

Authority: North York Community Council Item NY8.10,
as adopted by City of Toronto Council on November 8, 9
and 10, 2023
City Council voted in favour of this by-law on
November 9, 2023
Written approval of this by-law was given by Mayoral
Decision 23-2023 dated November 9, 2023

CITY OF TORONTO

BY-LAW 1159-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 48 Grenoble Drive.

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

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to 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 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 by heavy black lines from a zone label of RAC (f30.0; a1375; d1.5) to a zone label of RAC(f30; a1375; d1.5) (x203) and OR, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [203] so that it reads:

(203) Exception RAC 203

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 lands municipally known as 48 Grenoble Drive, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (KK) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 128.5 metres and the highest point of the **building** or **structure**;
- (C) Regulation 15.5.40.50(2), as it relates to platforms in relation to **building setbacks**, does not apply;
- (D) In addition to the uses permitted in Regulation 15.20.20.10(1), "geo-energy facility", "car share", **massage therapy**, and **wellness centre** are permitted;
- (E) In addition to the uses permitted with conditions listed in Regulation 15.20.20.20(1), an **outdoor patio** is permitted, provided:
 - (i) the permitted maximum area of an **outdoor patio** is the greater of 50.0 square metres or 50 percent of the **interior floor area** of the **premises** it is combined with; and
 - (ii) the **outdoor patio** is not used to provide entertainment such as performances, music and dancing;
- (F) Despite regulation 15.5.50.10(1), 30 percent of the area of the **lot** must be **landscaping** and a minimum of 30 square metres of **soft landscaping** must be provided and maintained on the **lot**;
- (G) The following clauses or regulations do not apply with respect to the lands that are subject to this exception:
 - (i) Regulations 15.5.50.10 (2), with respect to soft landscaping;
 - (ii) Regulations 15.5.80.30, with respect to separation from any **main wall** of the **building** for a surface **parking space**;
 - (iii) Clause 15.5.100 with respect to access to the **lot**;
 - (iv) Regulation 15.20.30.40, with respect to **lot coverage**;
 - (v) Regulation 15.20.40.50(1)(B), with respect to location of outdoor **amenity space**; and
 - (vi) Regulation 150.100.30.1(1), with respect to fence required for a lot with an **eating establishment**.

- (H) Despite Regulation 15.20.20.40(1), **dwelling units** are permitted in a **building** or **structure** on the **lot**;
- (I) Despite Regulations 15.20.20.100(1)(A) and (B), a service shop may be located in a **mixed-use building** on the **lot**;
- (J) Despite Regulation 15.20.20.100(1)(E), the interior floor area of an individual establishment may not exceed 300 square metres;
- (K) Despite Regulation 15.20.20.100(7), other uses with an **eating establishment** may occupy a percentage greater than 6 percent of the total interior floor area of the **eating establishment** to a maximum of 300 square metres;
- (L) Despite Regulation 15.20.20.100(12)(A), the goods or commodities may not be displayed closer to a **dwelling unit** than 3 metres;
- (M) Despite Regulation 15.20.20.100(12)(B), the outdoor display of goods or commodities in combination with a permitted use inside an **apartment building** or a **mixed use building** may be located abutting that use if the area for the outdoor sale of these goods or commodities does not exceed 30 square metres;
- (N) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law ##] inclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
- (O) For the purpose of this exception, a mezzanine or mechanical penthouse does not constitute a **storey**;
- (P) Despite Regulation 15.5.40.10(6)(C), "Tower" means a **building** or portions of a **building** indicated to be a "Tower" on Diagram 3 of By-law 1159-2023 which enclose the entirety of a **storey** higher than 25 metres above the Canadian Geodetic Datum elevation of 128.5 metres;
- (Q) The maximum Floor Plate Areas within the "Tower" areas as shown on Diagram 3 of By-law 1159-2023 are as follows:
 - (i) Tower A = 795 square metres; and
 - (ii) Tower B = 795 square metres.
- (R) Despite (N) above and Regulations 15.5.40.10(2), (3), (4), (5), and (6) the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law 1159-2023:

- (i) Elements on or above any roof used for elevator related structural elements and elevator shafts, antennae, **building** maintenance units 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, window washing equipment, 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 (N)(i) and (N)(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 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, and public art features, by a maximum of 3.0 metres;
- (x) window washing equipment;
- (xi) building maintenance units by a maximum of 5.0 metres;
- (xii) structures associated with a green roof by a maximum of 3.0 metres;
- (xiii) within the "Tower" areas as shown on Diagram 3 of By-law 1159-2023, **structures** and elements in (i) to (vi) above may cover no more than 30 percent of the area of the roof measured horizontally and may be no closer than 7.0 metres from the exterior face of any **main wall** when abutting the **street** and 5.0 meters from all other **main walls**; and
- (xiv) **structures** and elements in (vii), v(iii), and (ix) above are not permitted within the "Tower" areas as shown on Diagram 3 of By-law 1159-2023.

- (S) Despite Regulation 15.20.40.40(1)(A), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 81,750 square metres, of which:
- (i) the permitted maximum **gross floor area** for non-residential uses is 300 square metres;
- (T) In addition to the uses in Regulation 15.5.40.40(1), the **gross floor area** of an **apartment building** or a **mixed use building** is reduced by the area in the **building** used for a 'geo-energy facility';
- (U) Despite Clause 15.20.40.70 and Clause 15.20.40.80, the required minimum **building setbacks** and separation distance between **main walls** are as shown, in metres, on Diagram 3 of By-law 1159-2023;
- (V) Despite Clause 15.5.40.60 and (U) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) bay windows by a maximum of 0.5 metres;
 - (ii) exterior stairways, cornices, waste storage and **loading space** enclosures, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, stairs, stair enclosures, bollards, wheel chair ramps, vents, fences, wind or privacy screens, landscape elements (including **green roofs**), terraces, decorative or architectural features, ramps, ramp enclosures, **parking garage** ramps and associated **structures**, retaining walls, heating, cooling or ventilating equipment, pilasters and sills, and porches and decks, either excavated or unexcavated, by a maximum of 2.0 metres; and
 - (iii) canopies by a maximum of 3.0 metres;
- (W) Despite (V)(ii) above, no balcony projections shall be located closer than 3.0 metres to an outermost exterior corner intersection of **main walls** of a "Tower" as shown on Diagram 3 to By-law 1159-2023;
- (X) Despite Regulation 15.20.40.50(1), a maximum of 0.5 square metres per **dwelling unit** of the indoor **amenity space** may be located below ground level;
- (Y) Despite Regulation 150.100.20.1(1), areas dedicated to recreational activities and any other entertainment area may occupy a maximum of 47 percent of the total interior floor area of the **eating establishment** to a maximum of 140 square metres;
- (Z) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, for residential uses, **parking spaces** must be provided and maintained in accordance with the following minimum rates:

- (i) 0.0 residential occupant **parking spaces** for each **dwelling unit**;
 - (ii) 2.0 **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit** for residential visitors; and
 - (iii) 0.0 **parking spaces** for non-residential uses.
- (AA) Despite Regulation 200.5.1.10(2)(A)(iv), no more than 10 percent of required **parking spaces** may be obstructed on one side as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (BB) Despite Regulation 200.5.1.10(2)(A), (B), (C) and 200.5.1.10(6), a maximum of 10 percent of the total number of **parking spaces** may have the following minimum dimensions:
 - (i) width of 2.4 metres;
 - (ii) length of 5.0 metres; and
 - (iii) vertical clearance of 2.0 metres;
- (CC) Despite Regulation 200.5.1.10(2)(D), Electric Vehicle Infrastructure, including electrical **vehicle** supply and charging equipment, does not constitute an obstruction to a **parking space**;
- (DD) Despite Regulation 200.5.1.10(2)(E), the equipment for the charging of electric **vehicles** is permitted in one or more **parking spaces**;
- (EE) Despite Regulation 200.5.1.10(12)(C), vehicle access to an **apartment building** with non-residential uses must be at least 1.0 metre from the **lot line** abutting the street;
- (FF) Despite Clause 220.5.10.1, **loading spaces** must be provided on the **lot** in accordance with the following minimum requirements:
 - (i) 1 Type "C" **loading space**; and
 - (ii) 1 Type "G" **loading space**;
- (GG) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**, in any combination of vertical, horizontal or stacked positions;
- (HH) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
 - (i) length of 1.8 metres;

- (ii) width of 0.2 metres; and
 - (iii) vertical clearance from the ground of 1.9 metres;
- (II) Despite regulation 230.5.1.10(4)(B), a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device must have a minimum length or vertical clearance of 1.9 metres, minimum width of 0.4 metres, and minimum horizontal clearance from the wall of 1.2 metres;
- (JJ) The provision of **dwelling units** is subject to the following, not including rental replacement **dwelling units** provided in accordance with Section 111 of the City of Toronto Act, 2006, and Chapter 667 of the Municipal Code:
 - (i) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms; and
 - (ii) in addition to (HH)(i) above, a minimum of 20 percent of the total number of **dwelling units** must contain two or more bedrooms.
 - (iii) if the calculation of the number of required **dwelling units** in accordance with (HH)(i) and (ii) above, results in a number with a fraction, the number may be rounded down to the nearest whole number.
- (KK) For the purpose of this exception:
 - (i) a "geo-energy facility" means **premises** used to generate **geo-energy** for the exclusive use of the **building**; and
 - (ii) "Floor Plate Area" means the total built area measured from the exterior of the **main walls** on each **store** excluding balconies and any other permitted projections.
- 5. Despite any future severance, partition or division of the lands as shown on Diagram 1, the provisions of By-law 1159-2023 will apply as if no severance, partition or division occurred.
- 6. None of the provisions of Zoning By-law 569-2013, as amended, and By-law 1159-2023 apply to prevent the erection and use of temporary sales office on the **lot** used exclusively for the initial sale or initial leasing of **dwelling units** on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

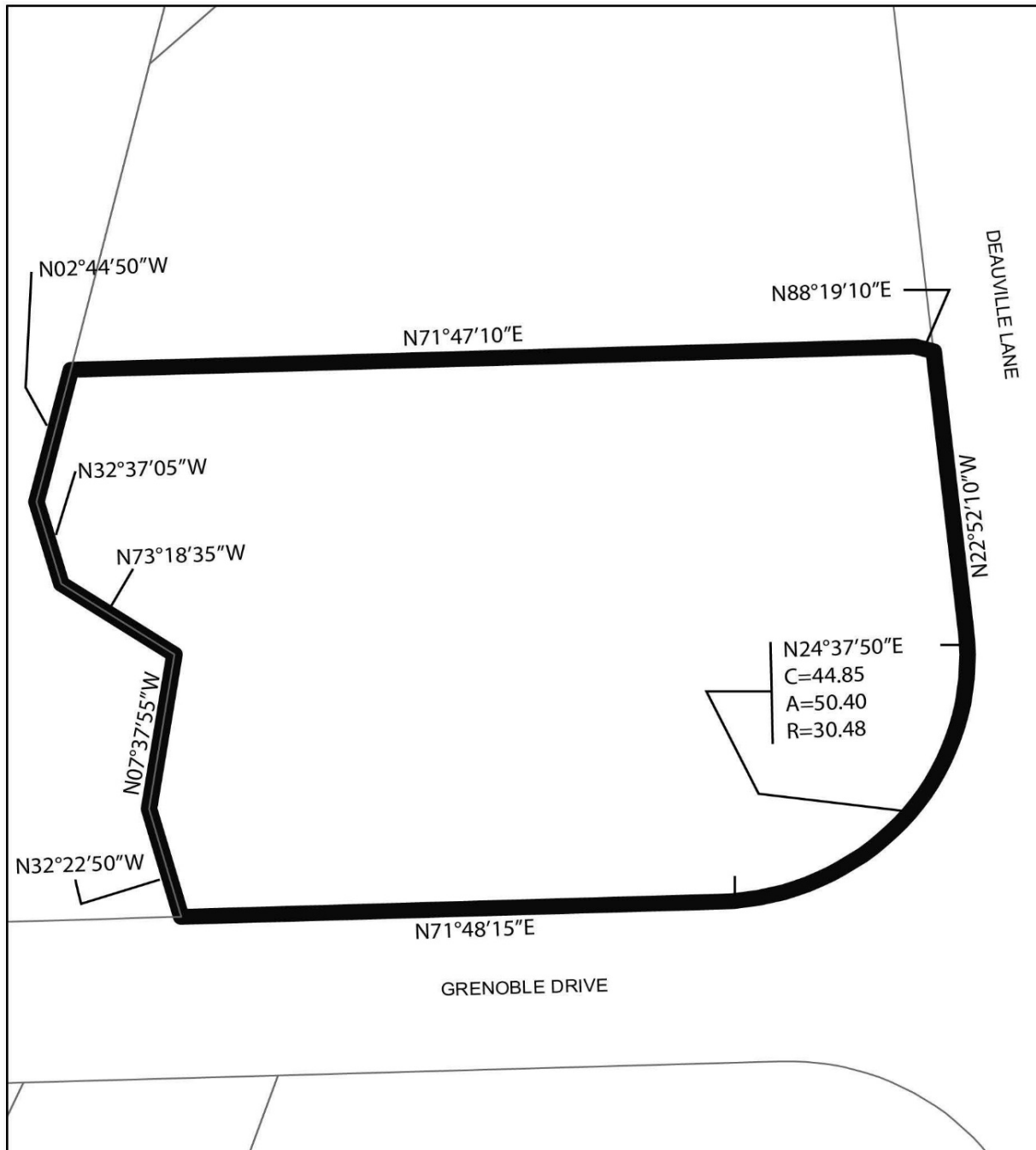
Enacted and passed on November 9, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

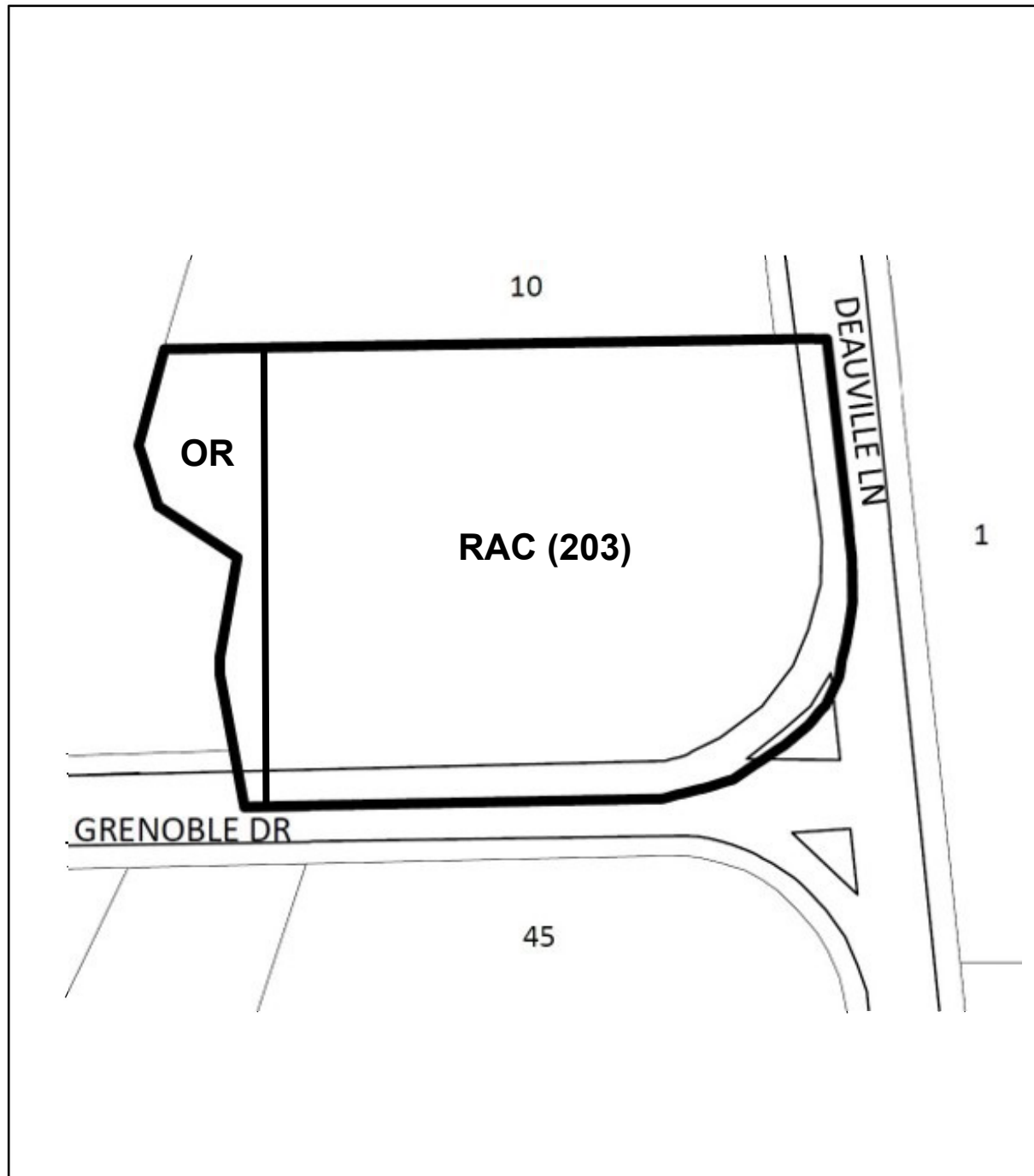


Toronto
Diagram 1

48 Grenoble Drive

File # 22 127125 NNY 16 0Z

Diagram 2

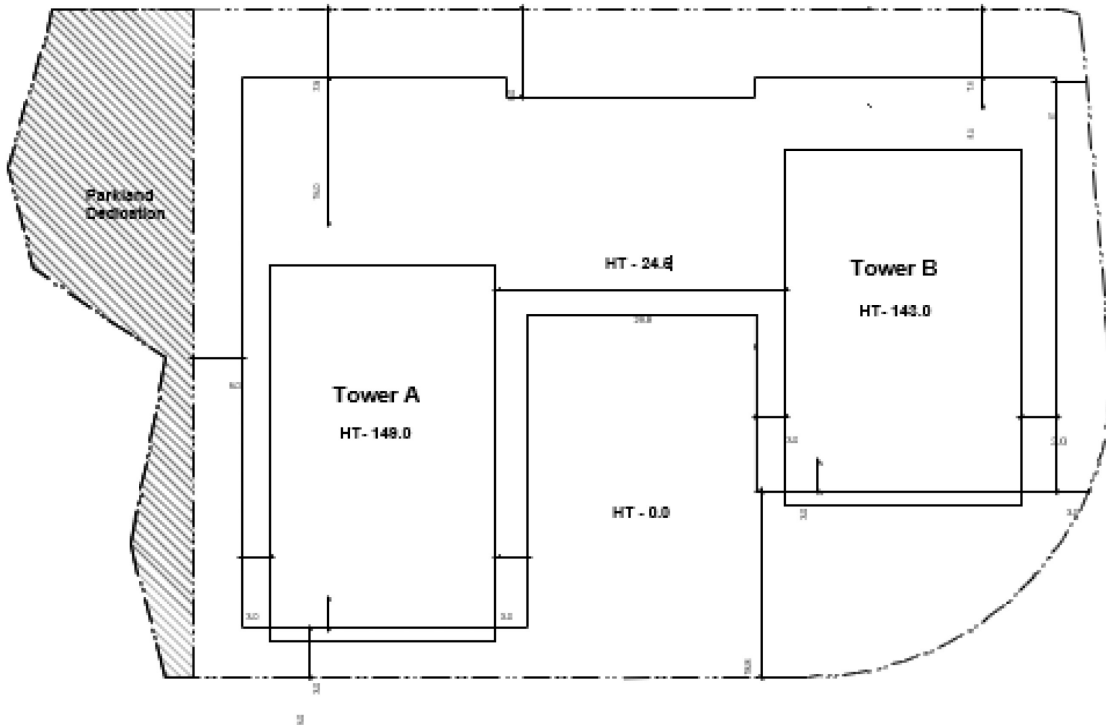


 **TORONTO**
Diagram 2

48 Grenoble Drive

File # 22 127125 NNY 16 0Z

Diagram 3



Toronto
Diagram 3

48 Grenoble Drive

File # 22 127125 NNY 16 0Z

