

Authority: North York Community Council Item NY31.4,  
as adopted by City of Toronto Council on April 22 and 23,  
2026  
City Council voted in favour of this by-law on April 23,  
2026  
Written approval of this by-law was given by Mayoral  
Decision 9-2026 dated April 23, 2026

## CITY OF TORONTO

### BY-LAW 368-2026

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 45 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 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 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, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RAC (x228) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 228 so that it reads:

**(228) Exception RAC 228**

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 45 Grenoble Drive, if the requirements of By-law 368-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below;
- (B) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 127.29 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 368-2026;
- (D) Despite (C) above, the permitted maximum height of "Building A" is the height of the **building** existing as of April 23, 2026;
- (E) For the purpose of this exception, a mezzanine or mechanical penthouse does not constitute a **storey**;
- (F) Despite regulations 15.5.40.10(2) to (6) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 368-2026:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 7.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 10.0 metres;
  - (iii) an ornamental or architectural feature, including a fin, may extend beyond the permitted maximum projections in (ii) above, by a maximum of 10.0 metres;

- (iv) **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (v) window washing equipment, by a maximum of 3.0 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vii) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
  - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Equipment and **structures** existing on "Building A" as of April 23, 2026, that project beyond the permitted maximum height of "Building A" in (D) above may be maintained and are deemed to comply with (F) above;
- (H) Despite regulation 15.20.30.40(1)(A), no **lot coverage** applies;
- (I) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 51,500 square metres, of which:
- (i) the permitted maximum **gross floor area** of "Building A" is 22,500 square metres; and
  - (ii) the permitted maximum **gross floor area** of "Building B" is 29,000 square metres;
- (J) Despite regulations 15.20.40.70(1) to (4), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 368-2026;
- (K) Despite regulations 15.20.40.80(1) to (4), the required separation of **main walls** is as shown in metres on Diagram 3 of By-law 368-2026;
- (L) Despite regulations 15.5.40.60(1) to (3) and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, balconies and terraces, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 4.0 metres;
  - (iii) exterior stairs, stair enclosures, access ramps and elevating devices, by a maximum of 2.0 metres;

- (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
  - (v) waste storage and **loading space** enclosures, lighting fixtures, trellises, window washing equipment, guardrails, balustrades, safety railings, bollards, vents, fences, wind or privacy screens, **landscaping** elements (including **green roofs**) and retaining walls, by a maximum of 2.0 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
  - (vii) eaves, by a maximum of 2.0 metres; and
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 3.0 metres;
- (M) Elements existing on "Building A" as of April 23, 2026 that encroach into the required minimum **building setbacks** and **main wall** separation distances in (J) and (K) above may be maintained and are deemed to comply with (L) above;
- (N) Despite regulation 15.5.50.10(1) and (2), minimum **landscaping** requirements and the requirement for a minimum 1.5 metre wide strip of land for soft landscaping do not apply;
- (O) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of **parking spaces** provided may be obstructed, 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**;
- (P) Despite Regulation 200.15.1(1), accessible **parking spaces** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (Q) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (R) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;

- (S) Despite regulations 220.5.10.1(1), (2), (9) and (11), **loading spaces** must be provided for shared use by "Building A" and "Building B" as follows:
- (i) The Type "G" **loading space** existing in Building "A" as of April 23, 2026; and
  - (ii) One Type "C" **loading space**;
- (T) Despite regulation 230.5.1.10(9), both a "short-term" and "long-term" **bicycle parking space** may be located on all levels of a **building** and **parking garage**, including above and below-ground;
- (U) Despite regulation 230.5.1.10(10), both a "short-term" and "long-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (V) Despite any provision of this exception, all **parking spaces, drive aisles, driveways, bicycle parking spaces** and ramps existing as of April 23, 2026 may be maintained and are deemed to comply with By-law 569-2013, as amended;
- (W) The provision of **dwelling units** for "Building B" is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
- (X) For the purpose of this exception:
- (i) "Building A" means the existing **building** municipally known as 45 Grenoble Drive, as shown on Diagram 3 of By-law 368-2026, as well as uses and **ancillary structures**, including an underground **parking garage** and enclosed garage entry ramp, located on the lands as of April 23, 2026; and
  - (ii) "Building B" means an addition to "Building A", as shown on Diagram 3 to By-law 368-2026, including portions below ground.

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

8. Nothing in this By-law shall apply to prevent the phased construction of the development provided that the minimum requirements of this By-law are complied with upon full development.
9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

- 10.** None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales or leasing office on the lands to which this By-law applies, to be used exclusively for the initial sale and/or leasing of dwelling units on the lands, 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.

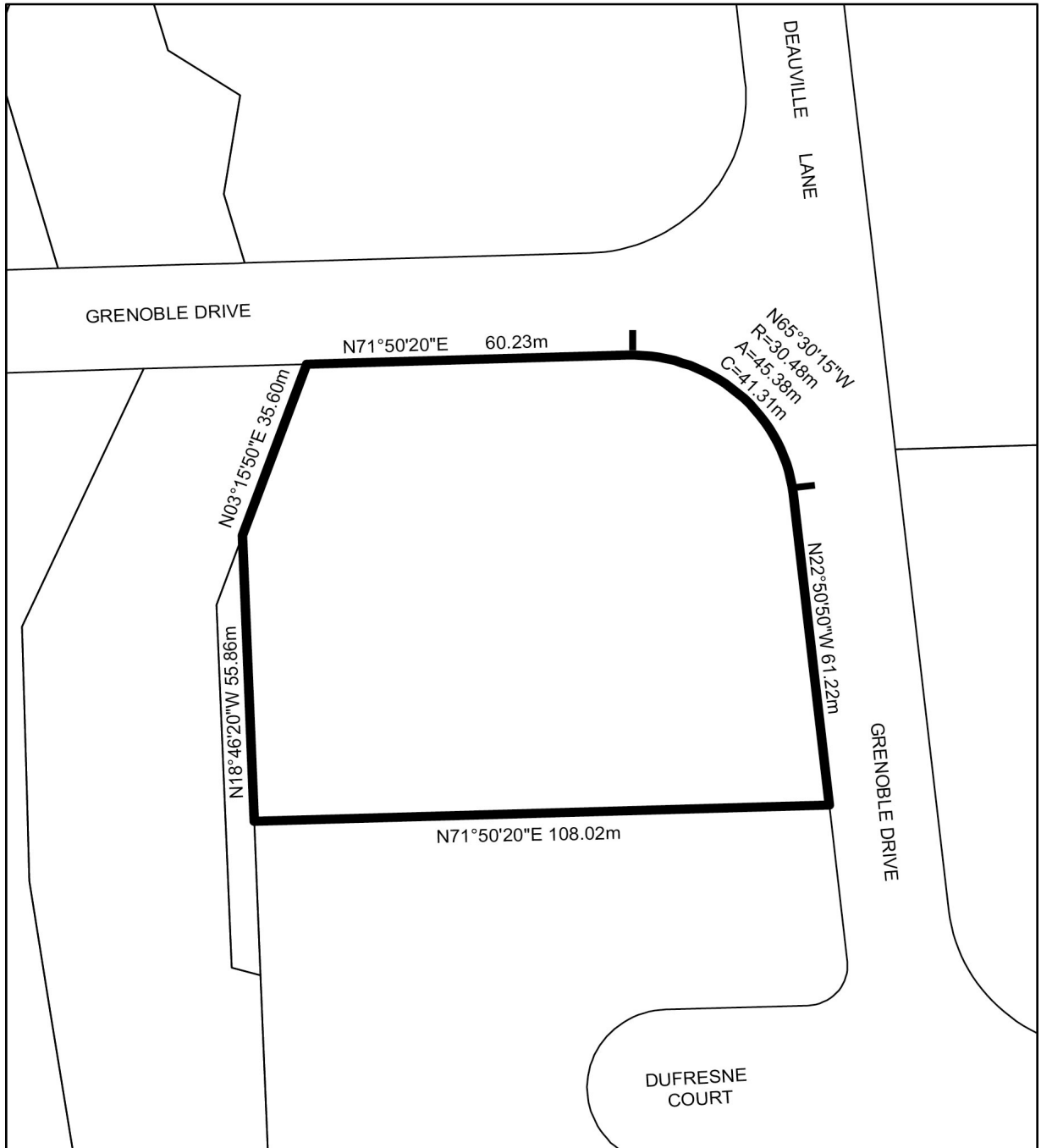
Enacted and passed on April 23, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**Diagram 2**

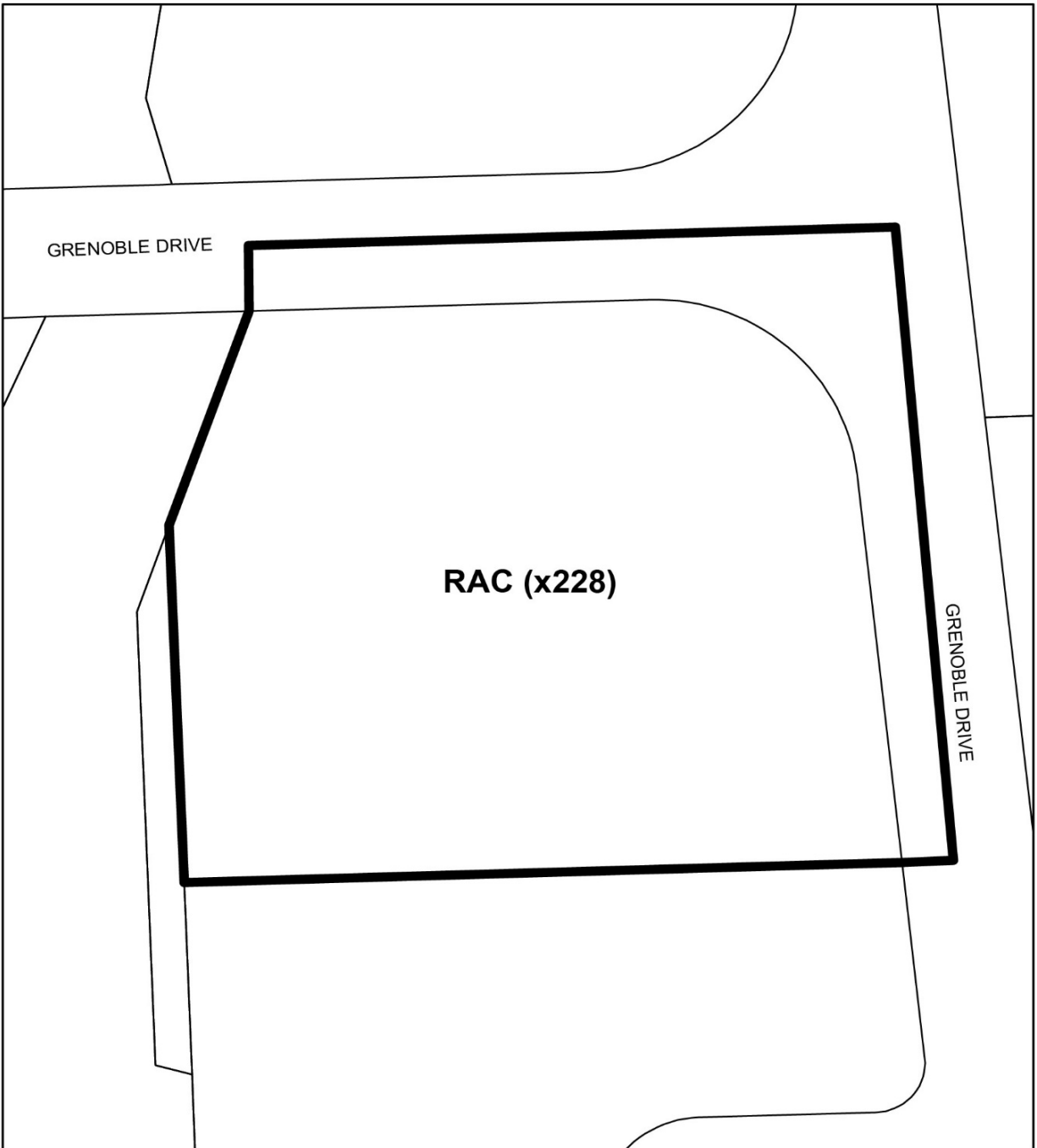


Diagram 3

