

**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 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. 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 (L) 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 68,500 square metres;
  - ii. the maximum residential **gross floor area** is 60,000 square metres; and

*Draft Zoning By-law Amendment (February, 2021)*

- iii. the maximum non-residential **gross floor area** is 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) 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 regulations 40.10.40.10(1), 40.10.40.10(5) and clause 600.10.10(1), 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 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 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, 40.10.40.70, 40.10.40.80(1) and 600.10.10(1) 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 this By-law Number**] as follows:

*Draft Zoning By-law Amendment (February, 2021)*

- 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;
- (F) Despite Regulations 40.10.40.50 (1) and 40.10.40.50 (2) **amenity space** must be provided at a minimum rate of:
- i. 3.15 square metres per **dwelling unit** of indoor **amenity space**; and
  - ii. 0.85 square metres per **dwelling unit** of outdoor **amenity space**;
- (G) Despite the requirements of 4(F) of this By-law regarding indoor residential amenity space, a maximum of 65 percent of the total indoor residential amenity space required by 4(F), 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** 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 accordance with the following:
- 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;

*Draft Zoning By-law Amendment (February, 2021)*

- (I) Despite Regulation 200.5.1.10(2), a maximum of 15 percent of the total **parking spaces** provided on the lands identified on Diagram 1 of By-law [Clerks to supply by-law #] may have a minimum width of 2.6 metres, despite being obstructed on one side, according to Regulation 200.5.1.10(2)(D);
- (J) 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 14 “short term” **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 .
- (K) Despite RegulationS 220.5.10.1(2) and 220.5.10.1(3), **loading spaces** shall be provided and maintained on the **lot** in accordance with the following:
- (a) 2 **loading space** Type ‘G’, one of which shall be reserved for the use of 15-25 Grosvenor Street;
  - (b) 2 **loading space** Type ‘B’, one of which shall be reserved for the use of 15-25 Grosvenor Street; and
  - (c) 1 **loading space** Type ‘C’;
- (L) Despite Regulation 40.5.40.10.(5), equipment structures, or parts of a building exceeding the maximum buiding height may cover more than 30 percent of the roof of each tower.
- (M) 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.
- (N) Despite regulation 230.5.1.10(4)(A), the minimum width of a **stacked bicycle parking space** is 0.3 metres and the minimum vertical clearance from the ground of a **stacked bicycle parking space** is 1.1 metres;
- (O) Despite regulation 230.5.1.10(10), a “short-term” **bicycle parking space** may also be located in a **stacked bicycle parking space**;

*Draft Zoning By-law Amendment (February, 2021)*

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:
- (d) **“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;
  - (e) **“Car-share parking space”** means a parking space that is reserved and actively used for car-sharing;
  - (f) **“Fitness club”** means a commercial club containing exercise facilities for its members.

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

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

JOHN TORY,  
Mayor

JOHN ELVIDGE  
City Clerk (Acting)

(Corporate Seal)





