

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on ~, 2024

**CITY OF TORONTO**

**BY-LAW No. XXXX-2024**

**To amend Toronto Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 7 St. Dennis Drive and 10 Grenoble Drive.**

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

Whereas pursuant to Section 39 of the *Planning Act*, as amended, a by-law passed under Section 34 of the *Planning Act*, may authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the 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 as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 of this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10, respecting the lands outlined in heavy line from RAC (f30.0; a1375; d1.5) to a zone label of RAC (x [assigned exception number]) as shown on Diagram 2 of this By-law; and
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [#] so that it reads:

**([assigned exception number]) Exception RAC(x [assigned exception number])**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 7 St. Dennis Drive and 10 Grenoble Drive in the year 2023, shown on Diagram 1 of By-law [Clerks to insert By-law ##], if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building or structure** may be erected and used on a **lot** in compliance with (B) to (SS) below;
- (B) For the purpose of this exception the lands shown on Diagram 1 of By-law [Clerks to insert By-law ##] is a **lot**;
- (C) The only **buildings** and **structures** permitted on the **lot** are the Existing Buildings, Building A and Building B as shown on Diagram 3 of By-law [Clerks to insert By-law ##] as follows:
  - i. For the purpose of this Exception, “Existing Buildings” means the **building** and **structures** as shown on Diagram 3, as well as **ancillary structures**, including underground parking garages and garage entry ramps, located on the **lot** as of July 1, 2022, and alterations and additions permitted in accordance with this exception;
  - ii. For the purpose of this Exception, “Building A” and “Building B” means Building A and Building B as shown on Diagram 3, as well as **ancillary** structures and portions below ground; and
  - iii. For the purpose of this Exception, despite any Regulation to the contrary, **buildings** and **structures** existing on the **lot** as of July 1, 2022, including the Existing Buildings, are permitted;
- (D) Despite Regulation 5.10.1.30(3) a **dwelling unit** may not be entirely below the level of the finished ground;
- (E) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 128.8 metres and the elevation of the highest point of the **building** or **structure**;
- (F) For the purpose of this Exception, with respect to Building A and Building B as shown on Diagram 3 attached to By-law #####-2024 [Clerks to insert By-law ##], a partial level of a **building** located between the Canadian Geodetic Datum elevation of 128.8 metres and 136.8 metres used for bicycle parking, indoor **amenity space**, mechanical, storage, vestibules, and lobbies is not a **storey**;

- (G) Despite Regulation 15.20.40.10(1), with respect to Building A and Building B as shown on Diagram 3 attached to By-law #####-2024 [Clerks to insert By-law ##], the permitted maximum height of Building A and Building B is the numerical value in metres following the HT symbol on Diagram 3 attached to By-law [Clerks to insert By-law ##];
- (H) Despite Regulations 15.5.40.10(2), (3), (4), (5), and (6) and (G) above, the following may project beyond the permitted maximum heights shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
- i. Elements on or above any roof used for elevator related structural elements and elevator shafts, antennae, **building** maintenance units, and window washing equipment by a maximum of 5.0 metres;
  - ii. Elements on or above any roof used for chimneys, pipes, flues, stacks, vents, enclosed stairwells, **renewable energy** facilities and devices, and roof access by a maximum of 3.0 metres;
  - iii. Elements on or above any roof used for ornamental or architectural features, and parapets, by a maximum of 3.0 metres;
  - iv. **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, by a maximum of 3.0 metres;
  - v. Elements on or above any roof used for lightning rods by a maximum of 5.0 metres;
  - vi. **structures** associated with a **green roof** by a maximum of 3.0 metres;
  - vii. trellises, pergolas, louvres and canopies associated with rooftop **amenity space**, and unenclosed **structures** providing safety, privacy or wind protection to rooftop **amenity space** by a maximum of 6.0 metres;
  - viii. planters, landscaping features, guards and guard rails, and divider screens on a balcony and/or terrace by a maximum of 3.0 metres;
  - ix. stair enclosures associated with an entrance or exit from an underground **parking garage**, underground garage ramps, and ornamental, architectural features, lighting fixtures, fences, railings, balustrades, trellises, pergolas, guards and guardrails, transformer vaults, wheelchair ramps, retaining walls, outdoor garbage bin

- storage enclosures, and public art features, by a maximum of 3.0 metres;
- x. canopies and associated structural columns and elements; and
  - xi. **structures** associated with a **green roof** by a maximum of 3.0 metres;
- (I) Regulation (H) above does not apply to elements permitted to encroach into a required **building setback** and a required **main wall** separation distance in accordance with Regulation (Q) below;
- (J) Despite (H) above and (Q) below, no portion of a **building** or **structure** may be located within the hatched area shown on Diagram 3 of By-law [Clerks to insert By-law ##] from the finished ground surface to a vertical height of 4.5 metres, with the exception of the following elements:
- i. Lighting, structural elements, ornamental and architectural features, art installations, signage / way finding, sills, vents, pipes, fire alarm, and security equipment which may project to a maximum of 0.5 metres;
- (K) With respect to the Existing Buildings as shown on Diagram 3 of By-law [Clerks to insert By-law ##], despite any Regulation to the contrary, the permitted maximum height of the Existing Buildings, is the **building** height existing as of July 1, 2022, subject to permitted projections for the functional operation of a **building** as set out in Regulation 15.5.40.10(3), and subject to the following permitted projections:
- i. **Structures** for wind or noise mitigation; and
  - ii. Roof top mechanical equipment and related enclosures erected on the Existing Buildings subsequent to the passing of By-law #####-2024 [Clerks to insert By-law ##] to a maximum of 5.0 metres above the permitted height of the Existing Buildings;
- (L) Despite Regulation 15.20.40.40(1), with respect to the Existing Buildings, Building A, and Building B as shown on Diagram 3 of By-law [Clerks to insert By-law ##], the permitted maximum **gross floor area** on the **lot** is as follows:
- i. 40,500 square metres for Building A;
  - ii. 101,000 square metres for Building B;
  - iii. the **gross floor area** that existed in the Existing Buildings on July 1, 2022, plus an additional 500.0 square metres per **building**; and

- i. Despite i. and ii. above, should the use of low carbon energy sources such as a **geo-energy** facility eliminate the need for the mechanical penthouse or a portion thereof, the maximum **gross floor area** for residential uses may be increased by the total **gross floor area** within the mechanical penthouse used for residential uses.
- (M) In addition to the elements which reduce **gross floor area** listed in Regulation 15.5.40.40(1), the following areas also reduce the **gross floor area** of a **building** used for the following purposes:
- i. any non-structural architectural grid system or ornamental features that are attached to and project from the **main wall** of a **building**, or any areas that are partially enclosed by such features;
  - ii. **bicycle parking spaces** at or above ground level;
  - iii. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement** and above ground level; and, **[NTD to City: The purpose is to exclude such areas that might be located above ground.]**
  - iv. indoor **amenity space**;
  - v. the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it; and **[NTD to City: this is to address the open to below areas as shown on drawing A2.6.]**
  - vi. the area used for a **geo-energy** facility;
- (N) Clause 15.20.30.40 with respect to **lot coverage** does not apply;
- (O) Despite Regulation 15.20.40.50(1),
- i. With respect to Building A and Building B as shown on Diagram 3 of By-law **[Clerks to insert By-law ##]**, **amenity space** is required to be provided for **dwelling units** in Building A and Building B as follows:
    - (i) **Amenity space** must be provided at a minimum rate of 3.2 square metres for each **dwelling unit**, of which:
      - (A) A least 1.2 square metres for each **dwelling unit** is indoor **amenity space**; and

- (B) At least 2.0 square metres for each **dwelling unit** is outdoor **amenity space**;
- (ii) indoor pet friendly amenities and bicycle/stroller wash rooms are included in the calculation of indoor **amenity space**;
- ii. With respect to the Existing Buildings as shown on Diagram 3 of By-law [Clerks to insert By-law ##], **amenity space** existing as of the date of the passing of By-law #####-2024 [Clerks to insert By-law ##], are deemed to comply with the requirements of By-law 569-2013, as amended;
- (P) Despite Clauses 15.5.40.71, 15.5.40.81, 15.20.40.70, and 15.20.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above ground level are shown in metres on Diagram 3 of By-law [Clerks to insert by-law ##];
- (Q) Despite Regulations 5.10.40.70(4) and 15.5.40.50(2), and Clause 15.5.40.60, and (P) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
- i. exterior stairways, cornices, enclosed or unenclosed waste storage, waste storage enclosures, **loading space** enclosures, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, trellises, cornices, eaves, window sills, awnings, window washing equipment, guards, retaining walls, guardrails, balustrades, safety railings, stairs, stair enclosures, bollards, wheel chair ramps, vents, fences, wind or privacy screens, landscape elements (including **green roofs**), terraces, planters, decorative or architectural features, ramps, ramp enclosures, **parking garage** ramps and associated **structures** and associated **structures**, retaining walls, heating, cooling or ventilating equipment, pilasters and sills, and porches, either excavated or unexcavated, by a maximum of 2.0 metres;
- ii. Canopies including related structural columns and elements by a maximum of 4.5 metres;
- iii. Balconies by a maximum of 2.5 metres;
- iv. Architectural or ornamental features/panels, and cladding by a maximum of 0.5 metres; and
- v. Awnings, decks, bicycle parking facilities and landscape features;

- (R) Regulation [\(Q\)](#) above does not apply to projections permitted beyond the maximum **building** heights in accordance with Regulation [\(H\)](#) above;
- (S) Non-structural architectural grid system, architectural or ornamental features or panels, and cladding permitted by [\(Q\)](#) above, including the areas that may be fully or partly enclosed by such features, are not **main walls**;
- (T) Regulation 15.5.50.10(1) does not apply with respect to **landscaping** and **soft landscaping**;
- (U) With respect to Building A and Building B as shown on Diagram 3 of By-law [\[Clerks to insert by-law #\]](#), **dwelling units** provided in Building A and Building B must comply with the following:
- i. A minimum of 20% of the total number of **dwelling units** must contain two bedrooms;
  - ii. A minimum of 10% of the total number of **dwelling units** must contain three or more bedrooms and these **dwelling units** may also be used to determine compliance with i. above; and
  - iii. if the calculation of the required number of **dwelling units** as required by [i.](#) and [ii.](#) above results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (V) Despite Regulations 15.5.80.1(1), 200.5.1(2) and 200.10.1(1) and (2), **parking spaces** for visitors may be provided on a non-exclusive basis and may be located within a **public parking** facility on the **lot**;
- (W) Regulation 15.5.80.30 does not apply with respect to **parking space** separation from an **apartment building**;
- (X) Regulation 15.5.100.1(2) does not apply with respect to **driveway** access to an **apartment building**;
- (Y) Despite Regulation 200.5.1(3), any **drive aisles** on the **lot**, existing as of the date of the passing of By-law #####-2024 [\[Clerks to insert By-law ##\]](#), are deemed to comply with the requirements of By-law 569-2013, as amended;
- (Z) Despite Regulation 200.5.1.10(2)(A)(iv) and 200.10.1(3), with respect to Building A and Building B as shown on Diagram 3 of By-law [\[Clerks to insert by-law #\]](#), a maximum of 10 percent of the total number of **parking spaces** provided in Building A and Building B may have a minimum required **parking space** width of 2.6 metres with or without a fixed object or



obstruction within 0.3 metres of one or both sides of the **parking space**, measured at right angles;

- (AA) Despite Regulation 200.5.1.10(2)(E), equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
- i. being within 0.5 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
  - ii. being at least 5.1 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (BB) Despite Regulation 15.5.100.1(1), any **driveway** on the **lot**, existing as of the date of the passing of By-law #####-2024 [Clerks to insert By-law ##], are deemed to comply;
- (CC) Despite Regulations 200.5.1.10 (2), (3), (12), (13), (14), and 200.5.200.5(2), any **vehicle** access to a **building**, and the dimensions of a **parking space** and an accessible **parking space** on the **lot**, existing as of the date of the passing of By-law #####-2024 [Clerks to insert By-law ##], that has dimensions that are lesser than the minimum required or greater than the maximum dimensions permitted, and which may not be equipped with an **energized outlet**, is deemed to comply with the requirements of By-law 569-2013, as amended;
- (DD) Despite Regulation 200.5.1.10(2)(D), electric **vehicle** infrastructure, including electrical vehicle supply equipment or an **energized outlet**, does not constitute an obstruction to a **parking space**;
- (EE) Despite Regulations 200.5.1.10(1), 200.5.10.1(1), (4) and (5) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- i. With respect to Building A and Building B as shown on Diagram 3 of By-law #####-2024 [Clerks to insert By-law ##]:
    - (i) The Parking Zone A rates apply to Building A and Building B for the purpose of calculating maximum permitted **parking spaces**;
    - (ii) **Parking spaces** in Building A and Building B must be provided at a maximum rate of:



- (A) 0.3 for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres; and
- (B) 0.5 for each one bedroom **dwelling unit**; and
- (C) 0.8 for each two bedroom **dwelling unit**; and
- (D) 1.0 for each three or more bedroom **dwelling unit**;
- (iii) A minimum of 2 **parking spaces** plus 0.01 **parking space** per **dwelling unit** must be provided for residential visitors;
- ii. With respect to the Existing Buildings as shown on Diagram 3 of By-law #####-2024 [Clerks to insert By-law ##]:
  - (i) Up to a maximum of 670 **parking spaces** in the Existing Buildings;
  - (ii) No **parking spaces** are required for visitors in the Existing Buildings;
- iii. No **parking spaces** are required for residential occupants on the **lot**;
- (FF) Regulation 200.5.10.11(1)(C) as it relates to **parking space** requirements for a **lawfully existing building** does not apply;
- (GG) Car share **parking spaces** are permitted;
- (HH) For the purpose of this Exception,
  - i. “Car share” or “car sharing” means the practice where a number of people share the use of one or more motor **vehicles** that are owned by a profit or non-profit “car-sharing” organization and where such organization may require that use of motor **vehicles** be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the “car-sharing” organization, including the payment of a membership fee that may or may not be refundable;
  - ii. “Car share **parking space**” means a **parking space** exclusively reserved and signed for a motor **vehicle** used only for “car-share” purposes;
- (II) Despite any provisions of this exception or By-law 569-2013, 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 569-2013, as amended, and such existing **parking spaces** may be used for the purpose of determining compliance with [\(EE\)](#) above;

- (JJ) Despite Regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- i. Length of 5.6 metres;
  - ii. Width of 3.4 metres;
  - iii. Vertical clearance of 2.1 metres; and
  - iv. A 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (KK) Despite Regulation 200.15.1.(4), accessible **parking spaces** must be located a maximum of 40.0 metres to a barrier free:
- i. Entrance to a **building**; or
  - ii. Passenger elevator that provides access to the first **storey** of the **building**;
- (LL) Despite Regulation 200.15.10.5(3) and Table 200.15.10.5, the rate for calculating effective **parking spaces** is:
- i. 0.3 for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres; and
  - ii. 0.5 for each one bedroom **dwelling unit**; and
  - iii. 0.8 for each two bedroom **dwelling unit**; and
  - iv. 1.0 for each three or more bedroom **dwelling unit**;
- (MM) Despite Article 200.5.10, with respect to the Existing Buildings as shown on Diagram 3 of By-law ~~###-2024~~ **[Clerks to insert By-law ##]**, accessible **parking spaces** are not required for **dwelling units**;
- (NN) Despite Regulation 220.5.10.1(5), no **loading spaces** are required for offices uses on the **lot**;

- (OO) Despite any provision of this Exception or By-law 569-2013, as amended, **drive aisles, driveways** and ramps existing on the **lot** as of the date of the passing of By-law ####-2024 [Clerks to insert By-law ##], may be maintained, and are deemed to comply with the provisions of By-law 569-2013, as amended;
- (PP) Despite Regulation 230.5.1.10(4)(B), a **stacked bicycle parking space** must have the following minimum dimensions:
- i. Minimum length or vertical clearance of 1.8 metres;
  - ii. Minimum width of 0.4 metres; and
  - iii. Minimum horizontal clearance from the wall of 1.0 metres;
- (QQ) Despite Regulation 230.5.1.10(9), with respect to Building A and Building B as shown on Diagram 3 of By-law ####-2024 [Clerks to insert By-law ##], a required “long-term” **bicycle parking space** for a **dwelling unit** may be located:
- i. on the first **storey** of the **building**;
  - ii. on the partial level located between the first **storey** and the second **storey** of the **building**; and
  - iii. on levels of the **building** below-ground;
- (RR) Despite Regulations 230.5.1.10(10) and 230.5.10.1(1) and (5), and Table 230.5.10.1(1), with respect to Building A, Building B, and the Existing Buildings as shown on Diagram 3 of By-law ####-2024 [Clerks to insert By-law ##], **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- i. A minimum of 0.9 “long-term” **bicycle parking spaces** per **dwelling unit** in Building A and Building B; and
  - ii. A minimum of 0.1 “short-term” **bicycle parking spaces** per **dwelling unit** in Building A and Building B;
  - iii. A “short-term” and “long-term” **bicycle parking space** on the **lot** may be located in a stacked **bicycle parking space**; and
  - iv. No **bicycle parking spaces** are required for **dwelling units** or office use in the Existing Buildings;
- (SS) Despite any Regulation of this exception and of By-law 569-2013, as amended, the Existing Buildings may be occupied by residents during

construction of Building A or Building B without the provision of required **parking spaces, loading spaces and bicycle parking spaces;**

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Despite any severance or division of the lands shown on Diagram 1 of By-law ####-2024 [Clerks to insert By-law ##], the provisions of this By-law and By-law 569-2013, as amended, shall continue to apply to the whole of the lands as one **lot** as if no severance or division had occurred.
6. Temporary Use:
  - (A) None of the provisions of this Exception, or By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales, leasing or construction office, which is a temporary **building, structure**, facility, or trailer or portion thereof, on the lands used exclusively for the purpose of marketing or sale of **dwelling units** in Building A and Building B as shown on Diagram 3 of By-law #####-2024 [Clerks to insert By-law ##].

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

OLIVIA CHOW  
Mayor

John D. Elvidge  
City Clerk

(Corporate Seal)

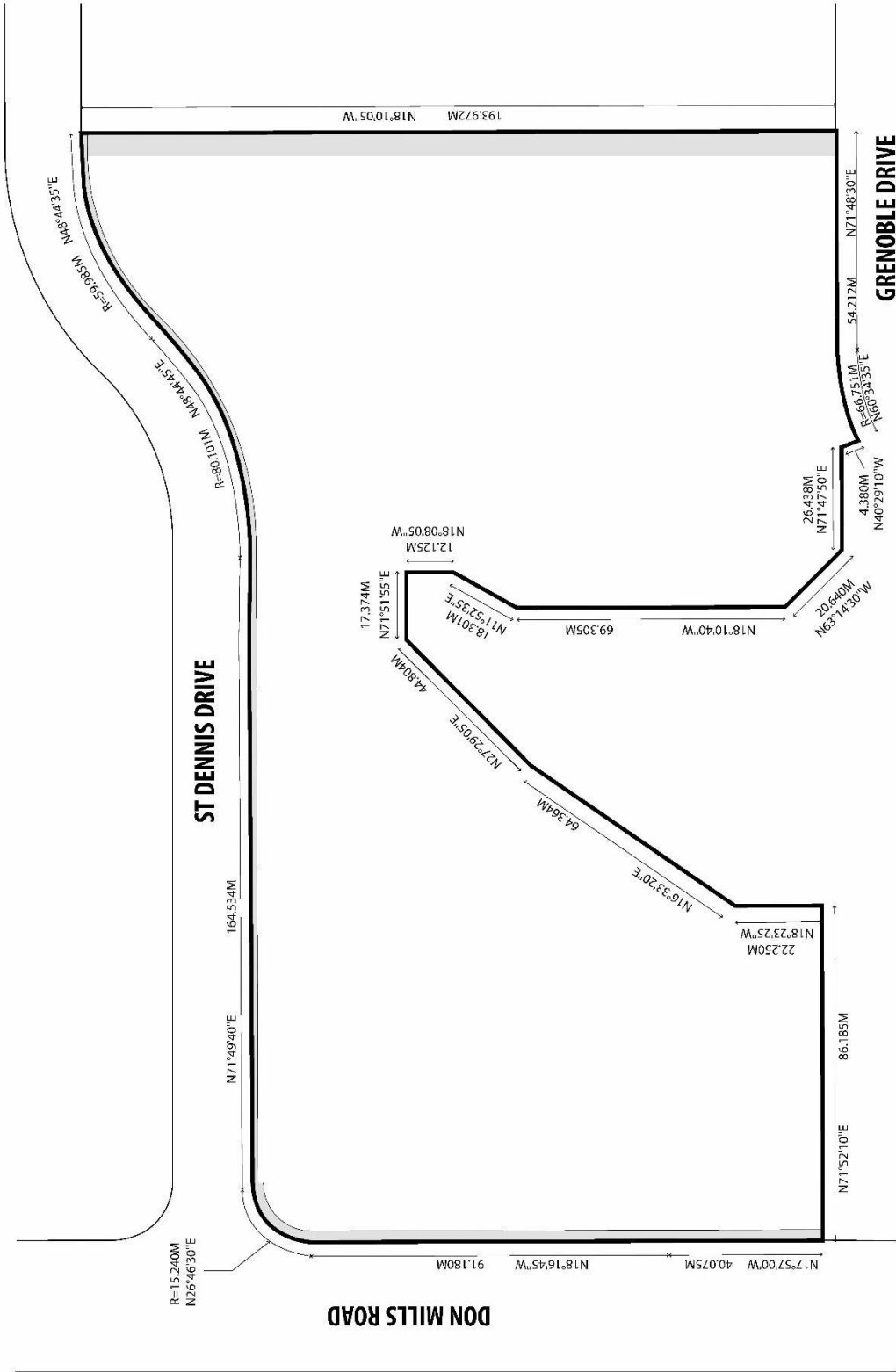


DIAGRAM 1



City of Toronto By-Law XXX-XXXX  
 Not to Scale  
 DRAFT - 2023-12-04



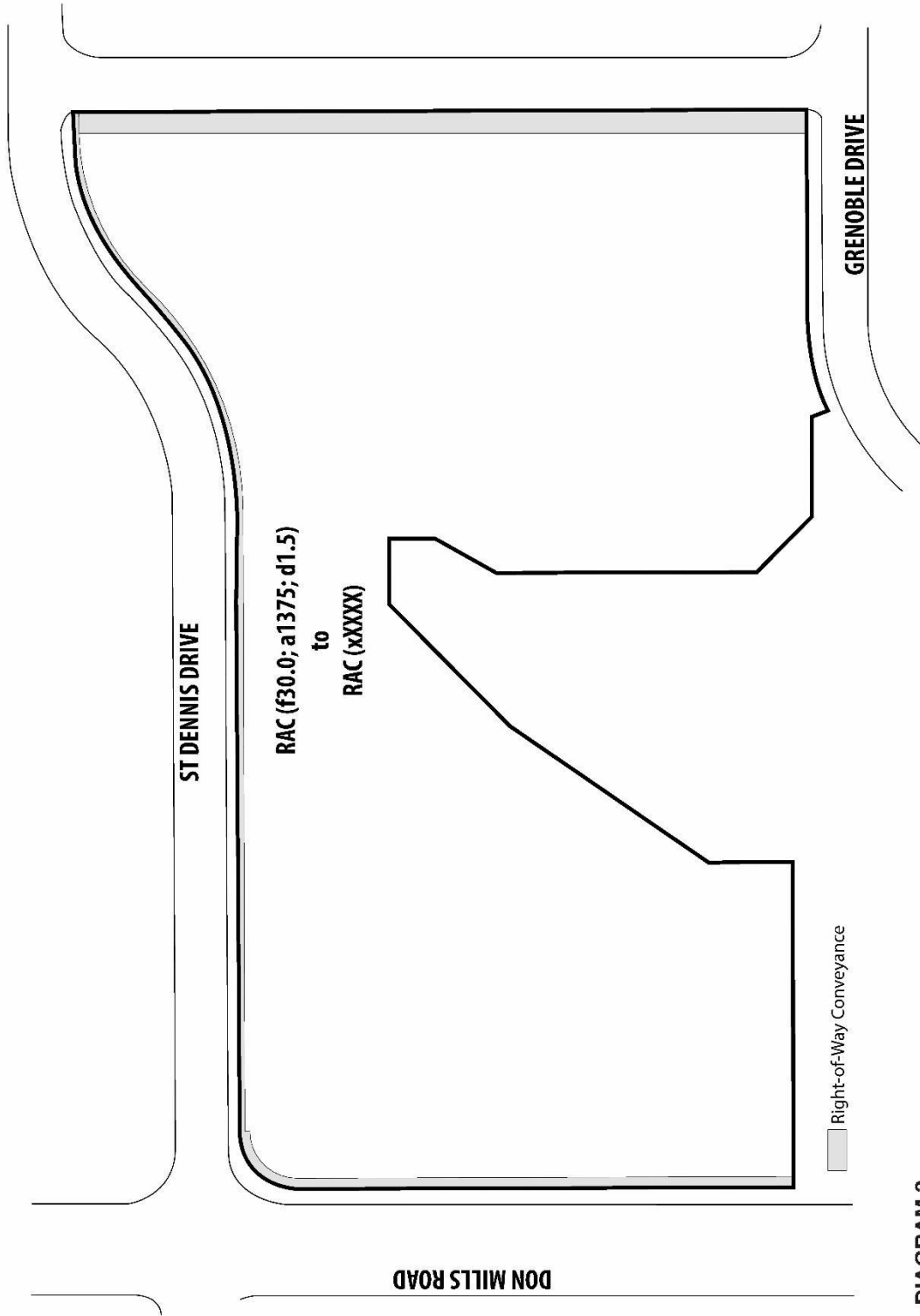


DIAGRAM 2



City of Toronto By-law XXX-XXXX  
Not to Scale  
DRAFT - 2023-12-04

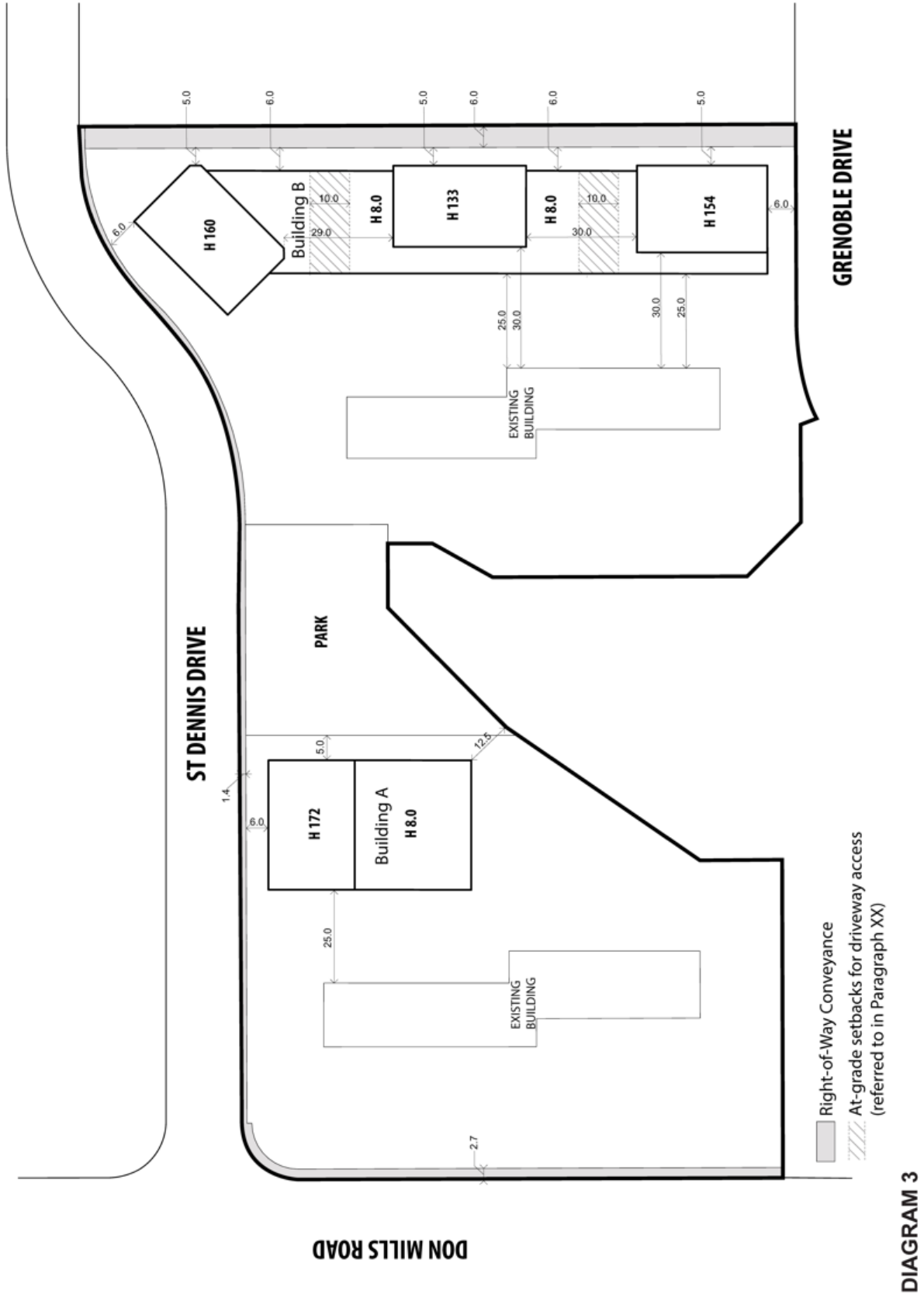


DIAGRAM 3



City of Toronto By-Law XXX-XXXX  
Not to Scale  
DRAFT - 2023-12-04

