

## **48 Grenoble Drive –Zoning By-law Amendment Application – Preliminary Report**

Date: May 24, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 16 - Don Valley East

**Planning Application Number:** 22 127125 NNY 16 OZ

**Related Applications:** 22 127161 NNY 16 RH and 22 127124 NNY 16 SA

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 48 Grenoble Drive to permit 43 and 41 storey towers (144 metres and 137 metres) connected by a 6 storey podium with on-site public parkland dedication and a privately-owned publicly-accessible space. The proposed development contains 993 residential units with a total gross floor area of 67,941 m<sup>2</sup> resulting in a density (FSI) of 10.1 times the area of the lot.

The applications have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 48 Grenoble Drive together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## THE SITE

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**Description:** The subject site is irregular in shape, has an area of 6,749 square metres, an 87 metre frontage on Grenoble Drive and 58 metre frontage on Deauville Lane.

**Existing Use:** 9-storey residential rental apartment building that includes 109 rental dwelling units.

**Official Plan Designation:** *Apartment Neighbourhoods*.

See Attachment 2 of this report for the Official Plan Land Use Map. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

**Zoning:** RM6 (Multiple-Family Dwellings Sixth Density Zone) in former City of North York Zoning By-law No. 7625, as amended. The RM6 zone permits an apartment house dwelling. The zone also permits other uses including a nursing home and one-family detached dwelling. See Attachment 3 of this report for the existing Zoning Map for By-law No. 7625.

The site is also zoned RAC(f30.0; a1375; d1.5) in the City of Toronto Zoning By-law No. 569-2013, as amended. The RAC(f30.0; a1375; d1.5) zone permits a dwelling unit within an apartment building. The zone also permits a wide range of uses including day nursery, pet services, and retail store. See Attachment 4 for the City of Toronto Zoning Map for By-law No. 569-2013.

The City's Zoning By-law No. 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## THE APPLICATION

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**Complete Application Submission Date:** This application has been deemed complete as of March 21, 2022.

**Description:** This application proposes to amend the Zoning by-law for the property at 48 Grenoble Drive to permit 43 and 41 storey towers (144 metres and 137 metres) connected by a 6 storey podium with 676 square metre on-site public parkland dedication and a 490 square metre privately-owned publicly-accessible space (POPS).

The proposed development contains 993 residential units with a total gross floor area of 67,941 m<sup>2</sup>.

**Density:** 10.1 times the area of the lot.

**Dwelling Units:** The proposed 993 dwelling units, includes 616 one-bedroom (62%), 284 two-bedroom (29%), and 93 three-bedroom (9%) units.

**Access, Parking and Loading:** Direct access to the site is proposed from a driveway off Deauville Lane at the northeast end of the site with a right-in and right-out movement.

Parking is proposed to be provided in three levels of underground parking and accessed by a ramp from the east/west private driveway. A total of 522 vehicle parking spaces will be provided to accommodate the proposed development. Of the 522 parking spaces provided, 471 of the spaces will be dedicated for residents, with the remaining 51 spaces being reserved for visitors. The proposal also includes 894 long-term and 200 short-term bicycle parking spaces, and 2 loading spaces.

#### **Additional Information**

See Attachments 1, 5a and 5b of this report for a Location Map, three-dimensional representation of the project in context, a site plan of the proposal (see Attachment 6), and the Application Data Sheet (see Attachment 7), respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

#### **Reason for the Application**

The application proposes to amend Zoning By-laws 7625 and 569-2013 to permit the proposed building height, density, and other zoning provisions such as: setbacks, indoor and outdoor amenity space, and parking rates.

#### **Site Plan Control**

A Site Plan Control application file number 22 127124 NNY 16 SA has been submitted and will be processed concurrently with the Zoning By-law Amendment application.

#### **Rental Housing Demolition**

A Rental Housing Demolition application to allow 109 rental units to be demolished (22 127161 NNY 16 RH) has been submitted and will be processed concurrently with the Zoning By-law Amendment application.

## COMMENTS

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### ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified:

- The appropriateness of developing a site with an existing residential apartment building to permit 43 and 41 storey towers (144 metres and 137 metres) connected by a 6 storey podium in an area designated *Apartment Neighbourhoods*;
- Whether the proposed development complies with the *Apartment Neighbourhoods* policies in Section 4.2 of the Official Plan;
- The appropriateness of a proposed development with a density of 10.1 times the lot area at this location;
- The overall fit of the proposed buildings with respect to the existing and planned context including the relationship to street proportion, to the adjacent properties and maintaining the landscape character of the area;
- Consistency with the Tall Building and other applicable design guidelines;
- The shadow and wind impacts on adjacent properties, the proposed private outdoor amenity space, and the public realm including parks;
- The proposed podium and streetwall heights, and step-backs of the upper floors, and setbacks from the property lines;
- The appropriate size, location, and configuration of the proposed public park and the privately-owned publically accessible open space;
- The provision of indoor and outdoor amenity space;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines;

- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of street trees, and the adequate provision of street furniture and bicycle parking;
- The quality of site landscaping including the preservation of the existing trees and provision of required soil volume for growing of large shade trees;
- The appropriate provision of vehicular parking, provision of a Transportation Demand Management ("**TDM**") Plan with appropriate measures to reduce single occupancy automobile vehicle trips generated by the proposed development, support for the proposed parking reduction, and address any site related vehicular traffic issues;
- Ensuring safe and comfortable pedestrian movement in relation to adjacent streets and the intersection;
- Infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The proposed strategies and design features to contribute to creation of a low-carbon community, climate adaptation and urban resilience;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard. Please note that Toronto Green Standard version 4 is now in effect.

### **Other Matters**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **NEXT STEPS**

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City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a North York Community Council meeting, when a Final Report is prepared.

## **CONTACT**

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Tel. No. (416) 392-0776  
E-mail: derrick.wong@toronto.ca

## **SIGNATURE**

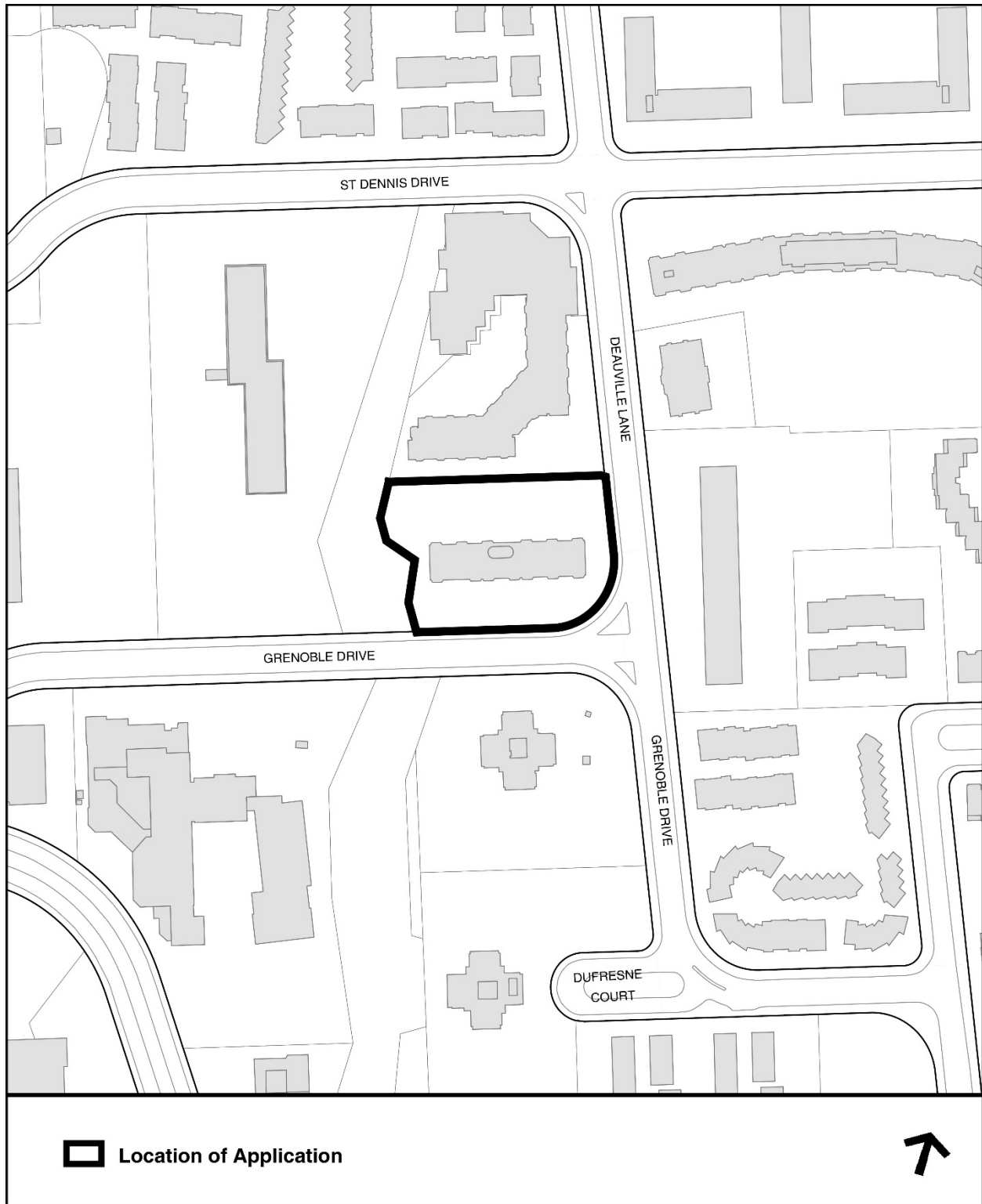
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David Sit, MCIP, RPP  
Director Community Planning  
North York District

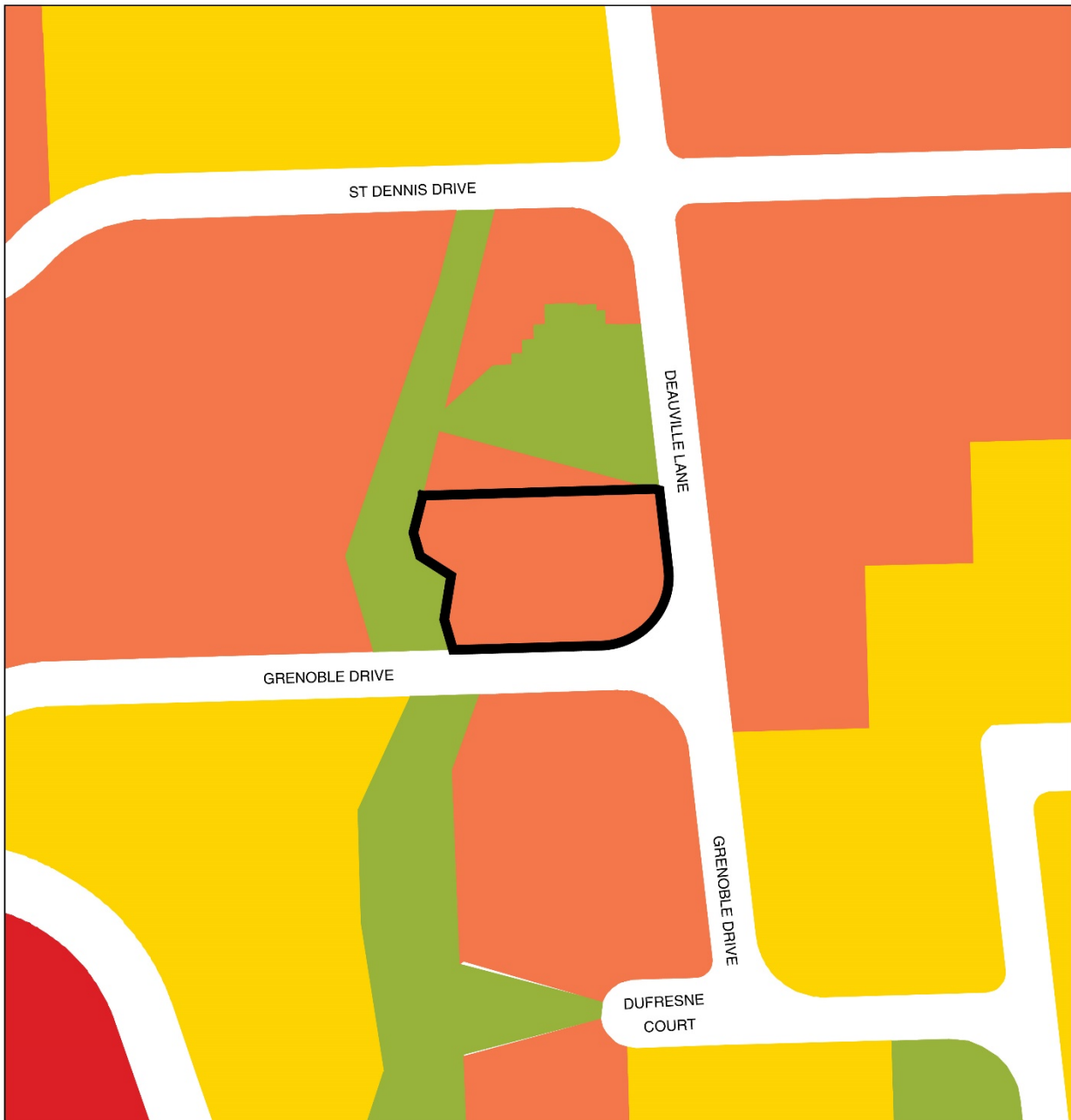
## **ATTACHMENTS**

City of Toronto Drawings  
Attachment 1: Location Map  
Attachment 2: Official Plan Map  
Attachment 3: Zoning By-law 7625  
Attachment 4: Zoning By-law 569-2013  
Attachment 5a: 3D Model of Proposal in Context  
Attachment 5b: 3D Model of Proposal in Context  
Attachment 6: Site Plan  
Attachment 7: Application Data Sheet

## Attachment 1: Location Map



## Attachment 2: Official Plan Map



### Official Plan Land Use Map #20

48 Grenoble Drive  
File # 22 127125 NNY 16 02



Not to Scale  
Extracted: 03/28/2022

# Attachment 3: Zoning By-law 7625



## Zoning By-law 7625

48 Grenoble Drive

File # 22 127125 NNY 16 02



Location of Application

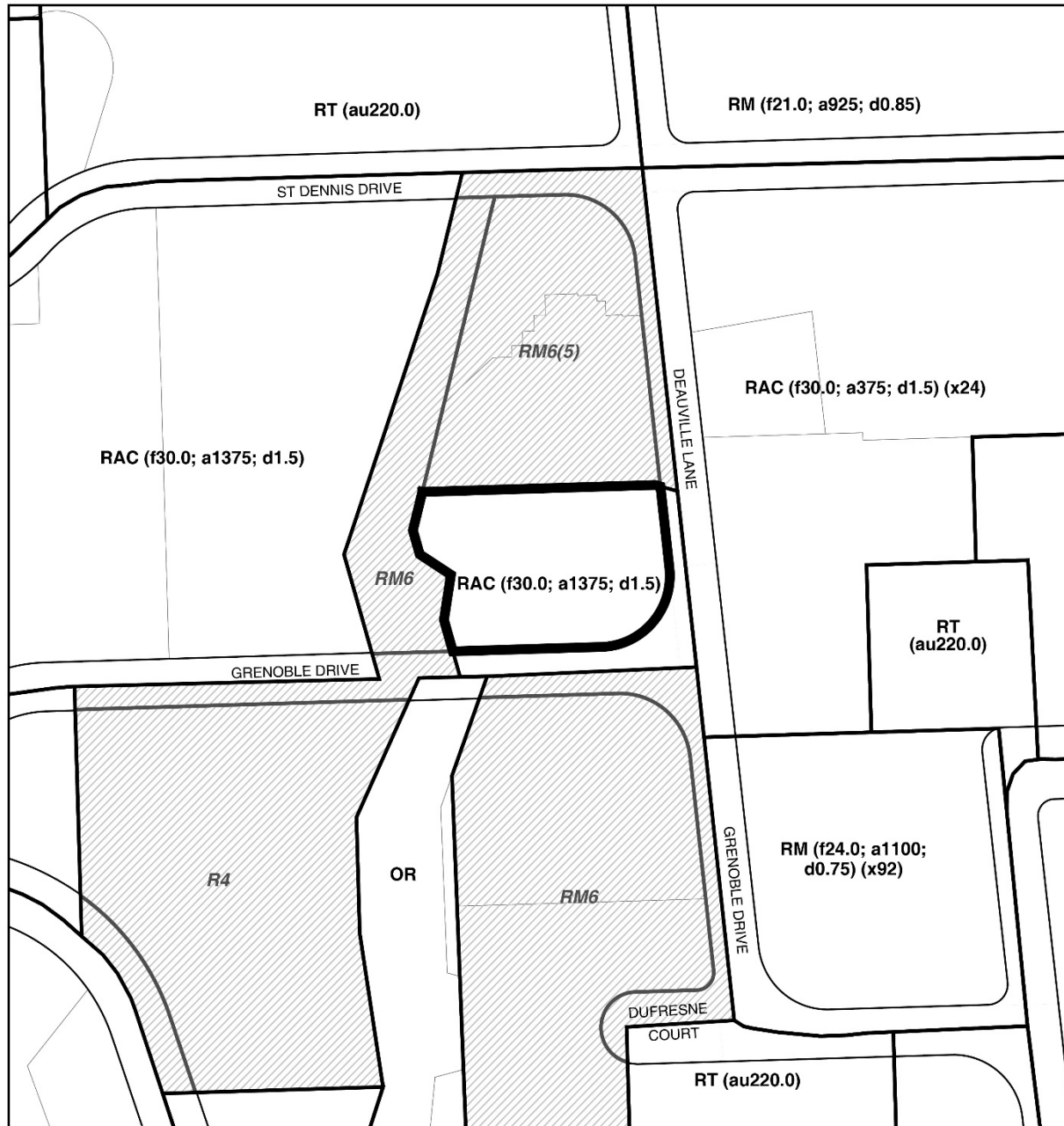
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C2 Local Shopping Centre Zone

- O1 Open Space Zone
- O3 Semi-Public Open Space Zone



Not to Scale  
Extracted: 03/28/2022

# Attachment 4: Zoning By-law 569-2013



## Zoning By-law 569-2013

48 Grenoble Drive

File # 22 127125 NNY 16 02



Location of Application

RD Residential Detached  
RT Residential Townhouse  
RM Residential Multiple  
RAC Residential Apartment Commercial  
CR Commercial Residential  
OR Open Space Recreation

UT Utility and Transportation



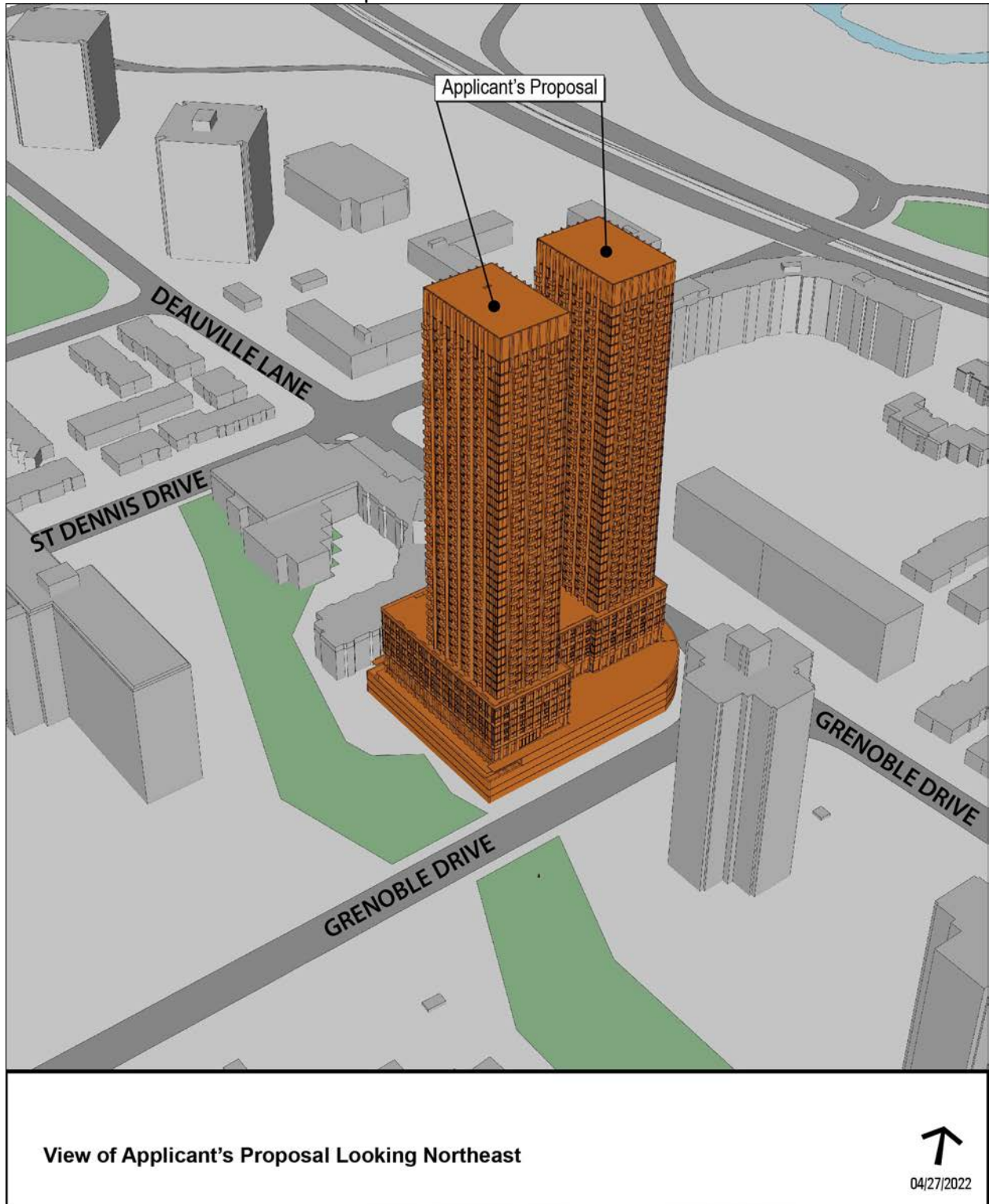
See Former City of North York By-law No. 7625

R4 One-Family Detached Dwelling Fourth Density Zone  
RM6 Multiple-Family Dwellings Sixth Density Zone

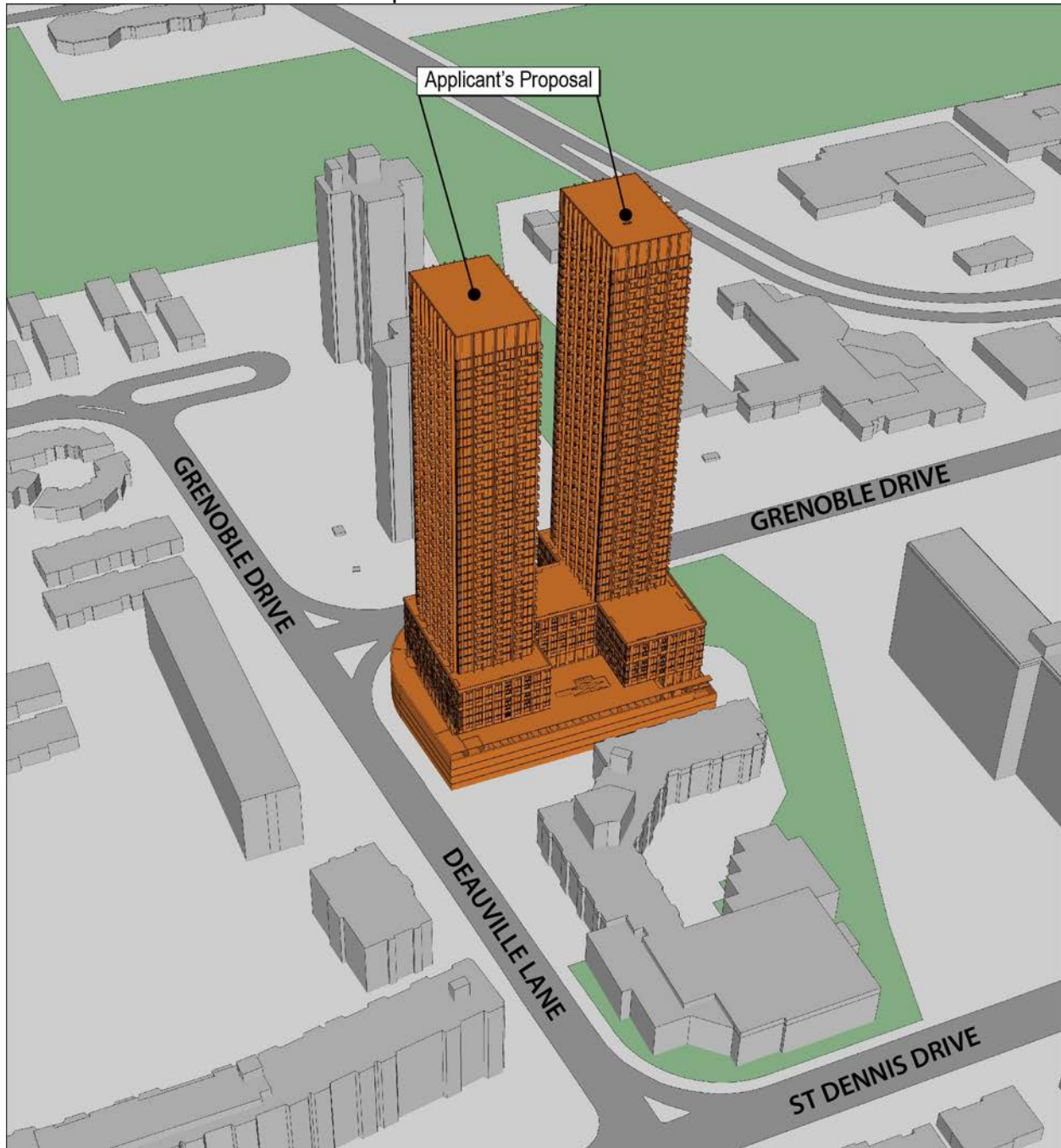


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Attachment 5a: 3D Model of Proposal in Context



Attachment 5b: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Southwest



04/27/2022

## Staff Report for Action - Preliminary Report - 48 Grenoble Drive



# Attachment 7: Application Data Sheet

Municipal Address: 48 GRENOBLE DR Date Received: March 25, 2022

Application Number: 22 127125 NNY 16 OZ

Application Type: Rezoning

Project Description: Rezoing application for a proposed development that includes 43- and 41-storey towers connected by a 6 storey podium, with on-site public parkland dedication and a privately-owned publicly-accessible space. The towers and podium contain 993 residential units, comprised of 109 replacement rental units and 884 new residential units. Total GFA is 67,941 m<sup>2</sup>, resulting in a density (FSI) of 10.1 times the area of the lot.

Applicant	Agent	Architect	Owner
GOLDBERG GROUP 2098 Avenue Road, Toronto, ON M5M 4A8	GOLDBERG GROUP 2098 Avenue Road, Toronto, ON M5M 4A8	Diamond Schmitt Architects 384 Adelaide Street West, Suite 100 Toronto, ON M5V 1R7	48 GRENOBLE DRIVE LIMITED 85 SPY CRT SUITE 100, MARKHAM, ON L3R 4Z4

## EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	RAC (f30.0; a1375; d1.5)	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

## PROJECT INFORMATION

Site Area (sq m): 6,749 Frontage (m): 87 Depth (m): 69

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	875		3,124	3,124
Residential GFA (sq m):	9,395		67,941	67,941
Non-Residential GFA (sq m):				
Total GFA (sq m):	9,395		67,941	67,941
Height - Storeys:	9		43	43
Height - Metres:	30		137	137

Lot Coverage Ratio (%) 46.29 Floor Space Index: 10.07

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	67,941	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	109		109	109
Freehold:				
Condominium:				
Other:			884	884
Total Units:	109		993	993

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			616	284	93
Total Units:			616	284	93

#### Parking and Loading

Parking Spaces:	522	Bicycle Parking Spaces:	1094	Loading Docks:	2
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