

Authority: North York Community Council Item NY17.11,  
as adopted by City of Toronto Council on October 9 and  
10, 2024  
City Council voted in favour of this by-law on February 5,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 2-2025 dated February 5, 2025

## **CITY OF TORONTO**

### **BY-LAW 49-2025**

**To amend Toronto Zoning By-law 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; and

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 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 214) and OR and as shown on Diagram 2 of this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 214 so that it reads:

#### **(214) Exception RAC 214**

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 49-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to 4(NN) below;
- (B) For the purposes of this exception, "lot" consists of the lands delineated by heavy lines on Diagram 1 of By-law 49-2025;
- (C) For the purpose 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 49-2025;
- (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) with respect to **landscaping** requirements for an **apartment building**:
- (i) "Area A" as identified on Diagram 4 of By-law 49-2025 must have:
- (a) a minimum of 40 percent of the area of "Area A" for **landscaping**;  
and
- (b) a minimum of 30 percent of the **landscaping** area required in (a) above must be **soft landscaping**;
- (ii) "Area B" as identified on Diagram 4 of By-law 49-2025 must have:
- (a) a minimum of 40 percent of the area of "Area B" for **landscaping**;  
and
- (b) a minimum of 30 percent of the **landscaping** area required in (a) 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 uses **lawfully existing** as of the date of the passing of By-law 49-2025, "alternative low-carbon energy system", and **public parking**, are permitted on the "lot";
- (H) Despite regulation 15.20.40.10(1), the permitted maximum heights of Building A and Building B are the numerical value in metres following the HT symbol on Diagram 3 attached to By-law 49-2025;

- (I) Despite regulations 15.5.40.10(2) to (6) and (H) above, the following equipment and **structures** may project beyond the permitted maximum heights for Building A and Building B, as shown on Diagram 3 of By-law 49-2025:
- (i) building maintenance unit for the purpose of facilitating window washing equipment, by a maximum of 3.5 metres;
  - (ii) elements on or above any roof used for chimneys, pipes, flues, stacks, vents, enclosed stairwells, 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 3.5 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; and
  - (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, outdoor garbage bin storage enclosures, and public art features, by a maximum of 3.5 metres;
- (J) The permitted maximum floor area for each floor containing residential uses within the portion of a **building** identified as a "Tower", as shown on Diagram 3 of By-law 49-2025, is the sum of the total area of each floor level of a **building**, measured from the exterior of the **main wall** of each floor level excluding balconies, is 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;
- (K) With respect to the Existing Buildings as shown on Diagram 3 of By-law 49-2025, 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 49-2025;
- (L) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of the Existing Buildings, Building A and Building B as shown on Diagram 3 of By-law 49-2025 is as follows:
  - (i) 40,500 square metres for Building A;
  - (ii) 101,000 square metres for Building B; and
  - (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 49-2025, plus any alterations and internal modifications thereto, up to an additional total **gross floor area** of 500.0 square metres per **building**;
- (M) In addition to the elements which reduce **gross floor area** listed in Regulation 15.5.40.40(1), the following areas used for the purposes specified below also reduce the **gross floor area** of a **building**:
  - (i) **bicycle parking spaces** at or above ground level;
  - (ii) storage rooms, electrical, utility, mechanical and ventilation rooms in the **basement** and above ground level;
  - (iii) indoor **amenity space** provided;
  - (iv) the area used for Alternative low-carbon energy system;
  - (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
  - (vi) areas that may be fully or partly enclosed by non-structural architectural grid system, architectural or ornamental features or panels, and cladding that are attached to and project from the **main wall** of a **building** permitted by (Q) below;
- (N) Clause 15.20.30.40 with respect to permitted maximum **lot coverage** does not apply;
- (O) Despite regulation 15.20.40.50(1), **amenity space** is required to be provided for **dwelling units** in Building A and Building B as shown on Diagram 3 of By-law 49-2025 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**; and
  - (iii) with respect to the Existing Buildings as shown on Diagram 3 of By-law 49-2025, **amenity space** existing as of the date of the passing of By-law 49-2025, are deemed to comply;
- (O) Despite clause 15.20.40.70, the required minimum **building setbacks** above ground level are shown in metres on Diagram 3 of By-law 49-2025;
- (P) 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 49-2025;
- (Q) Despite regulation 15.5.40.50(2), Clause 15.5.40.60, and (O) 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) 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 7.0 metres;
  - (iii) site servicing features and window washing equipment including **building** maintenance unit or crane by a maximum of 2.5 metres;
  - (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, 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;
- (R) **Dwelling units** provided in Building A and Building B as shown on Diagram 3 of By-law 49-2025 must comply with the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two or more bedrooms;
  - (ii) a minimum of 10 percent 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; and
  - (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 may be rounded down to the nearest whole number;
- (S) Despite regulation 200.5.1(3), any **drive aisles** on the "lot", existing as of the date of the passing of By-law 49-2025, are deemed to comply;
- (T) Despite regulations 200.5.1.10 (2) and (3), and (Y) below, and Article 200.15.1, any **parking space** and accessible **parking space** on the "lot" existing as of the date of the passing of By-law 49-2025 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 (W)(ii) below;
- (U) Despite regulations 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 49-2025, **parking spaces** may be provided in accordance with the following:
- (i) a maximum of 10 percent of the total number of **parking spaces** provided may have a minimum required width of 2.6 metres with or without a fixed object or obstruction within 0.3 metres of one or both side of the **parking space**, measured at right angles;
- (V) 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;
- (W) Despite regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** on the "lot" 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 49-2025:
    - (a) The requirements of Parking Zone A rates apply to Building A and Building B for the purpose of calculating maximum permitted **parking spaces**;
    - (b) **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;
      - (B) 0.5 for each one bedroom **dwelling unit**;
      - (C) 0.8 for each two bedroom **dwelling unit**; and
      - (D) 1.0 for each three or more bedroom **dwelling unit**; and
  - (ii) with respect to the Existing Buildings as shown on Diagram 3 of By-law 49-2025, **parking spaces** for residential occupants must be provided on the "lot" at a minimum rate of 0.6 per **dwelling unit**; and
  - (iii) a minimum of 2 **parking spaces** plus 0.01 **parking space** per **dwelling unit** must be provided on the "lot" for residential visitors;
- (X) Regulation 200.5.10.11(1)(C) regarding **parking space** requirements for a **lawfully existing building** does not apply;
- (Y) 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**;
- (Z) Despite regulation 200.15.1(4), a maximum of two visitor accessible **parking spaces** may be located no further than 100.0 metres to a barrier-free:
  - (i) entrance to a **building**; or
  - (ii) passenger elevator that provides access to the first **storey** of the **building**;
- (AA) Despite the Parking Zone Overlay Map, the Parking Zone A rates apply to Building A and Building B for the purpose of calculating the effective **parking spaces**;
- (BB) Despite article 200.15.10, with respect to the Existing Buildings as shown on Diagram 3 of By-law 49-2025, accessible **parking spaces** are not required for **dwelling units**;
- (CC) Despite regulations 220.5.1.10(5) and 220.5.10.1(1), 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 49-2025;
- (DD) Despite regulation 220.5.1.10(8), any **loading space** on the **lot**, existing as the date of the passing of By-law 49-2025, are deemed to comply;
- (EE) 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 0.3 metres; and
  - (iii) minimum vertical clearance of 1.2 metres;
- (FF) Despite regulation 230.5.1.10(9)(B), with respect to Building A and Building B as shown on Diagram 3 of By-law 49-2025, a required "long-term" and "short 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;



- (GG) 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), **bicycle parking spaces** must be provided and maintained on the **lot** for Building A, Building B, and the Existing Buildings as shown on Diagram 3 of By-law 49-2025 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 "long-term" and "short 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;
- (MM) 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;
- (NN) For the purpose of this exception:
- (i) "Alternative low-carbon energy system" means devices and supporting equipment and systems that uses sources of energy or energy conversion processes to produce power, heat and/or cooling for a **building** or complex of related **buildings** that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. "Alternative low-carbon energy system" includes, but is not limited to, systems that use **renewable energy** produced or converted on the **premises**;
  - (ii) "Building A" means the entirety of the **structure** labelled on Diagram 3 of By-law 49-2025 as Building A, including "Tower" 1, as well as **ancillary structures** and portions below ground;
  - (iii) "Building B" means the entirety of the **structure** labelled on Diagram 3 of By-law 49-2025 as Building B, including "Towers" 2, 3, and 4, as well as **ancillary structures** and portions below ground;
  - (iv) "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;
  - (v) "Car share parking space" means a **parking space** exclusively reserved and signed for a motor **vehicle** used only for "car-share" purposes;

- (vi) "Existing Buildings" means the existing **buildings** and **ancillary structures** municipally known in the year 2023 as 7 St. Dennis Drive and 10 Grenoble Drive, as shown on Diagram 3 of By-law 49-2025, including uses, portions of the **buildings** below ground and an underground **parking garage** and enclosed garage entry ramp, located on the **lot** in the year 2023; and
- (vii) "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 49-2025, 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.

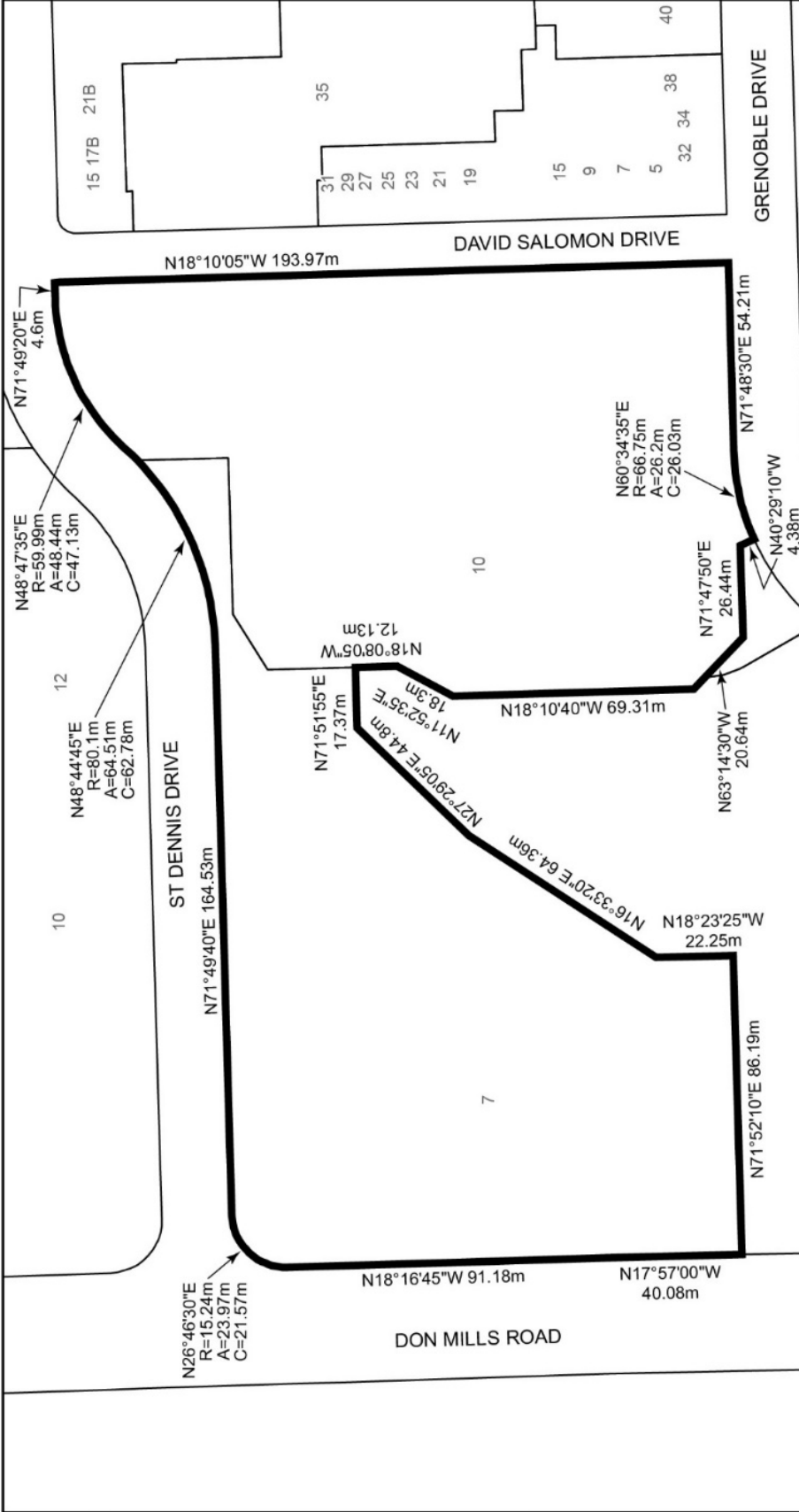
Enacted and passed on February 5, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



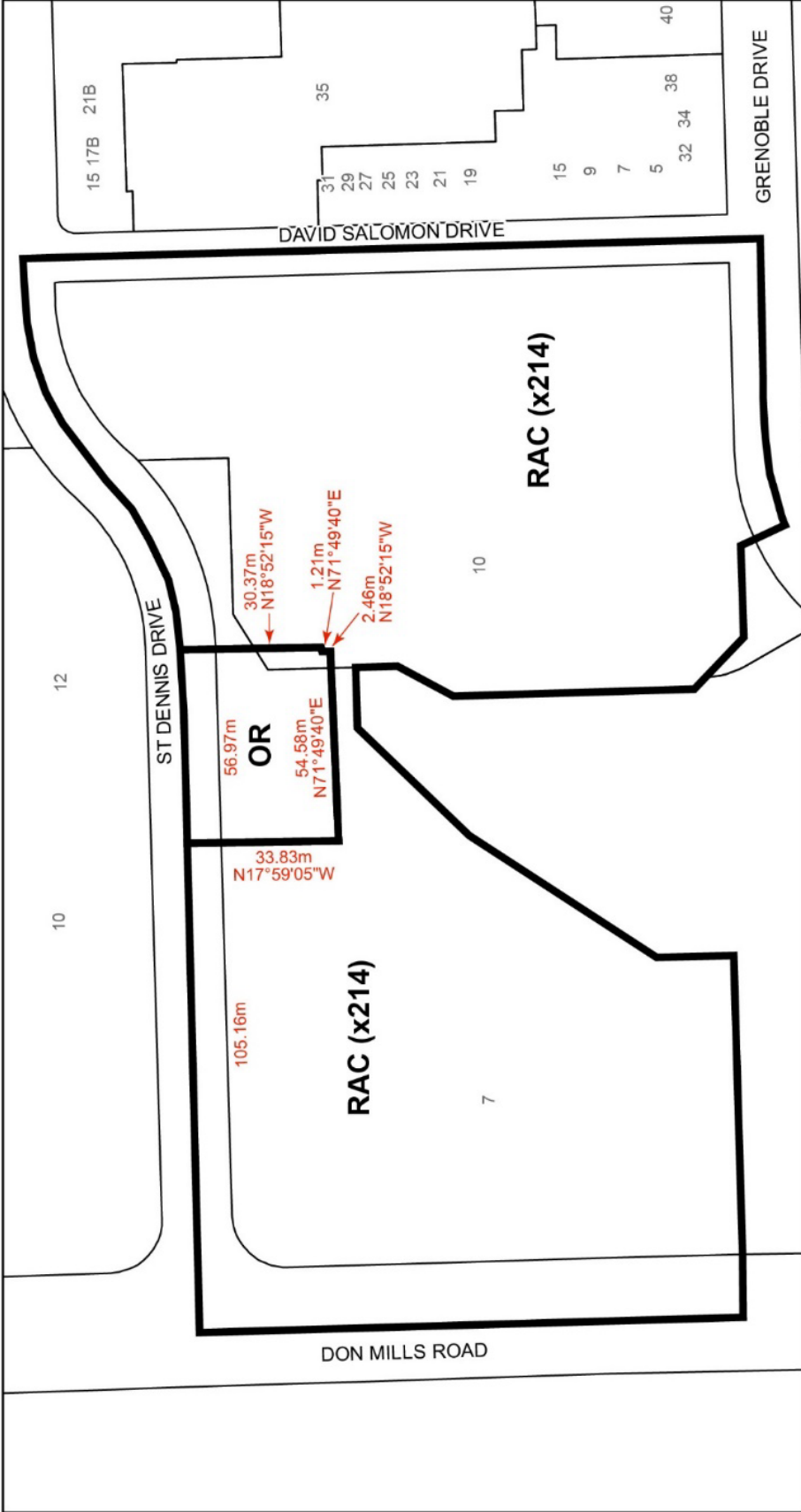
7 St. Dennis Drive & 10 Grenoble Drive

File # 22 187482 NNY 16 0Z



City of Toronto By-law 569-2013  
Not to Scale  
09/18/2024

Diagram 2



7 St. Dennis Drive & 10 Grenoble Drive

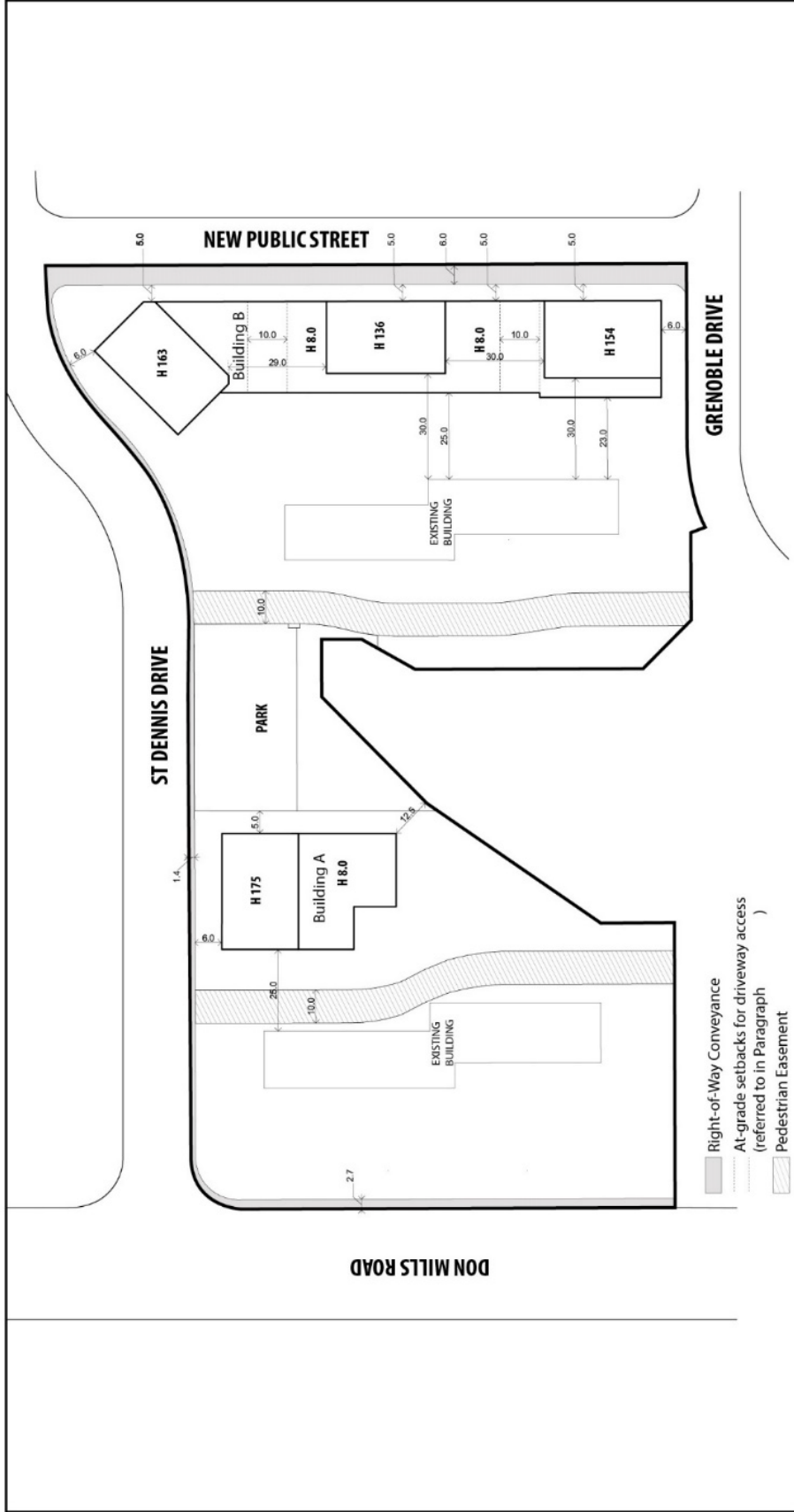


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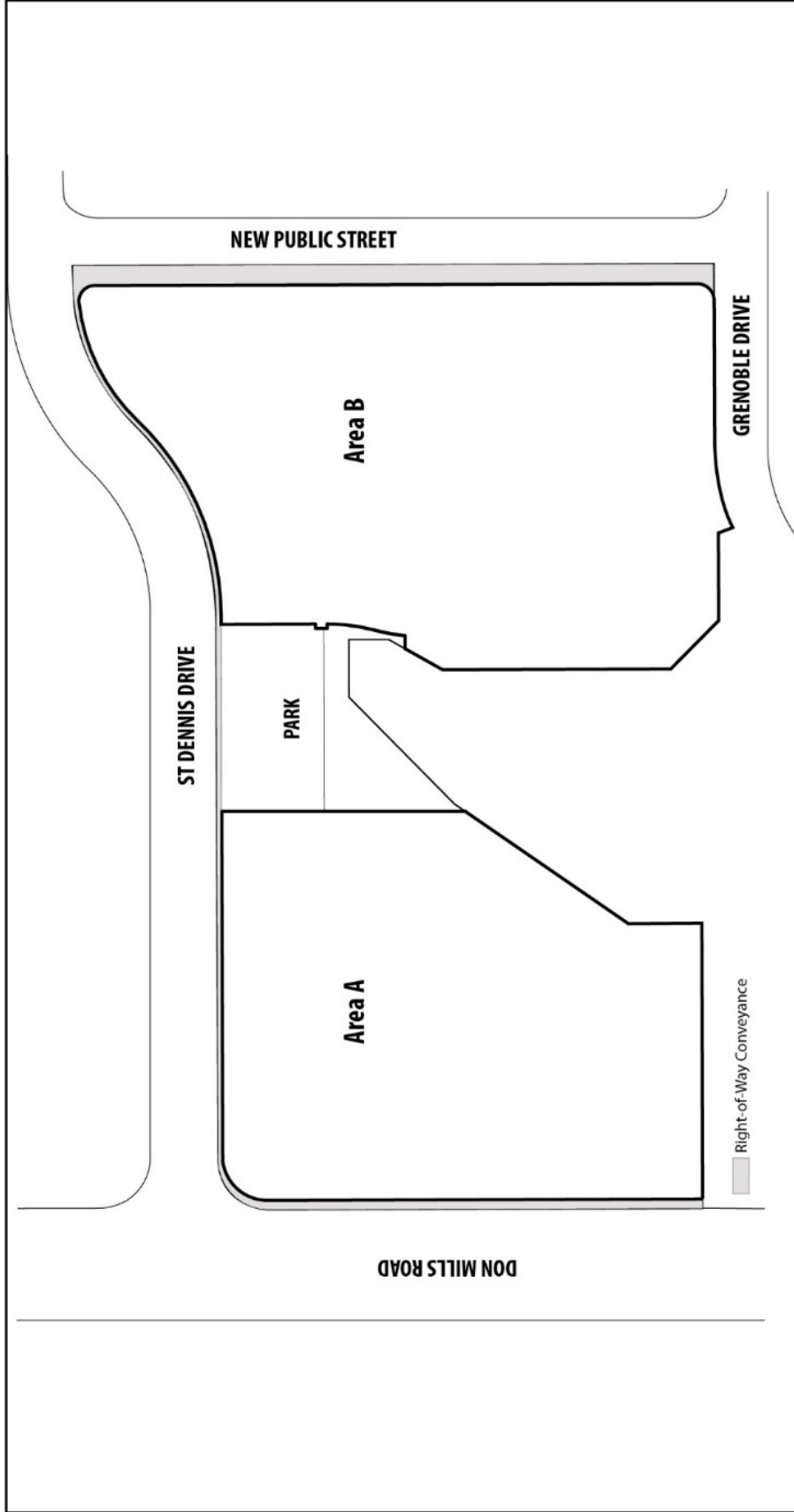
Diagram 3



7 St. Dennis Drive & 10 Grenoble Drive

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Diagram 4



**TORONTO**  
7 St. Dennis Drive & 10 Grenoble Drive

Diagram 4

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