

CITY OF TORONTO

BY-LAW No. ~20~

To amend General Zoning By-law No. 438-86 for the former City of Toronto, as amended, with respect to the lands municipally known in the year 2021 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. None of the provisions of Section 2(1) with respect to “*grade*”, “*height*”, “*lot*”, “*non-residential gross floor area*”, and “*residential gross floor area*”, and Sections 4(2)(a), 4(5), 4(12), 4(13)(a), (c) and (d), 4(16), 8(3) Part I(1), (2) and (3), 8(3) Part II(1), 8(3)Part III (1), 12(2) 132, and (12)(2)(380) of the aforementioned Zoning By-law No. 438-86, as amended, shall apply to prevent the erection of a *mixed-use building* and a *commercial parking garage* on a *lot* provided that:
 - (a) the *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) the maximum total *gross floor area* of all *buildings* and *structures* on the *lot* must not exceed 68,500 square metres, of which:
 - i. the *residential gross floor area* on the *lot* shall not exceed a maximum of 60,000 square metres;
 - ii. the *non-residential gross floor area* on the *lot* shall not exceed a maximum of 8,500 square metres of which the *non-residential gross floor area* located at or above *grade* shall not exceed 3,500 square metres;
 - (c) no portion of any building or structure on the *lot* shall have a *height* greater than the *height* in metres specified by the number following the “H” symbol as shown on Map 2 attached to and forming part of this By-law, excluding:
 - i. window washing equipment, lightning rods and wind mitigation features may project above the height limits by no more than 2 metres;
 - 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

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- 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;
- (d) no portion of any *building* or *structure* erected on the *lot* shall be located otherwise than wholly within the heavy lines identified on Map 2 attached to and forming part of this by-law, with the exception of the following:
- 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;
 - 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 4.0 metres; and,
 - iv. wind mitigation features may encroach into a building setback by a maximum of 2.0 metres;
- (e) Vehicle *parking spaces* shall be provided on the *lot* in accordance with the following ratios:
- i. A minimum of 97 *parking spaces* will be provided for residents;
 - ii. A minimum of 100 *parking spaces* will be provided for non-residential uses (including residential visitor *parking spaces*);
 - iii. A maximum of 6 of the residential or non-residential *parking spaces* may be used as a *car-share parking space*. A reduction of 4 resident parking spaces may be provided for each *car share parking space* provided;
- (f) A maximum of 15 percent of the total parking spaces provided on the lands identified on Map 1 of this By-law may have a minimum width of 2.6 metres, despite being obstructed on one side.

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- (g) Notwithstanding the definition of *bicycle parking space* in Section 2(1) of Zoning By-law No. 438-86, as amended, a *bicycle parking space* may be provided in a *stacked bicycle parking space* having a minimum vertical clearance of 2.6 metres, a minimum width of 0.6 metres, and a minimum length of 2.0 metres.
- (h) *Residential amenity space* for each *dwelling unit* shall be provided in accordance with the following minimums:
- i. A minimum of 3.15 square metres of indoor *residential amenity space* for each *dwelling unit*; and
 - ii. A minimum of 0.85 square metres of outdoor *residential amenity space* shall be provided per dwelling unit.
- (i) Notwithstanding the requirements of 1(h) of this By-law regarding indoor residential amenity space, a maximum of 65 percent of the total indoor residential amenity space required by 1(h), may be located in a *fitness club* and be excluded from the calculation of *non-residential gross floor area*, provided:
- i. no residents of the mixed-use building are excluded from eligibility as members of the *fitness club*; and
 - ii. the remaining indoor residential amenity space otherwise required by this By-law is not located within the *fitness club* and 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*.
- (j) *Bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following:
- i. A minimum of 0.9 *bicycle parking spaces – occupant* for the use of the residents shall be provided on the *lot*;
 - ii. A minimum of 0.1 *bicycle parking spaces – visitor* for the shared use of residents and commercial visitors shall be provided on the *lot*;
 - iii. A minimum of 14 *bicycle parking spaces – visitor* for the use of the childcare centre; and,
 - iv. Zero *bicycle parking spaces – visitor* and zero *bicycle parking spaces – occupant for retail uses* shall be provided on the *lot*.
- (k) Notwithstanding any other provision in By-law 438-86, a *bicycle parking space – occupant* and a *bicycle parking space - visitor* may be provided in a *stacked bicycle parking space*, located on the ground level or below grade or above grade, which has a horizontal dimension of at least 0.3 metres by at least 1.8 metres and has a

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combined vertical dimension for two stacked bicycle parking spaces of at least 2.4 metres;

(l) Loading spaces shall be provided and maintained on the *lot* in accordance with the following:

- i. 2 *loading spaces – Type G*, one of which shall be reserved for the use of 15-25 Grosvenor Street;
 - ii. 2 *loading spaces – Type B*, one of which shall be reserved for the use of 15-25 Grosvenor Street; and
 - iii. 1 *loading space – Type C*
2. None of the provisions of Zoning By-law No. 438-86, as amended, or this By-law shall apply to prevent a *temporary sales office* on the *lot*.
3. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:

“*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 km driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;

“*car-share parking space*” means a *parking space* that is reserved and actively used for car-sharing;

“*grade*” means 106 metres Canadian Geodetic Datum;

“*gross floor area*” means the gross floor area of a mixed use building is reduced by the area in the building used for:

- i. parking, loading and bicycle parking below-ground;
- ii. required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- iii. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- iv. shower and change facilities required by this By-law for required bicycle parking spaces;
- v. amenity space required by this By-law;
- vi. elevator shafts;
- vii. garbage shafts;
- viii. mechanical penthouse; and
- ix. exit stairwells in the building.

“*fitness club*” means a commercial club containing exercise facilities for its members;

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“*height*” means the vertical distance between *grade* and the highest point of the roof of any building on the *lot*, except for those elements prescribed by this By-law;

“*lot*” shall refer to those lands delineated by a heavy black line on Map 1, attached to and forming part of this By-law;

“*stacked bicycle parking space*” means a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces.

4. 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.

ENACTED AND PASSED this _____ day of _____, 2021.

JOHN TORY,
Mayor

JOHN ELVIDGE
City Clerk (Acting)

(Corporate Seal)



