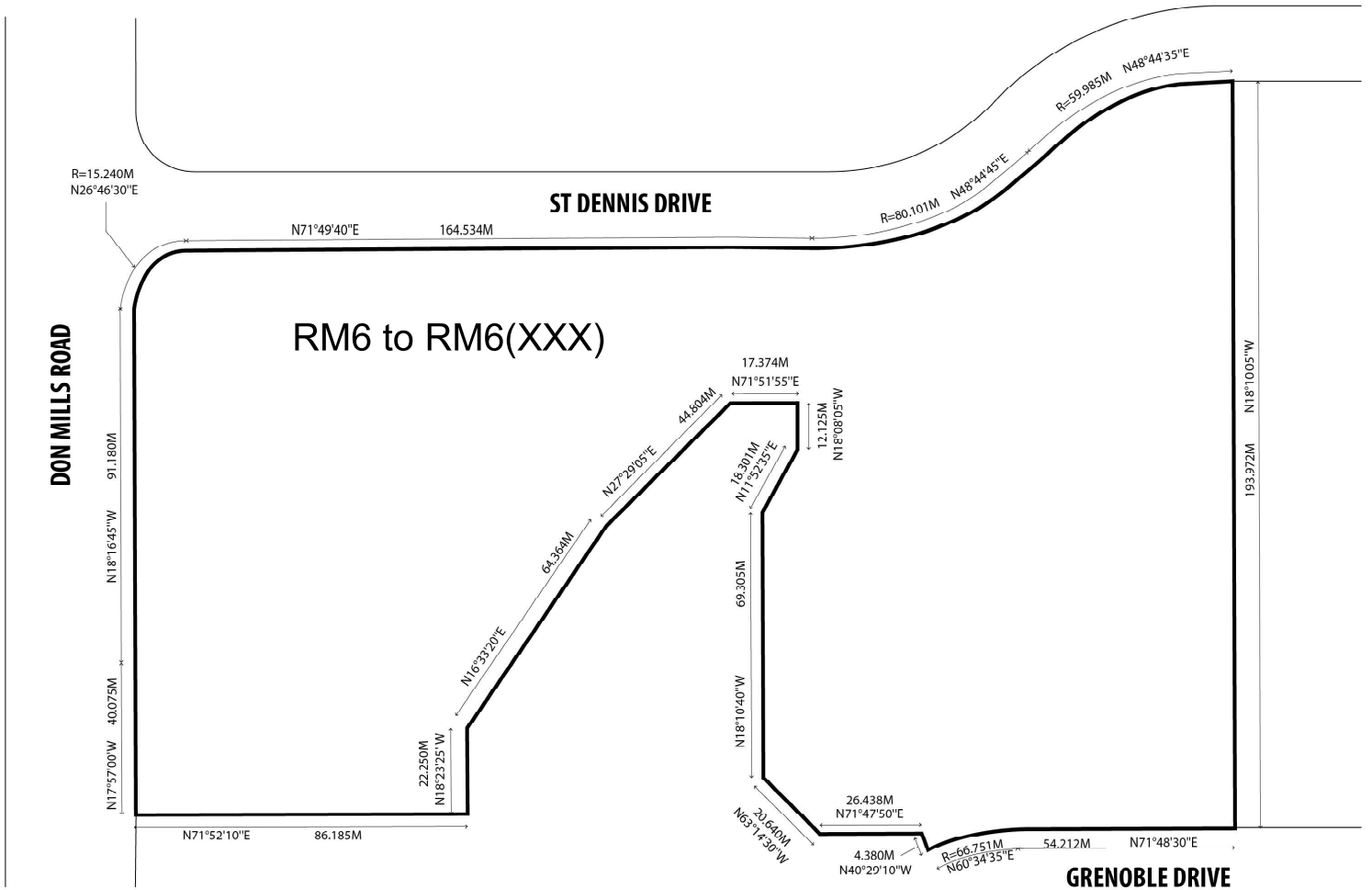
3. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding Schedule 1 attached to this By-law.

Enacted and passed on **XX**, 2022.

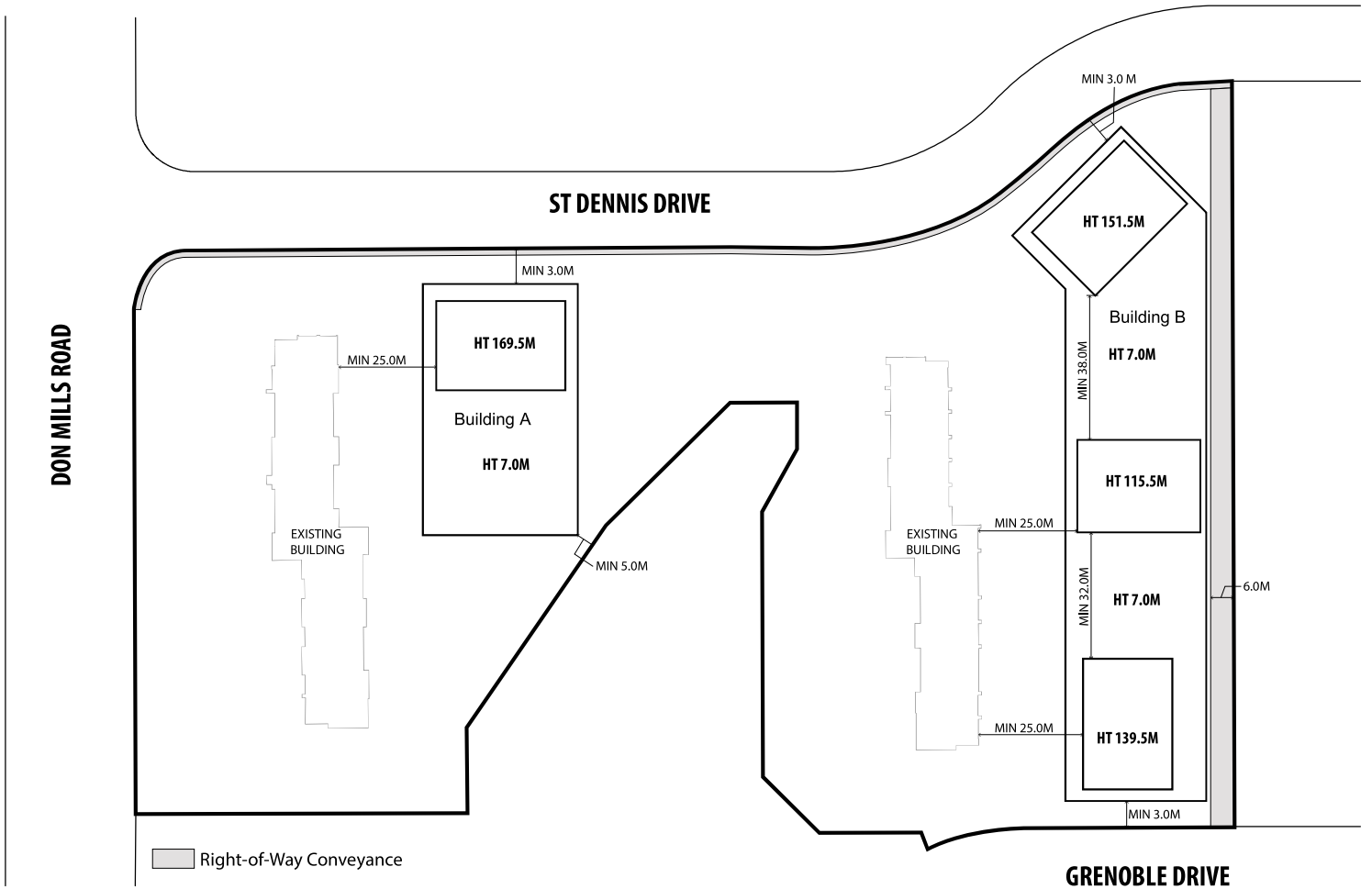
Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



SCHEDULE 1



SCHEDULE 2