

Authority: North York Community Council ##, as adopted by City of Toronto Council on ~, 20~ and enacted by Council: ~20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX- 2022

To amend Zoning By-law No. 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 to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has the authority to pursuant to Section 39 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the temporary use of a building for a temporary sales office; 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. This by-law applies to the lands delineated by heavy black lines on Diagram 1 attached to and forming part of this By-law.
2. The words highlighted in bold type in this By-law have the same meaning provided in Zoning By-law No. 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 by heavy black lines to RAC (XXXX) as shown on Diagram 3 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number XXXX so that it reads:

Exception RAC (XXXX)

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 48 Grenoble Drive as shown on Diagram 1 of this By-law, if the requirements of by-law [Clerk to provide By-law #] are complied with, none of the provisions of By-law 569-2013 shall apply to prevent the erection of a **residential building** in compliance with (B) through (##) below;

- (B) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 127.5 metres;
- (C) Despite regulation 15.5.40.40, the total **gross floor area** of all **buildings** and **structures** on the **lot** shall not exceed 69,000 square metres;
- (D) Despite regulation 15.5.40.10 and 15.10.40.10, the height of any **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the symbol “HT” as shown on Diagram 2 of By-law [**Clerk to provide By-law ##**];
- (E) Despite (D) above, the following **building** elements, **structures** and projections are permitted to exceed the maximum **heights** as delineated by the letter “HT” as shown on Diagram 2, of By-law [**Clerk to provide By-law #**] as follows:
- i. A **structure** on the roof of the **building** used for outside or open air recreation, roof top stair enclosure, roof top mechanical equipment that includes a chimney stack or other heating, cooling or ventilating equipment, an unenclosed structure providing safety or wind protection, air intake and handling units, antennae and other communication equipment, access hatches, air shafts, awnings, balcony & terrace guards and dividers, bollards, canopies, cornices, eaves, elevator enclosures, shafts and overruns, fences, flag poles, flues, green roof, guardrails, insulation and roof surface materials, landscaping, planters and other landscaping structures, lighting fixtures, maintenance equipment storage, mechanical and architectural screens, mechanical penthouses, ornamental elements, parapets, pipes, platforms, privacy screens, railings, retaining walls, roof access, satellite dishes, stacks, staircases or enclosures, trellises, vents, wind protection, and window washing equipment on the roof of the **building** may project to a maximum of 6.0 metres;
- (F) Despite regulation 15.5.40.60, 15.5.40.70, 15.5.60.20, and 15.10.40.70, the portions of a **building** or **structure** erected or used above established grade must be located within the areas delineated by the heavy lines as shown on Diagram 1, and the required minimum **building setbacks** shall be in accordance with Diagram 2, attached to By-law [**Clerk to provide By-law #**].;
- (G) Despite (F) above, the following building elements, structures and projections are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 2 of By-law [**Clerk to provide By-law ##**]:
- i. cornices, lighting fixtures, awnings, canopies, architectural features, balconies and guards, balcony roof or canopies, privacy screens, mechanical and architectural screens, window sills, chimneys, vents, stacks, pipes, mechanical fans, exterior stairs, stair landings, covered stairs and/or stair enclosures associated with an entrance or exit from an underground parking garage, air conditioning and other mechanical equipment, retaining walls and curbs, monitor wells, bicycle parking areas, fences and safety railings, terraces, planters, balustrades, bollards, wheelchair ramps, access

ramps, window projections, underground garage ramps and their associated **structures**, and landscape and public art features;

(H) **Amenity space** must be provided on the **lot** in accordance with the following:

- (i) A minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit**
- (ii) A minimum of 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
and
- (iii) A maximum of 25% of outdoor **amenity space** may be **green roof**.

(I) Despite regulation 15.5.50.10 with respect to landscaping for an **apartment buildings** shall be provided as follows:

- (i) A minimum of 670 square metres of **landscaping** shall be provided on the **lot**;

(J) Despite regulations 200.5.10.1, 200.15.1, and 200.15.1.5(1) **parking spaces** must be provided and maintained in accordance with the following requirements:

- (i) **parking spaces** for residents and visitors shall be provided below grade;

(K) Despite (J) above and regulation 200.5.1.10, electric vehicle supply equipment (EVSE) does not constitute a **parking space** obstruction;

(L) Despite Regulation 220.5.10.1, loading shall provided on the **lot** as follows:

- (i) One (1) Type “G” loading space; and
- (ii) One (1) Type “C” loading space

(M) Despite regulations 230.5.1.10 and 230.5.10.1(5) **bicycle parking spaces** shall be provided on the **lot** in accordance with the following:

- (i) a minimum of 894 long-term **bicycle parking spaces** shall be provided for residents;
- (ii) a minimum of 200 short-term **bicycle parking spaces** shall be provided for visitors of the **dwelling units**; and
- (iii) **bicycle parking spaces** may be provided in a bicycle stacker;
- (iv) **bicycle parking spaces** may be provided above or below grade, indoors or outdoors, within an enclosure or secured room, or combination thereof;

(N) Despite regulations 230.5.1.10(4) and (5) **bicycle parking spaces** must have minimum dimensions as follows:

- (i) Horizontal **bicycle parking spaces**:
 - i. Minimum length of 1.8 metres;
 - ii. Minimum width of 0.6 metres; and
 - iii. Minimum vertical clearance of 1.9 metres;

- (ii) Vertical **bicycle parking spaces**:

- i. Minimum length or vertical clearance of 1.9 metres;
- ii. Minimum width of 0.6 metres, and
- iii. Minimum horizontal clearance from the wall of 1.2 metres;

(iii) **Stacked bicycle parking spaces:**

- i. Minimum length of 1.8 metres;
- ii. Minimum width of 0.6 metres; and
- iii. Minimum vertical clearance for each **bicycle parking space** of 1.0 metres

(O) None of the provisions of this Exception RAC (XXXX) or By-law 569-2013 shall apply to prevent a **sales office** used for the initial sale of **dwelling units** on the **lot**;

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

5. Despite any existing or future severance, partition, or division of the lot, the provisions of this by-law must apply to the whole of the lot as if no severance, partition or division occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

Frances Nunziata
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)





