

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 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*, as amended;

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

The Council of the City of Toronto enacts:

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, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (SS) below;
- (B) For the purposes of this exception, “**lot**” consists of the lands delineated by heavy lines on Diagram 1 of By-law [Clerks to insert By-law ##];
- (C) For the purposes of this exception, **buildings** and **structures** permitted on the **lot** include the “Existing Buildings”, “Building A” and “Building B” as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (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) Despite Regulation 15.5.50.10(1),
 - i. Area A as identified on Diagram 4 of By-law [Clerks to insert By-law ##] must have:
 - (i) A minimum of 40% of the area of Area A for **landscaping**;
and
 - (ii) A minimum of 30% of the **landscaping** area required in (i) above must be **soft landscaping**;
 - ii. Area B as identified on Diagram 4 of By-law [Clerks to insert By-law ##] must have:
 - (i) A minimum of 40% of the area of Area B for **landscaping**;
and
 - (ii) A minimum of 30% of the **landscaping** area required in (i) above must be **soft landscaping**;
- (G) In addition to the uses permitted in Regulations 15.20.20.10(1), and despite 15.20.20.100(1), office, “geo-energy facility”, **public parking**, and “car share” are permitted on the **lot**;

- (H) 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**;
- (I) 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 ##];
- (J) Despite Regulations 15.5.40.10(2), (3), (4), (5), and (6) and (I) above, the following equipment and **structures** may project beyond the permitted maximum heights shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
- i. equipment used for the functional operation of the **building** including elements on or above any roof used for elevator related structural elements and elevator shafts, elevator machine rooms and associated enclosures, **building** maintenance units, maintenance equipment storage, and window washing equipment by a maximum of 4.0 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. **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, by a maximum of 4.0 metres;
 - iv. elements on or above any roof used for ornamental or architectural features, and parapets, by a maximum of 3.0 metres;
 - v. elements on or above any roof used for lightning rods and antennae;
 - vi. elements and **structures** associated with a **green roof** by a maximum of 1.5 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, outdoor furniture, and bollards by a maximum of 3.0 metres;
 - ix. stair enclosures associated with an entrance or exit from an underground **parking garage**, underground garage ramps, lighting fixtures, fences, railings, balustrades, transformer vaults, gas metre and enclosure, wheelchair ramps, retaining walls, outdoor garbage bin storage enclosures, and public art features, by a maximum of 3.5 metres; and
 - x. canopies and associated structural columns and elements;
- (K) The maximum average **gross floor area** of any **storey** located above 24.0 metres within the “Tower” areas as shown on Diagram 3 of By-law [Clerks to insert By-law ##] are as follows:
- i. Tower 1 = 800 square metres;
 - ii. Tower 2 = 800 square metres;
 - iii. Tower 3 = 775 square metres; and
 - iv. Tower 4 = 800 square metres;
- (L) Despite (J) above and (T) 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;
- (M) 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 height of such **building**, inclusive of all rooftop projections, as it existed on the lot at the time of the passing of By-law [Clerks to insert By-law ##], in addition to permitted projections for the functional operation of a **building** as set out in Regulation 15.5.40.10(3);
- (N) 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 permitted maximum **gross floor area** of the Existing Buildings is the **gross floor area** existing therein at the time of the passing of By-law **[Clerks to insert By-law ##]**, plus an additional total **gross floor area** of 500.0 square metres per **building**; and
 - iv. 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;
- (O) 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; **[NTD to City: The purpose is to exclude such areas that might be located above ground.]**
 - iv. indoor **amenity space** provided; and,
 - 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 A2.7.]**
 - vi. the area used for a **geo-energy** facility;
- (P) Clause 15.20.30.40 with respect to **lot coverage** does not apply;
- (Q) Despite Regulation 15.20.40.50(1),

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- 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 3.5 square metres for each **dwelling unit**, of which:
 - (A) A least 1.5 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 areas 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;
- (R) Despite Clause 15.20.40.70, the required minimum **building setbacks** above ground level are shown in metres on Diagram 3 of By-law [Clerks to insert by-law ##];
 - (S) Despite Clause 15.20.40.80, the required minimum separation distance 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 ##];
 - (T) Despite Regulation 15.5.40.50(2), Clause 15.5.40.60, and (R) and (S) 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. decks, porches, and balconies by a maximum of 2.5 metres;
 - ii. canopies and awnings including related structural columns and elements by a maximum of 8.0 metres;
 - iii. site servicing features and window washing equipment including **building** maintenance unit or crane;
 - iv. trellises and pergolas by a maximum of 2.5 metres;

- v. exterior stairways, stair enclosures, enclosed or unenclosed waste storage, **loading space** enclosures, wheelchair ramps, access ramps and elevating devices, lighting fixtures, guards, retaining walls, guardrails, safety railings, bollards, fences, wind or privacy screens, terraces, planters, ramps to underground parking areas and associated **structures**;
 - vi. heating, cooling or ventilating equipment, by a maximum of 2.5 metres;
 - vii. cladding added to the exterior surface of the main wall of a building, by a maximum of 1.0 metres;
 - viii. architectural or ornamental features/panels, such as a pilaster, decorative column, cornice, sill, belt course, balustrades, chimney breast, eaves, window projection by a maximum of 0.5 metres;
 - ix. antennae, vents, and pipes, by a maximum of 2.0 metres; and
 - x. **bicycle parking** facilities and landscape features (including **green roofs**);
- (U) Non-structural architectural grid system, architectural or ornamental features or panels, and cladding permitted by (T) above, including the areas that may be fully or partly enclosed by such features, are not **main walls**; **[NTD to City: this is to ensure that the area behind the architectural panels between balconies, as shown on the floor plans, will not be included in the calculation of GFA.]**
- (V) 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 15% of the total number of **dwelling units** must contain two or more bedrooms;
 - ii. a minimum of 10% of the total number of **dwelling units** must contain three or more bedrooms;
 - iii. any **dwelling units** with three or more bedrooms provided to satisfy ii. above are not included in the provision required by i. above;
 - iv. 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;

- (W) Despite Regulations 15.5.80.1(1), 200.5.1(2), 200.5.10.1(4), and 200.10.1(1) and (2), **parking spaces** for residents and visitors may be provided on a non-exclusive basis and may be located within a **public parking** facility on the **lot**;
- (X) 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;
- (Y) Despite Regulation 15.5.100.1(2), with respect to Building A and Building B as shown on Diagram 3 of By-law [Clerks to insert by-law #], an unobstructed vehicular access between the **street** and the principal entrance to Building A or Building B so that a **vehicle** can enter and leave the **lot** while driving forward in one continuous movement is not required;
- (Z) 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;
- (AA) Despite Regulations 200.5.1.10 (2), (3), and (14), and (HH) below, and Clause 200.15.1, any **parking space** and accessible **parking space** on the **lot** existing as of the date of the passing of By-law [Clerks to insert By-law ##], and which may not be equipped with an **energized outlet**, is deemed to comply with the requirements of By-law 569-2013, as amended, and may be used to satisfy the requirements of Regulations 200.15.10.10(1) and (FF)i(iii) below;
- (BB) Despite Regulation 200.5.1.10(2)(A)(ii) and (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 #],
- i. a maximum of 10 percent of the total number of **parking spaces** provided 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 side of the **parking space**, measured at right angles; and
 - ii. a maximum of 5 percent of the total number of **parking spaces** provided 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 both sides of the **parking space**, measured at right angles;

- (CC) 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**;
- (DD) 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;
- (EE) 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**;
- (FF) Despite Regulations 200.5.1.10(1), 200.5.10.1(1), 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 ##], **parking spaces** must be provided up to a maximum of 670 **parking spaces**;
 - iii. No **parking spaces** are required for residential occupants on the **lot**;
- (GG) Regulation 200.5.10.11(1)(C) as it relates to **parking space** requirements for a **lawfully existing building** does not apply;
- (HH) 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**;
- (II) Despite Regulation 200.15.1.(4), accessible **parking spaces** must be located a maximum of 100.0 metres to a barrier free: **[NTD to City: Two visitor accessible parking spaces located in Building A are located 100 m from the nearest elevator. The rest of the accessible spaces are closer.]**
- i. Entrance to a **building**; or
 - ii. Passenger elevator that provides access to the first **storey** of the **building**;
- (JJ) 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**;

- (KK) 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**;
- (LL) Despite regulation 220.5.1.10(5), a **loading space** located in Building A and Building B may be shared for the use of the Existing Buildings, as shown on Diagram 3 of By-law ###-2024 [Clerks to insert By-law ##];
- (MM) Despite regulation 220.5.1.10(8), any **loading space** on the **lot**, existing as the date of the passing of By-law [Clerks to insert by-law ##], are deemed to comply;
- (NN) Despite Regulation 230.5.1.10(4)(B), a **stacked bicycle parking space** must have the following minimum dimensions:
- i. Minimum length of 1.8 metres;
 - ii. Minimum width of 0.45 metres; and
 - iii. Minimum horizontal clearance from the wall of 0.1 metres;
- (OO) Despite Regulation 230.5.1.10(9)(B), 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;
- (PP) Despite Regulations 230.5.1.10(10), 230.5.10.1(1) and (5), 230.5.10.11(2) and (4), 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** in the Existing Buildings;
- (QQ) Regulation 230.10.1.20(2), with respect to the location of “short-term” **bicycle parking spaces** relative to a **building** entrance does not apply;
- (RR) 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**; and **[NTD to City: it is proposed that an interim parking plan will address interim parking during construction, as part of the construction management plan, to the satisfaction of the Chief Planner.]**
- (SS) For the purpose of this Exception,
- i. “Building A” and “Building B” means Building A and Building B as shown on Diagram 3 of By-law ###-2024 **[Clerks to insert By-law ##]**, as well as **ancillary** structures and portions below ground; and
 - ii. “Car share” or “car sharing” means the practice where a number of people share the use of one or more motor **vehicles** and such "car-share" motor vehicles are made available to at least the occupants of the **building** for short term rental, including hourly rental;
 - iii. “Car share **parking space**” means a **parking space** exclusively reserved and signed for a motor **vehicle** used only for “car-share” purposes;
 - iv. “Existing Buildings” means the existing **buildings** municipally known in the year 2023 as 7 St. Dennis Drive and 10 Grenoble Drive, as shown on Diagram 3 of By-law ###-2024 **[Clerks to insert By-law ##]**, as well as uses, ancillary **structures**, including portions below ground and an underground parking garage and enclosed garage entry ramp, located on the **lot** in the year 2023, and alterations and additions permitted in accordance with this exception; and
 - v. “Tower” means the portions of a **building** which collectively enclose the entirety of a **storey** higher than 24.0 metres above the Canadian Geodetic Datum elevation of 128.8 metres.

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

5. Despite any severance, partition 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 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 **lot** for a period of not more than three years from the date this By-law comes into full force and effect.

ENACTED AND PASSED on _____, 2024.

Frances Nunziata,
Speaker

John D. Elvidge
City Clerk

(Seal of the City)

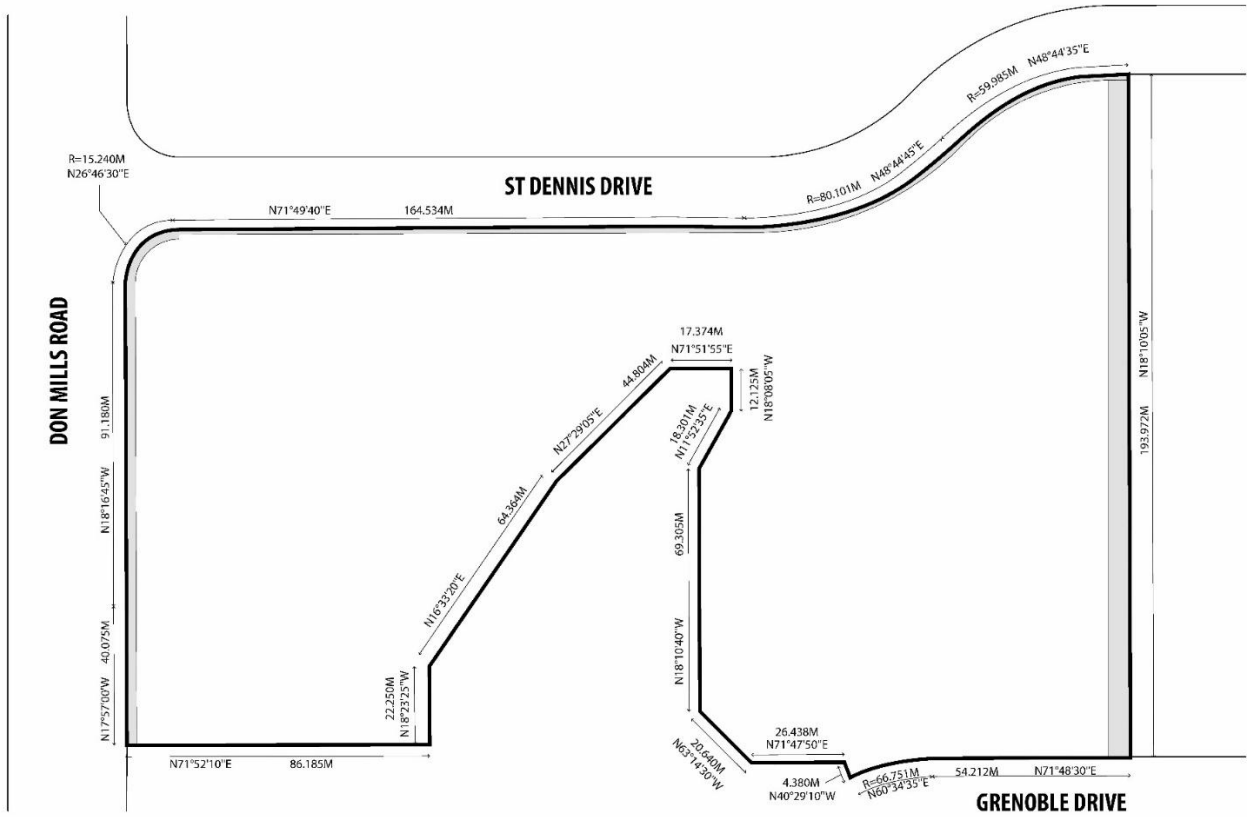


DIAGRAM 1



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

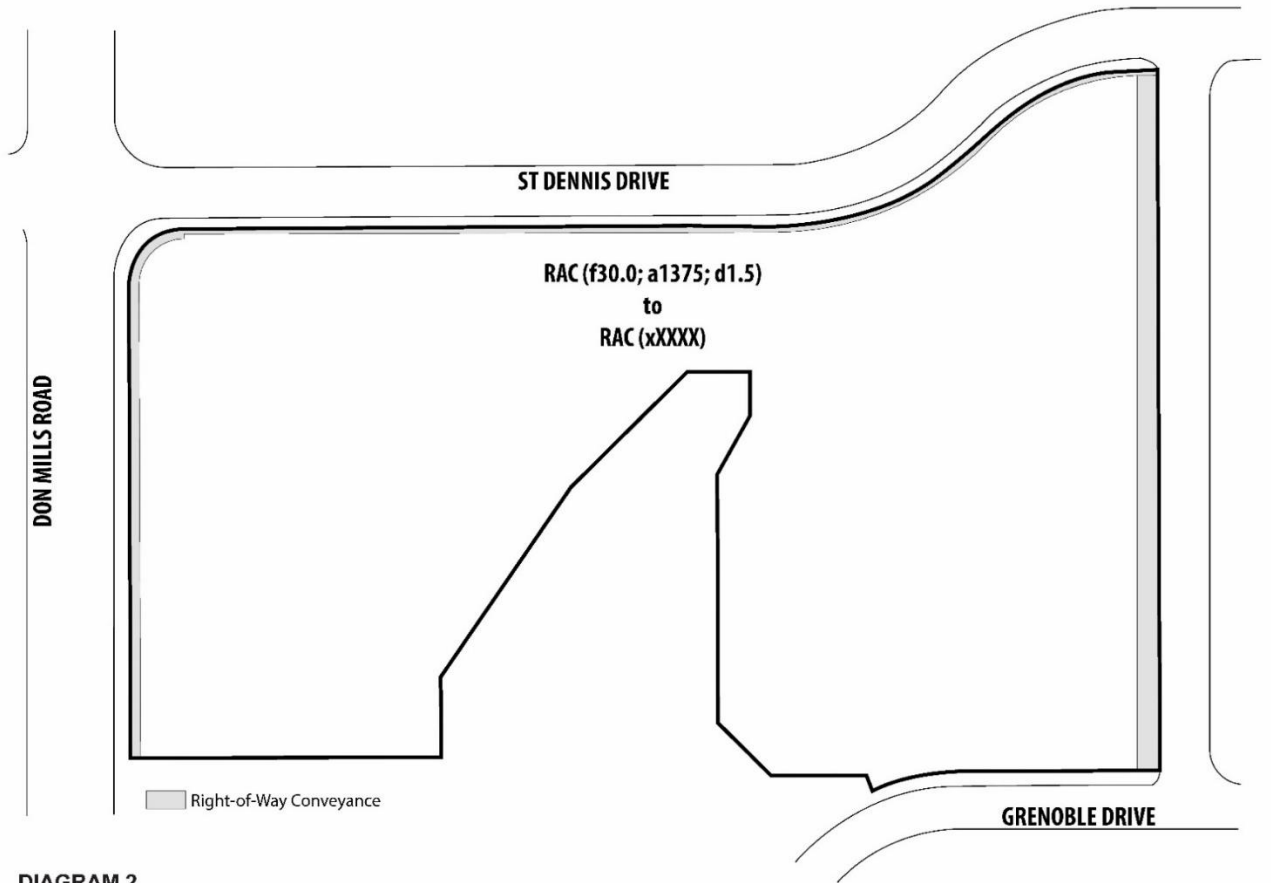


DIAGRAM 2

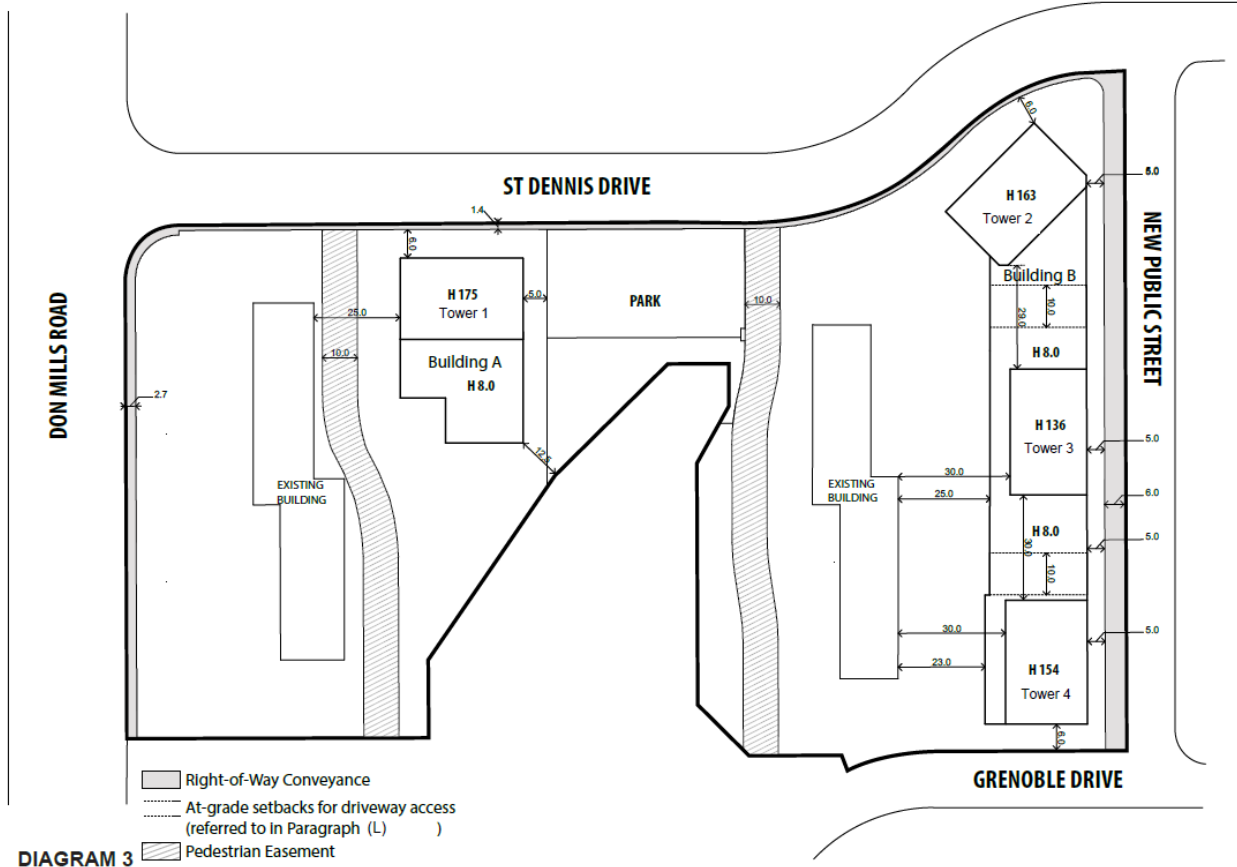


DIAGRAM 3



City of Toronto By-Law XXX-XXXX
Not to Scale
DRAFT - 2024-05-15

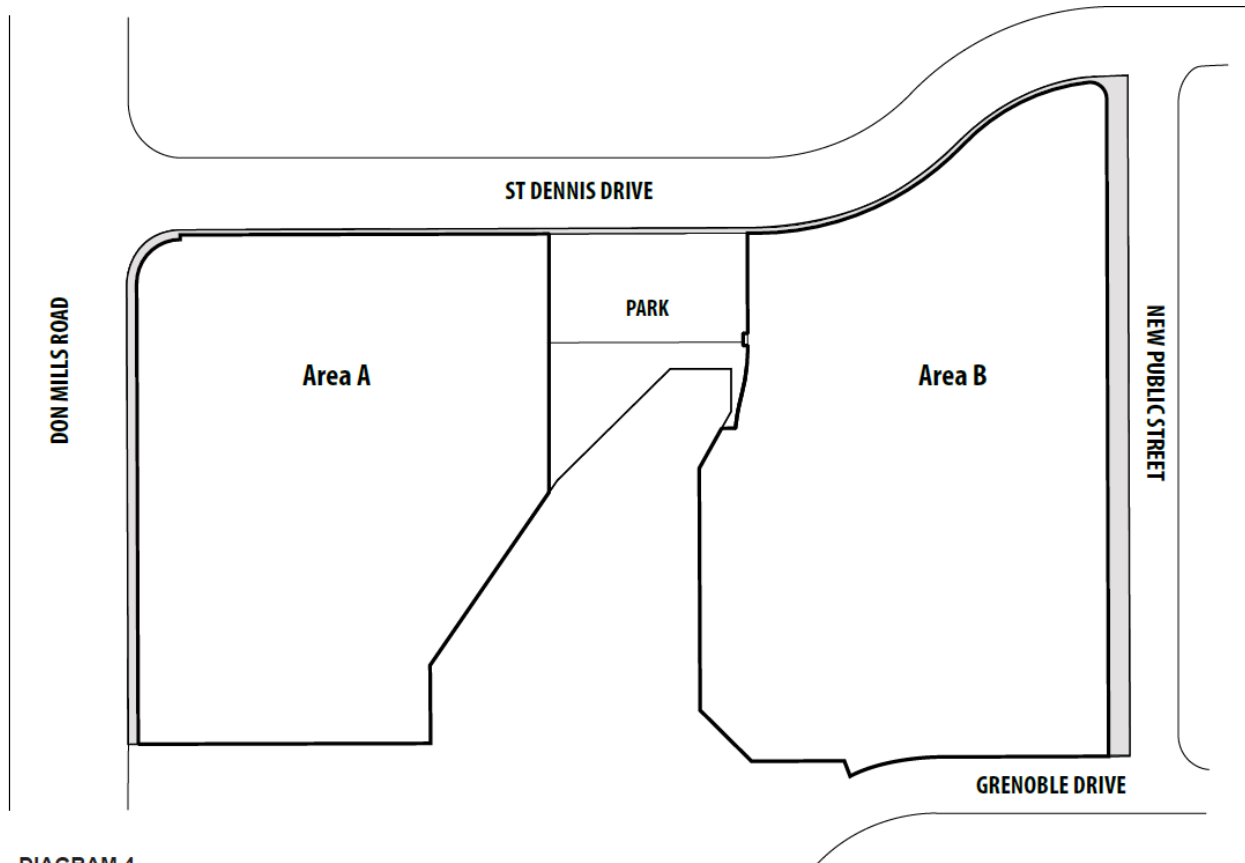


DIAGRAM 4