

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; 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 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 **214**) and OR and as shown on Diagram 2 of this By-law.
4. Zoning By-law No. 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 [Clerks to insert By-law ##] 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 [Clerks to insert By-law ##];
- (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 [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) with respect to **landscaping** requirements for an **apartment building**:
 - (i) “Area A” as identified on Diagram 4 of By-law [Clerks to insert By-law ##] must have:
 - (a) a minimum of 40% of the area of “Area A” for **landscaping**; and
 - (b) a minimum of 30% of the **landscaping** area required in (a) above must be **soft landscaping**;
 - (ii) “Area B” as identified on Diagram 4 of By-law [Clerks to insert By-law ##] must have:
 - (a) a minimum of 40% of the area of “Area B” for **landscaping**; and
 - (b) a minimum of 30% 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 [Clerks to insert By-law ##], “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 [Clerks to insert By-law ##];
- (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 [Clerks to insert By-law ##]:
- (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 (**Error! Reference source not found.**) and ((i)) 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 [Clerks to insert By-law ##], 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 [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 ##];
- (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 [Clerks to insert By-law ##] 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 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 [\[Clerks to insert By-law ##\]](#) as follows:
 - (i) **amenity space** must be provided at a minimum rate of 3.5 square metres for each **dwelling unit**, of which:
 - a. At 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**;
 - (iii) 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 [\[Clerks to insert By-law ##\]](#), 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 [\[Clerks to insert by-law ##\]](#);
- (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 [\[Clerks to insert by-law ##\]](#);
- (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 [Clerks to insert by-law ##] 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 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 [Clerks to insert By-law ##], 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 [Clerks to insert By-law ##] 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)(iii) 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 [Clerks to insert by-law #], **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 [Clerks to insert By-law ##]:
 - (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 ####-2024 [Clerks to insert By-law ##], **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 200.5.10, 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**;

- (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 ###-2024 [Clerks to insert By-law ##];
- (DD) 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;
- (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 ###-2024 [Clerks to insert By-law ##], 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 [Clerks to insert By-law ##] 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 [Clerks to insert By-law ##] 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 [Clerks to insert By-law ##] 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 ###-2024 [Clerks to insert By-law ##], 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)

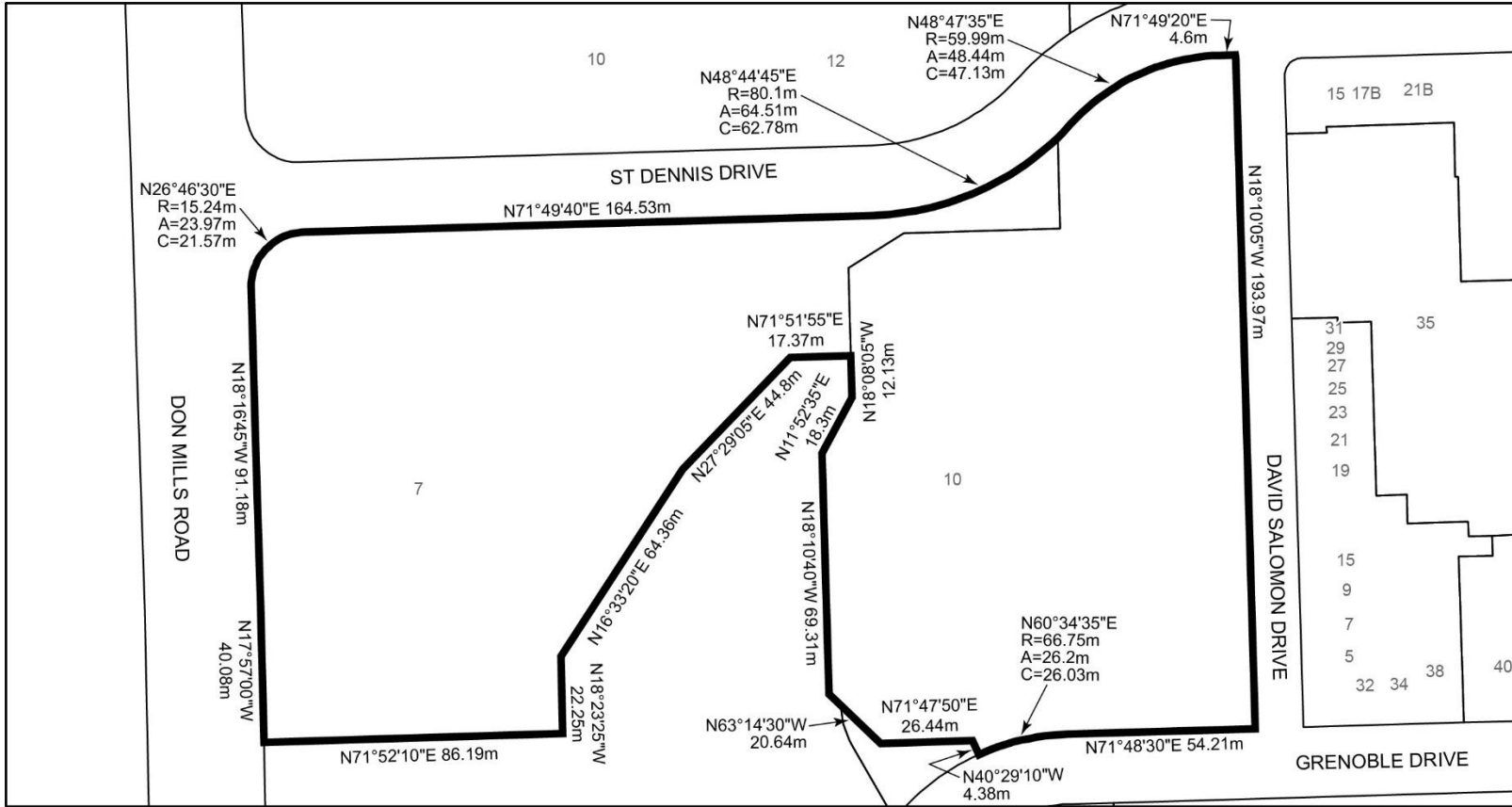
5. Despite any severance, partition or division of the lands shown on Diagram 1 of By-law ###-2024 [Clerks to insert By-law ##], the provisions of this By-law and By-law 569-2013, as amended, shall apply to the whole of the lands as one **lot** as if no severance or division had occurred.
6. Temporary 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)



TORONTO
Diagram 1

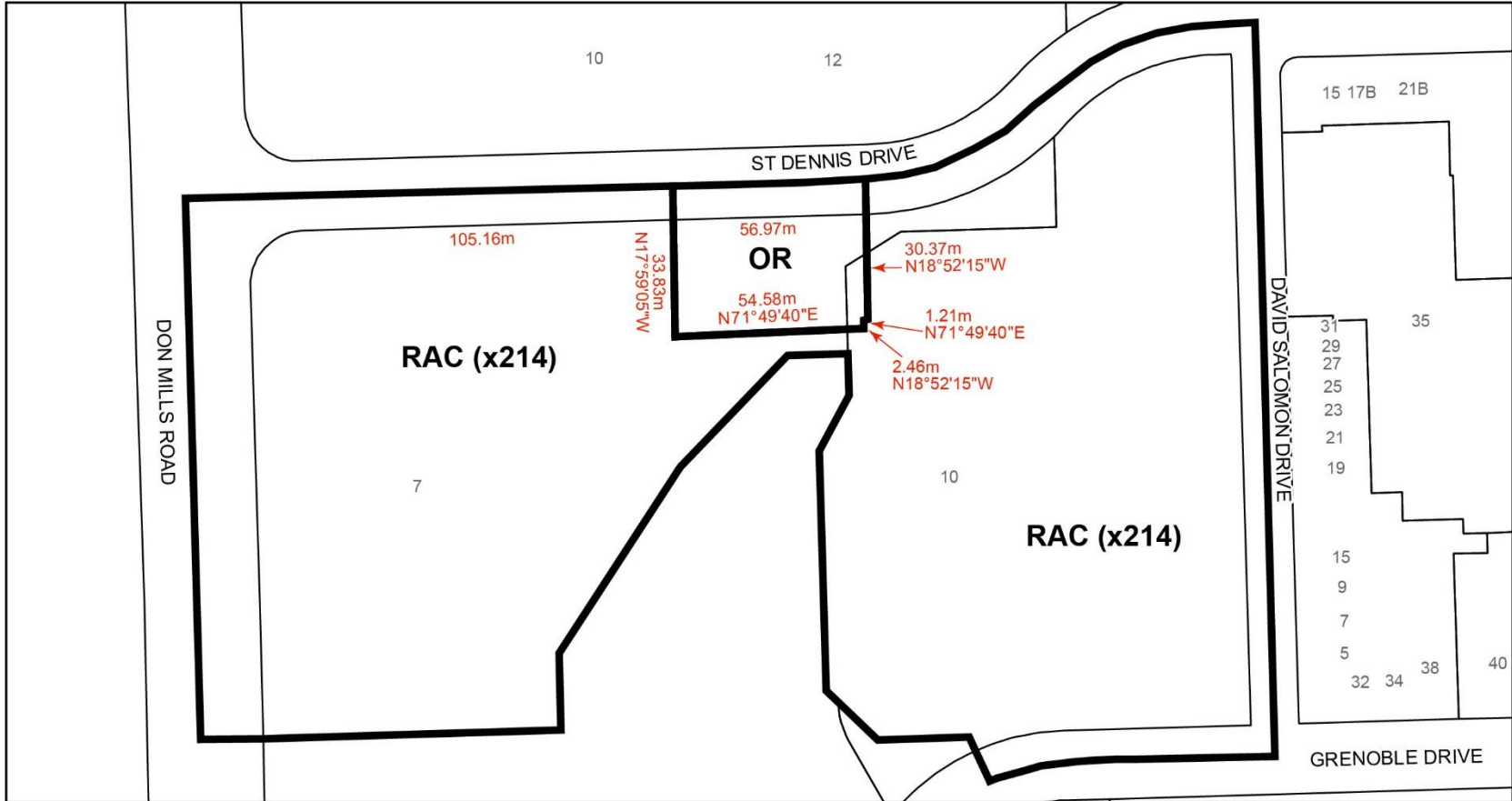
7 St. Dennis Drive & 10 Grenoble Drive

File # 22 187482 NNY 16 0Z

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




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 **TORONTO**
Diagram 2

7 St. Dennis Drive & 10 Grenoble Drive

File # 22 187482 NNY 16 0Z


City of Toronto By-law 569-2013
Not to Scale
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City of Toronto By-law No. xxx-2024

