

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- 2023

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known
in the year 2023 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 2 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, use, or enlargement of a **building or structure** in compliance with (B) through (O) below;

- (B) In addition to the uses permitted in Regulation 15.20.20.10(1), **public parking garage, massage therapy, wellness centre**, and an **outdoor patio** are permitted;
- (C) For the purposes of this exception, an **outdoor patio** may include an outdoor patron area that is a non-residential use that is not ancillary to a non-residential use;
- (D) Outdoor open air markets may provide retail sales, food sales and other uses from kiosks, tents, vehicles and such facilities are not **buildings** or **structures**;
- (E) Regulation 15.20.20.100(1), (6), (7), (10), and (12) shall not apply to non-residential uses in buildings or structures;
- (F) Despite Regulation 15.20.20.40(1), dwelling units in apartment buildings, townhomes and mixed-use buildings are permitted on the lot;
- (G) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 128.5 metres;
- (H) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (I) Despite regulations 15.5.40.40 and 15.20.40.40, the total **gross floor area** of all **buildings** and **structures** on the **lot** shall not exceed 70,500 square metres;
- (J) In addition to the listed elements which reduce the gross floor area for an Apartment Building use building in Regulation 15.5.40.40, the gross floor area shall also be reduced by:
- (i) storage rooms, washrooms, electrical rooms, utility rooms, service corridors, mechanical and ventilation rooms, moving rooms, mail / parcel rooms, residential garbage rooms, pet wash facilities, geo-exchange and geo-thermal facilities, bicycle rooms, bicycle parking spaces, and bicycle facilities, firefighter central alarm control facilities (CACF), below established grade, at, or above- ground;
 - (ii) all **amenity space** areas; and
 - (iii) the areas of any use operated in connection with an outdoor open air market;
- (K) Clauses 15.5.50.10, 15.5.80, 15.5.100, 15.20.30, 15.20.40.1, 15.20.40.80, and 15.45 shall not apply.
- (L) Despite Regulation 15.5.40.10, the height of a building or structure is the distance between established grade and elevation of the highest point of the building or structure;
- (M) Despite Regulations 15.5.40.10 and 15.20.40.10, 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 3 of By-law [**Clerk to provide By-law ##**];
- (N) Despite (M) above, the following **building** elements, **structures** and projections are permitted to project beyond the permitted maximum height of a building or structure:

-
- 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** assemblies, guardrails, insulation and roof surface materials, landscaping, planters and other landscaping structures, structures pertaining to outdoor **residential amenity space**; 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**;
 - ii. Structures, elements, or enclosures listed in Regulation (P) below;
- (O) Despite regulation 15.5.40.60, 15.5.40.70, 15.5.60.20, and 15.20.40.70, 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 3, attached to By-law [Clerk to provide By-law #];
- (P) Despite (O) above, the following building elements, structures and projections are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 3 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;
 - ii. covered walkways, architectural and ornamental canopies, wind mitigation, and similar structures, including related support structures; and
 - iii. **Structures**, elements, or enclosures listed in Regulation (N) above;
- (Q) Despite Regulation 5.10.40.70(1) to (4), Clause 15.5.40.60, and Regulations (O) and (P) above, a balcony, balcony dividers, privacy screens and/or partitions attached to a building or structure may encroach into the required **building setbacks** in Diagram 3 of By-law [Clerks to insert By-law ##];
- (R) Despite Regulations 15.20.40.50, 15.10.40.50 (1)(A) and 15.10.40.50(1)(C), **amenity space** must be provided on the **lot** in accordance with the following:

-
- (i) A minimum of 4.0 square metres of **amenity space** for each **dwelling unit** of which:
 - i. A minimum of 1.5 square metres must be provided as indoor **amenity space**; and
 - ii. A minimum of 1.5 square metres must be provided as outdoor **amenity space**;
 - (ii) A maximum of 25% of the indoor **amenity space** may be located below **established grade**; and
 - (iii) A maximum of 25% of outdoor **amenity space** may be **green roof**.
- (S) 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) a minimum of 0 **parking spaces** per dwelling unit;
 - (ii) A minimum of 11 **parking spaces** for residential visitors and car-share; and
 - (iii) A minimum of 0 **parking spaces** for non-residential uses;
- (T) Despite Regulation 200.5.10.1(1), "car-share **parking spaces**" may replace **parking spaces** otherwise required for residential occupants or visitors;
- (U) For the purpose of this Exception:
- (i) Car-share means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - (ii) Car-share parking space means a parking space that is reserved and actively used for car-sharing;
- (V) Despite (S) above and regulation 200.5.1.10, electric vehicle supply equipment (EVSE) does not constitute a **parking space** obstruction;
- (W) Despite Regulation 200.5.1.10 (2), a maximum of 10 percent of the total number of parking spaces provided do not have to comply with Regulation 200.5.1.10 (2)(A)(iv), despite that such parking spaces are obstructed in accordance with Regulation 200.5.1.10 (2)(D);
- (X) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of the total number of parking spaces provided may be small car parking spaces with a minimum width of 2.4 metres, length of 5.4 metres and vertical clearance of 1.8 metres;
- (Y) Despite Regulation 220.5.10.1, loading shall provided on the **lot** as follows:
One (1) Type "G" loading space;

(Z) Despite regulations 230.5.1.10, 230.20.1.20(2), 230.40.1.20(2), and 230.5.10.1(5) **bicycle parking spaces** shall be provided on the **lot** in accordance with the following:

- (i) **bicycle parking spaces** may be provided in a bicycle stacker;
- (ii) **bicycle parking spaces** may be provided above or below grade, indoors or outdoors, within an enclosure or secured room, or combination thereof;

(AA) 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 1.7 metres;
- ii. Minimum width of 0.3 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 0.3 metres, and
- iii. Minimum horizontal clearance from the wall of 1.2 metres;

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

- i. Minimum length of 1.7 metres;
- ii. Minimum width of 0.3 metres; and
- iii. Minimum vertical clearance for each **bicycle parking space** of 1.2 metres

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.
6. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary sales office on the lands subject to this By-law, which means a building, structure, facility, trailer, or portion thereof used exclusively for the purpose of the sale, leasing or rental of dwelling units or non-residential units to be erected on the same land.
7. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary construction management office on the lands subject to this By-law, which means a building, structure, facility, trailer, or portion thereof used exclusively for the purpose of the construction management for the development of the lands to be erected on the same lands.

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

Frances Nunziata
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)





