

CITY OF TORONTO

BY-LAW No. ~20~

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 26 Grenville Street and 27 Grosvenor Street.

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. 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 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 CR SS1 (XXXXX), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number XX so that it reads:

(XX) Exception CR SS1XX

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 26 Grenville Street and 27 Grosvenor Street, as shown on Diagram 1 of this By-law, if the requirements of by-law [Clerks to supply by-law ##] are complied with, none of the provisions of By-law 569-2013 shall apply to prevent the erection or use of a **mixed-use building** structure, addition or enlargement permitted in compliance with (B) through (K) below;
- (B) Despite clause 40.10.40.40(1),
 - i. the maximum total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 62,000 square metres;
 - ii. the maximum residential **gross floor area** is 60,000 square metres; and

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- iii. the maximum non-residential **gross floor area** is 2,000 square metres;
- (C) Despite regulation 40.5.40.10(1) and (2), the **height** is measured from the Canadian Geodetic Datum elevation of 106 metres and the elevation of the highest point of the building;
- (D) Despite regulation 40.10.40.10(1), and clauses 600.10.10(1)(A), (B) and (C), the permitted maximum height of a **building** or **structure** is as shown on Diagram 3 of By-law [**Clerks to insert this By-law Number**], except that the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law [**Clerks to insert this By-law Number**] as follows:
- i. window washing equipment, lightning rods and wind mitigation features;
 - ii. structures and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 metres;
 - iii. safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, stairs, ancillary structures, retaining walls, wheelchair ramps and ornamental or architectural features may project above the height limits by no more than 1.5 metres;
 - iv. elements on the roof of the building or structure used for green roof technology and related roofing material may project above the height limits by no more than 2.0 metres;
 - v. mechanical elements, garbage chutes, vents, screens, emergency generators and lighting fixtures may project above the height limits by no more than 5.5 metres;
 - vi. landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures and fences may project above the height limits by no more than 2.75 metres;
 - vii. cabanas and trellises may project above the height limits by no more than 3.6 metres; and,
 - viii. cooling towers may project above the height limits by no more than 6.0 metres;
- (E) Despite clauses 5.10.40.70, 40.5.40.70 and 40.10.40.70, the required minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3, attached to By-law [**Clerks to insert this By-law Number**], except that the following may encroach into the required minimum **building setbacks** in Diagram 3 of By-law [**Clerks to insert By-law Number**] as follows:
- i. lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings and art installations may encroach into a building setback by a maximum of 0.6 metres;

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- ii. balconies may encroach into a building setback by a maximum of 2.0 metres;
 - iii. canopies may encroach into a building setback by a maximum of 2.0 metres; and,
 - iv. wind mitigation features;
- (F) Despite clauses 40.10.40.80, the main wall of a building must comply with the following
- i. where a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the **main walls** must be 7.5 metres
 - ii. where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows and a line projected at a right angle from one of these **main walls** intercepts the other **main wall**, the required minimum above-ground distance between the **main walls** is 5.0 metres.
- G) Despite Regulation 40.10.40.50(1)(A) and (B), **amenity space** must be provided at a minimum rate of:
- i. 3.10 square metres per **dwelling unit** of indoor **amenity space**; and
 - ii. 0.90 square metres per **dwelling unit** of outdoor **amenity space**;
- H) Despite the requirements of 4(G) of this By-law regarding indoor residential amenity space, a maximum of 74 percent of the total indoor residential amenity space required by 4(G) to be provided indoors, may be located in a fitness club, provided:
- ii. no residents of the mixed-use building are excluded from eligibility as members of the fitness club; and
 - iii. the remaining indoor residential amenity space otherwise required by this By-law is not located within the fitness club:
 - a. is provided elsewhere within the mixed use building for the exclusive use of its residents, in which event it need not be contiguous to the fitness club.
- H) Despite article 200.5.1 and clause 200.5.1.10 and the parking rates in Table 200.5.10.1, **parking spaces** on the **lot** must be provided and maintained in

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accordance with the following:

- iii. A minimum of 120 **parking spaces** will be provided for residents;
- iv. A minimum of 99 **parking spaces** will be provided for non-residential uses;
- v. A maximum of 6 of the residential or non-residential **parking spaces** may be used as a **car-share parking space**, which shall be **parking spaces** used exclusively for the parking of a motor vehicle that is available for short-term rental, including an option for hourly rental, for the use of at least the occupants of a building erected on the **lot**;

I) Despite Regulations 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** for the **mixed-use building** must be provided and maintained on the **lot** in accordance with the following:

- (a) a minimum of 0.9 “long term” **bicycle parking spaces** for each dwelling unit;
- (b) a minimum of 0.1 “short term” **bicycle parking spaces** for each dwelling unit;
- (c) a minimum of 18 **bicycle parking spaces** for the use of the childcare centre; and,
- (d) Zero “short term” **bicycle parking spaces** and zero “long term” **bicycle parking spaces** for retail uses shall be provided on the lot .

J) Despite Regulation 220.5.10.1(3), 2 **loading space** Type ‘G’, 2 Type ‘B’, and 1 Type ‘C’ and shall be provided and maintained on the *lot* .

K) Notwithstanding any severance, partition or division of the **lot**, the provisions of this By-law shall apply to the whole of the **lot** as if no severance, partition or division had occurred.

5. For the purpose of this By-law, each word or expression that is bolded in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 569-2013, as amended, with the exception of the following terms:

- a. “car-share” means the practice whereby a number of people share the use of one or more motor vehicles and such car-share motor vehicles are made available to the occupants of the building for short term rental, including hourly rental;
- b. “car-share parking space” means a parking space used exclusively for the parking of a car-share motor vehicle;

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Prevailing By-laws and Prevailing Sections: (none apply)

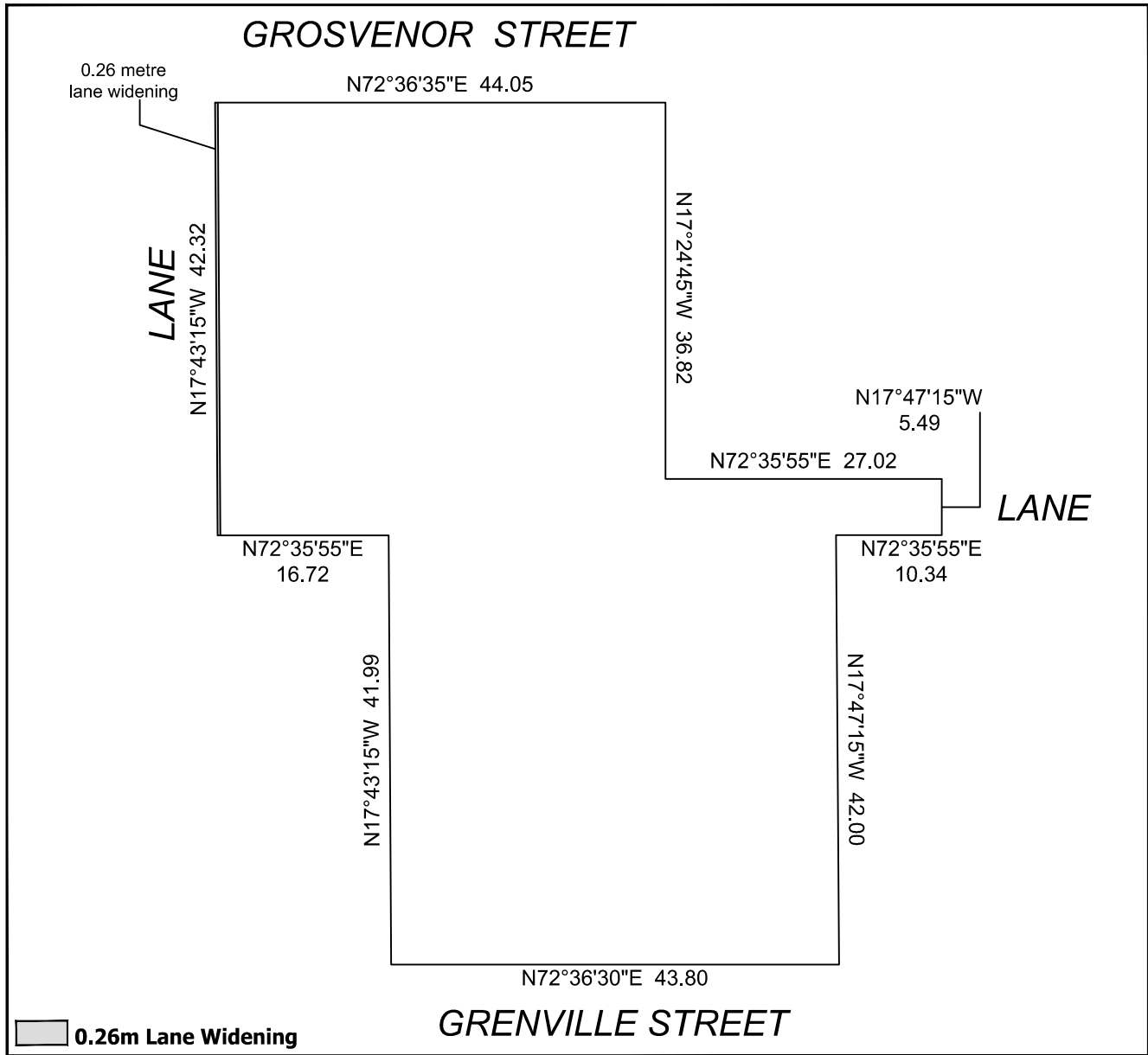
ENACTED AND PASSED this ____ day of _____, 2019.

JOHN TORY,
Mayor

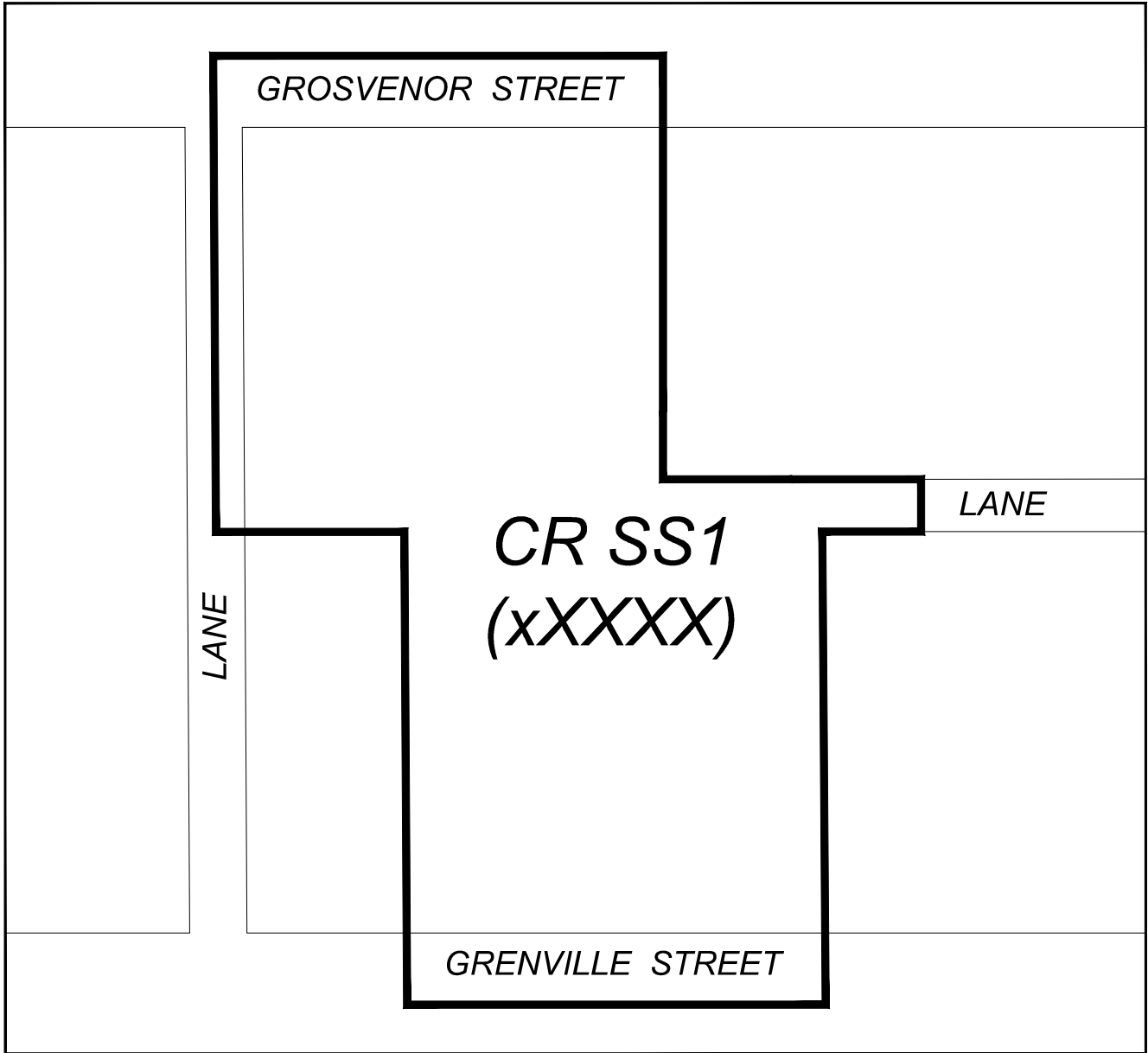
ULLI S. WATKISS
City Clerk

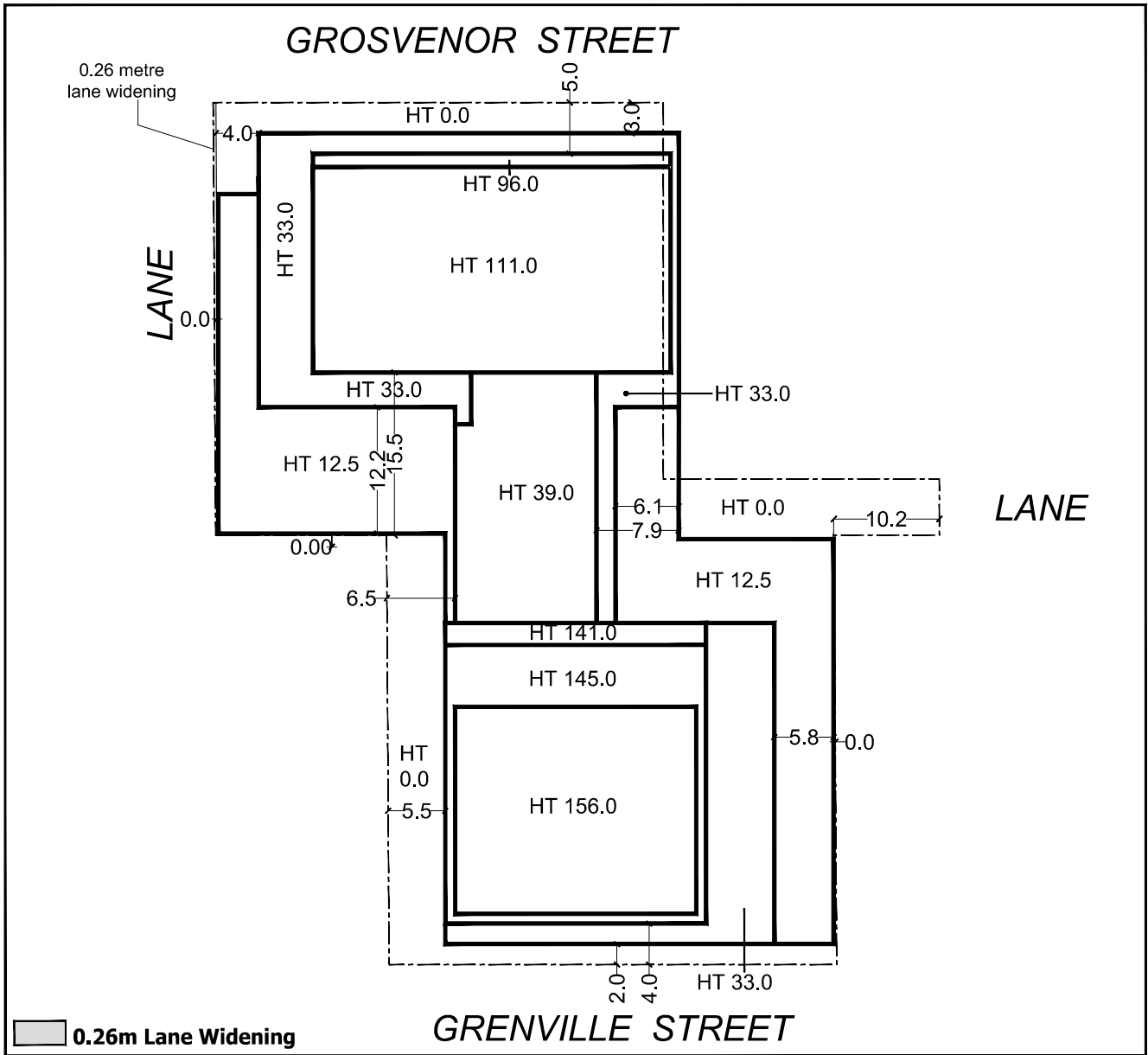
(Corporate Seal)

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