

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 45 Grenoble Drive.

Whereas Council of the City of Toronto has the authority pursuant to 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, as amended; and

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 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RA (xXXX) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.[-].[-] Exception Number [-] so that it reads:

(XXX) Exception RA (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 lands municipally known as 45 Grenoble Drive, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below;
- (B) For the purposes of this exception, the above ground portions of

buildings and **structures** permitted on the **lot** include "Building A" and "Building B", as shown on Diagram 3 to By-law [Clerks to insert By-law number], where:

- (i) "Building A" means the existing **building** municipally known as 45 Grenoble Drive, as shown on Diagram 3, as well as uses, **ancillary structures**, including portions below ground and an underground **parking garage** and enclosed garage entry ramp, located on the **lot** in the year 2025; and
 - (ii) "Building B" means an addition to "Building A" on the **lot**, and as shown on Diagram 3, including portions below ground;
- (C) Despite regulation 15.5.40.10(1) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum and the elevation of the highest point of the **building** or **structure**;
- (i) For the purpose of this exception, the **established grade** of Building B is 127.29 metres;
- (D) Despite regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number] exclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
- (E) For the purpose of this exception, a mezzanine or mechanical penthouse does not constitute a **storey**;
- (F) Despite regulations 15.5.40.10(2) to (6) and (D) above, the following elements of a **building** or **structure** may project beyond the permitted maximum building heights as shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (i) Elements on or above any roof used for elevator related structural elements and elevator shafts, equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, chimneys, and vents, by a maximum of 7.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse and ornamental or architectural features, including a fin projecting above a mechanical penthouse, by a maximum of 10.0 metres;

- (iii) **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) window washing equipment;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 51,500 square metres, including:
- (i) Building B with a permitted maximum gross floor area of 29,000 square metres;
- (H) Despite regulation 15.10.40.70(1), (2), (3), and (4), the required minimum **building setbacks** and separation distance between **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite regulation 15.10.40.80, the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite Clause 15.5.40.60(1) to (3) and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings, by a maximum of 4.0 metres;
 - (ii) exterior stairways, cornices, waste storage and **loading space** enclosures, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, stairs, stair enclosures, bollards, wheel chair ramps, vents, fences, wind or privacy screens, landscape elements (including **green roofs**), terraces, decorative or architectural features, ramps, ramp enclosures, **parking garage** ramps and associated **structures**, retaining walls, heating, cooling or ventilating equipment, pilasters and sills, and porches and decks, either excavated or unexcavated,

- by a maximum of 2.0 metres;
- (iii) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
- (K) Despite regulation 15.5.50.10(1), minimum landscaping requirement shall not apply;
 - (L) Despite regulation 200.5.1.10(2)(A)(iv) a maximum of 15 percent of the required **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
 - (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) 0.39 residential occupant **parking spaces** for each **dwelling unit**; and
 - (ii) a minimum of 0.03 residential visitor **parking spaces** for each **dwelling unit**;
 - (N) Despite regulation 200.15.10(1) and (2), a minimum of 13 of the required **parking spaces** are required to be accessible **parking spaces**;
 - (O) Despite regulations 220.5.10.1(1),(2) (9) and (11), a shared Type “G” loading space must be provided and maintained on the **lot** of the existing building on the lands municipally known as 45 Grenoble Drive in 2025, to be shared for all residential uses;
 - (P) Despite any provision of this Exception or By-law 569-2013, as amended, to the contrary, any **parking spaces, drive aisles, driveways** and ramps existing on the **lot**, as of the date of passing of this By-law, may be maintained and are deemed to comply with the requirements of By-law 569-2013;
 - (Q) Despite 230.5.1.10(9)(B)(i)(ii) and (iii), “short-term” and “long-term” **bicycle parking space** may be located anywhere in the **building**, below ground, as well as on mezzanine levels;
 - (R) Despite regulation 230.5.1.10(10), “short-term” **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
 - (S) The provision of **dwelling units** for **Building B** is subject to the following:
 - (i) a minimum of 15 percent of the total number of **dwelling units** **must have 2** or more bedrooms

- (ii) a minimum of 10 percent of the total number of **dwelling units must have 3** or more bedrooms;
- (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

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

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

City of Toronto By-law No. ____ - 2025

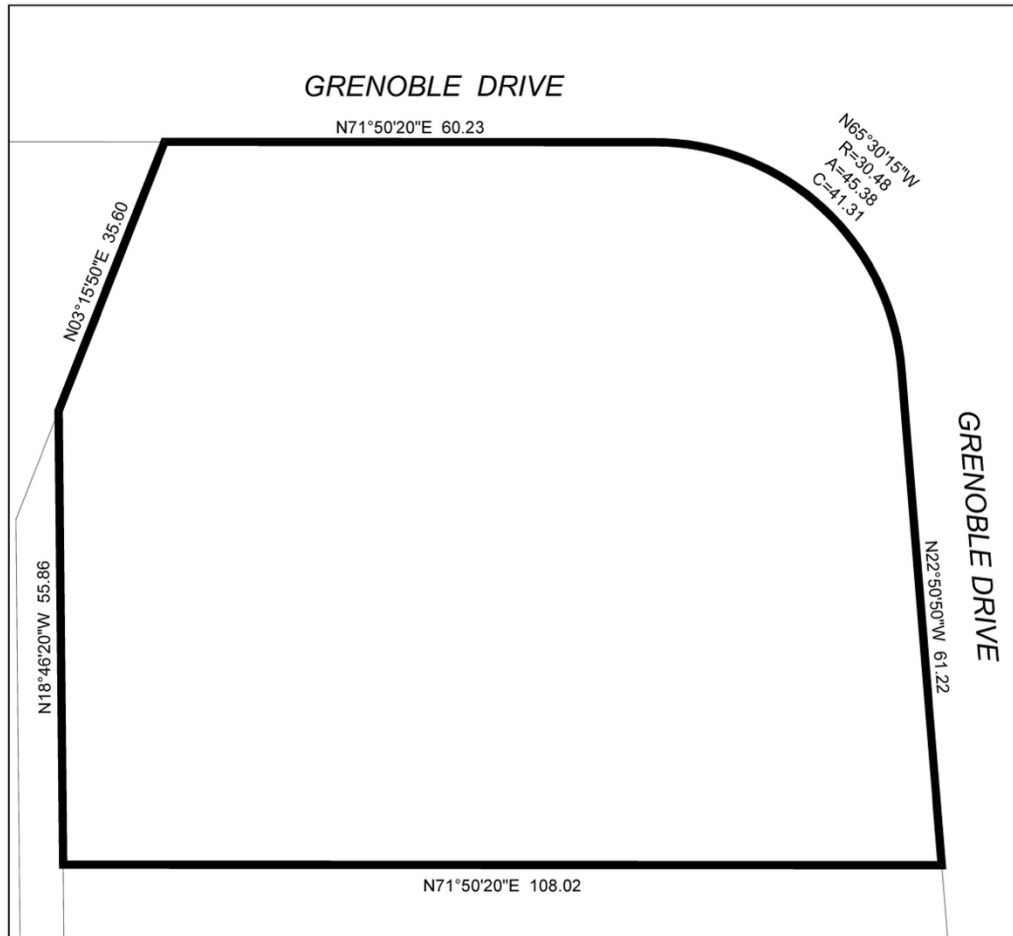


Diagram 1

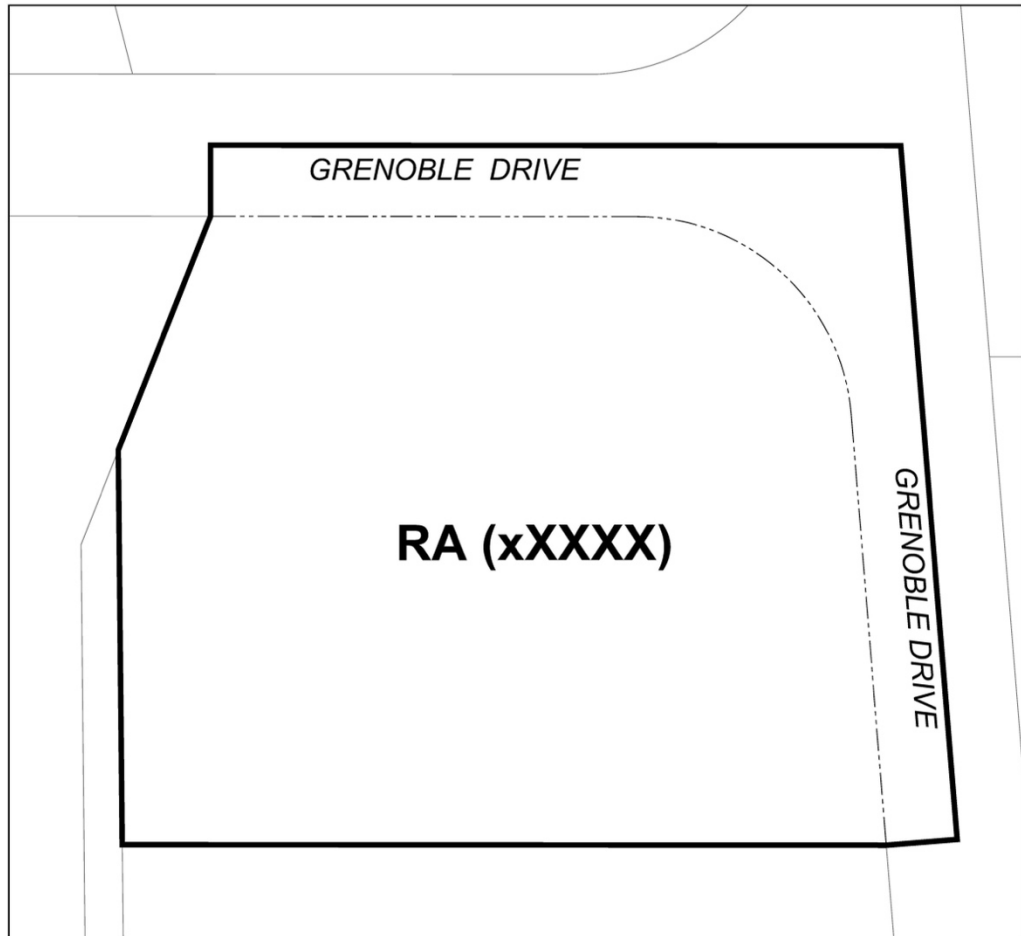
45 Grenoble Drive

File #24_____



Not to Scale

City of Toronto By-law No. ____ - 2025

 **TORONTO****Diagram 2****45 Grenoble Drive**

File #24____



Not to Scale

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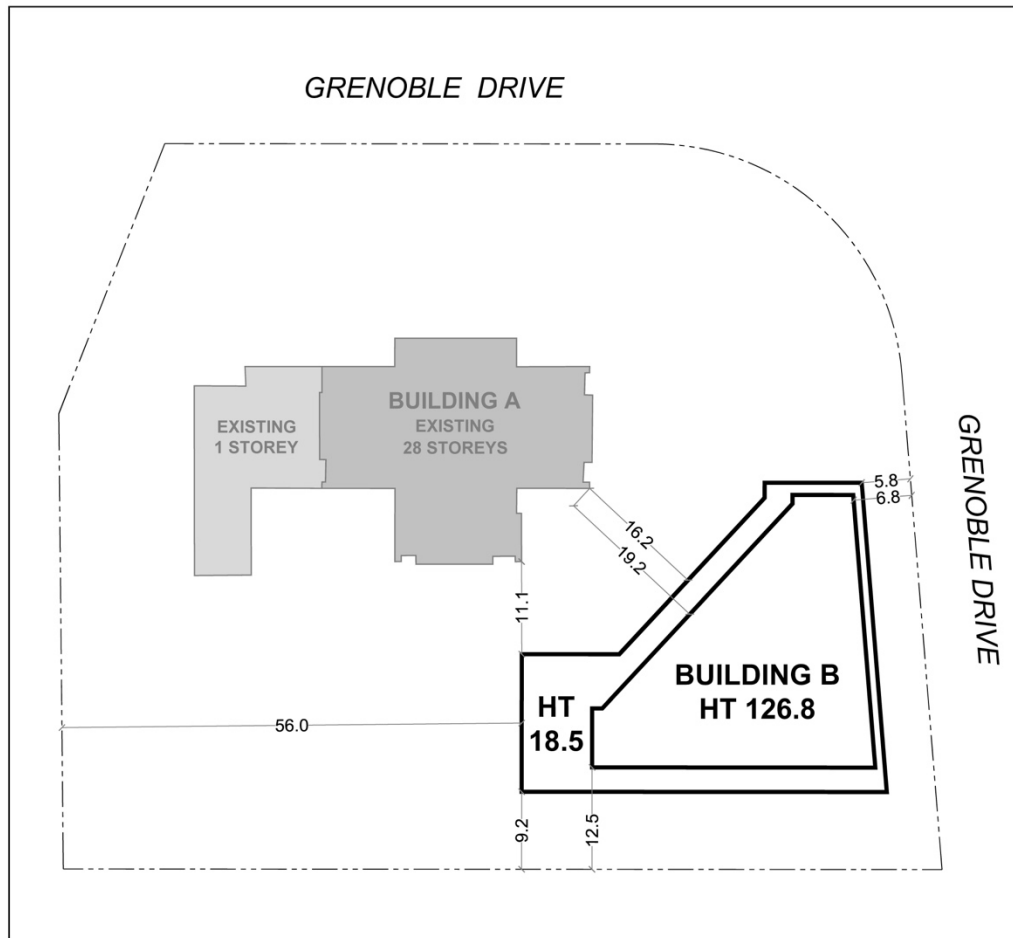


Diagram 3

45 Grenoble Drive

File #24_____



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