

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~,  
20~ Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**By-Law No. ~2022**

**To Amend the Former City of North York Zoning By-Law No. 7625, as amended, with respect to the lands municipally known in 2022 as 48 Grenoble Drive**

**WHEREAS** authority is given to Council by 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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULES “B” and “C”** of the Former City of North York Zoning By-law No. 7625, as amended, is further amended by replacing the existing zoning applying to the lands delineated by a heavy line on Schedule 1 attached hereto and forming part of this By-law with a new zoning symbol (“RM6(XXX)”).
2. Section 64. \_\_\_ of the Former City of North York Zoning by-law No. 7625, as amended, is amended by adding the following:

“RM6(XXX)”

**EXCEPTION REGULATION DEFINITIONS**

A. For the purposes of this exception the following definitions will apply:

- i. “Apartment house dwelling” shall mean a building containing more than 4 dwelling units, with each unit having access only from an internal corridor system, with the exception of ground related dwelling units, which may have access both from an internal corridor system or directly from the exterior;
- ii. “Building Height” shall mean the vertical distance measured in metres between established grade and the highest point of each building, exclusive of the permitted projections set out hereto in this exception;
- iii. “Established grade” shall mean Canadian Geodetic Datum of 127.5 metres;
- iv. “lot” shall mean the lands subject to this exception as contained within the heavy lines shown on Schedule 1 attached to this by-law;

- v. Notwithstanding the definition of “Floor Area, Gross” set out in Section 2.39.1, the calculation of Gross Floor Area for all buildings shown on Schedule RM6(XXX) to this Exception shall exclude the following:
- a) parking, loading and bicycle parking below or above established grade;
  - b) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
  - c) shower and change facilities required by this By-law for required bicycle parking spaces;
  - d) indoor amenity space;
  - e) elevator shafts;
  - f) garbage shafts;
  - g) mechanical penthouse; and,
  - h) exit stairwells in the building.

### PERMITTED USES

- B. In addition to the uses permitted in the RM6 zone, apartment house dwellings and accessory uses thereto and the following use are also permitted uses on the lot:
- i. temporary rental and/or sales office for the purposes of the marketing and sale or lease of units located or to be located on the lot, which shall be exempt from all development standards and regulations in this exception and By-law 7625.

### YARD SETBACKS

- C. Notwithstanding the provisions set out in Section 20-\_\_\_\_\_, the following setbacks shall apply to the lands shown on Schedule RM6(XXX) to this Exception:
- i. The minimum required yard setbacks for all buildings and structures above established grade shall be as shown on Schedule RM6(XXX) to this Exception; and
  - ii. All buildings and structures below established grade shall have a setback of 0.0 metres.
- D. Notwithstanding (C) above, the following may encroach into the minimum yard setbacks shown on Schedule RM6(XXX): 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 up to a maximum of 3.0 metres.

### DISTANCE BETWEEN BUILDINGS

- E. Notwithstanding the provisions set out in Section 20-A.2.4.1, the minimum distance between buildings shall be as shown on Schedule RM6(XXX) to this Exception.

**GROSS FLOOR AREA**

- F. Notwithstanding the provision set out in Section \_\_\_\_\_, the maximum gross floor area of all buildings as identified on Schedule RM6(XXX) to this Exception shall be 69,000 square metres, including:

**BUILDING HEIGHT**

- G. For all buildings on the lands shown on Schedule RM6(XXX), the maximum building height shall be as set out in metres (“H”) on Schedule RM6(XXX) to this Exception.
- H. Notwithstanding the provision set out in Section \_\_\_\_\_, on the lands identified on Schedule RM6(XXX) the maximum building height in metres for all buildings shall be as shown on Schedule RM6(XXX). The number of storeys and measurement of building height shall exclude mechanical penthouses, parapets, indoor recreational area, any roof structure used only as ornaments, stairwells to access the roof and stair enclosures to a maximum of 6.0 metres.

**AMENITY SPACE**

- I. A minimum 2.0 square metres of indoor amenity space for each dwelling unit shall be provided on the lot;
- J. A minimum of 2.0 square metres of outdoor amenity space for each dwelling unit shall be provided on the lot;

**LANDSCAPED OPEN SPACE**

- K. Notwithstanding the provisions set out in Section 15.8(a), a minimum of 650 square metres of landscaped open space shall be provided on the lot, as delineated on Schedule 1, attached to this by-law.

**PARKING**

- L. Notwithstanding Section 6-A(2) relating to parking standards, parking shall be provided on the lot, as follows:
- i. All required parking shall be provided below grade on the lot shown on Schedule RM6(XXX) to this Exception.

**BICYCLE PARKING**

- M. the minimum number of bicycle parking spaces shall be provided on the lot as follows:
- i. For long-term bicycle storage, a minimum of 894 spaces shall be provided on the lot; and,
  - ii. For short-term bicycle storage, a minimum of 200 spaces shall be provided on the lot.

**LOADING**

- N. For the lands shown on Schedule RM6(XXX) to this Exception, a minimum of one (1) Type “G” and (1) Type “C” loading space shall be provided on the lot;

**DIVISION OF LANDS**

- O. Notwithstanding any existing or future conveyance, severance, partition, or division of the lot, the provisions of this by-law must apply to the whole of the lot, as identified on Schedule 1, attached to this By-law, as if no conveyance, severance, partition or division has occurred.

ENACTED AND PASSED this ~ day of ~, . 2022.

FRANCES NUNZIATA,  
Speaker

JOHN D. ELVIDGE,  
City Clerk

(Corporate Seal)





