

CITY OF TORONTO

Bill 1021

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1020 McNicoll Avenue.

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;

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 his By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels I (x762) and I (x763) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.30.10 Exception Number 762 so that it reads:

(762) Exception I (762)

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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Scarborough Employment Districts Zoning By-law 24982 (Steeles)

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.80.10 Exception Number 763 so that it reads:

(763) Exception I (763)

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 1020 McNicoll Avenue identified as Part 2 on Diagram 2 to of By-law [Clerks to insert By-law number], 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 (X) below;
- (B) For the purposes of this exception, and in accordance with regulation 5.10.30.20(1), the **lot line** abutting Victoria Park Avenue is the **front lot line**;
- (C) Despite regulation 80.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 192.55 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 80.10.40.10(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];
- (E) Despite regulations 80.5.40.10(2), (3), (4) and (5), 80.10.40.10(2), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (i) 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, elevator shafts, chimneys, and vents, by a maximum of 6 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6 metres;
 - (iii) architectural features, parapets, insulation, ballasts, coverings above a structural deck, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;

- (iv) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 6 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection, by a maximum of 5.0 metres;
- (F) Despite regulations 80.5.40.40(2) and 80.10.40.40(1)(B), the permitted maximum **gross floor area** of all **buildings** and **structures** is 33,000 square metres, of which:
- (i) the required minimum **gross floor area** within a **nursing home** for non-residential **ancillary** uses not required to be accessible to the public is 2,100 square metres, which may include but not be limited to:
 - a) a salon;
 - b) professional and medical offices including but not limited to administrative offices;
 - c) medical support services including but not limited to charting rooms, medication rooms, consult and therapy rooms including physiotherapy, tub and shower rooms, and communications/care desks; and
 - d) recreational facilities including activity rooms including but not limited to a country kitchen, great hall and fireplace lounge, and a private dining room;
- (G) Despite regulation 80.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (H) Despite clause 80.10.40.60, regulation 80.5.40.60(1), and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings by 5.0 metres, and the canopies and awnings on the east side of the **building** by 10.0 metres, if no part of the canopy, awning or similar structure is more than 7.0 metres above the elevation of the ground directly below it;
 - (ii) balconies and terraces by a maximum of 5.0 metres;

- (iii) exterior stairs, access ramps and elevating devices, by a maximum of 6.5 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (v) bicycle storage enclosure, by a maximum of 4.0 metres;
 - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (vii) eaves, by a maximum of 1.0 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (I) Despite regulation 80.10.50.10(1), 80 percent of the entire **front yard** excluding a permitted **driveway** must be **landscaping**, and a minimum of 50 percent of the **front yard landscaping** must be **soft landscaping**;
- (J) Despite regulation 80.10.50.10(2), a minimum of 15 percent of the area of I (x763) as shown on Diagram 2 not covered by **buildings** or **structures** must be **soft landscaping**;
- (K) Despite regulation 80.10.150.1(1), all waste and **recyclable material** must be stored in a wholly enclosed **building** or **structure**, or below grade bin;
- (L) Despite regulation 200.5.1.10(2)(A), up to 10 percent of the **parking spaces** provided within the lands subject to this Exception may be a combination of small car **parking spaces** or obstructed **parking spaces**:
- (i) For the purposes of this exception, small car **parking spaces** means a **parking space** with the following minimum dimensions:
 - (a) length of 5.2 metres;
 - (b) width of 2.4 metres; and
 - (c) vertical clearance of 2.0 metres;
 - (ii) For the purposes of this exception, obstructed **parking spaces** may be obstructed on one side, and need not be increased by 0.3 metres for the side of the **parking space** that is obstructed;
- (M) In addition to regulations 200.5.1.10(2)(D) and (E), electric **vehicle** infrastructure, including electrical **vehicle** supply equipment or an energized outlet, does not constitute an obstruction to a **parking space**;

- (N) Despite regulation 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path;
- (O) Despite regulation 200.15.1(4), an accessible **parking space** must be located no more than a 40 metre long direct route from a barrier free entrance to:
- (i) a **building**; or
 - (ii) a passenger elevator that provides access to the first **storey** of a **building**;
- (P) Despite regulations 230.5.1.10(4)(A)(ii) and (B)(ii), the required minimum width of a **bicycle parking space, stacked bicycle parking space, and bicycle parking space** placed in a vertical position on a wall, structure or mechanical device is 0.45 metres;
- (Q) Despite regulation 230.5.1.10(6), "long-term" **bicycle parking spaces** may be located in a **building** or in a **structure**;
- (R) Despite regulation 230.5.1.10(7) a universal shower and change facility resulting from "long-term" **bicycle parking spaces** is not required;
- (S) In addition to the areas a "long-term" **bicycle parking space** may be located as listed in regulations 230.5.1.10(9)(A)(i), (ii) and (iii), "long-term" **bicycle parking spaces** may also be located in the following locations:
- (i) outside of the **building** within an enclosed **structure**;
- (T) Despite Regulation 230.5.1.10(10) and 230.5.1.10(15), all "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (U) Despite regulation 230.5.1.10(12), a **bicycle maintenance facility** is required to be located within a **building, structure, shed, or enclosure**;
- (V) Despite regulation 230.5.1.10(13), **oversized bicycle parking spaces** are not required;
- (W) Despite regulations 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:

- (i) 0.025 "long-term" **bicycle parking spaces** for each **dwelling unit** or **bed-sitting room**;
 - (X) Despite regulation 230.80.1.20(2), a "short-term" **bicycle parking space** may be more than 30 metres from a pedestrian entrance to a **building** on the **lot**;
- 9. Prevailing By-laws and Prevailing Sections: None Apply.
- 10. 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.
- 11. The Owner shall provide space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers By-law Chapter 681.

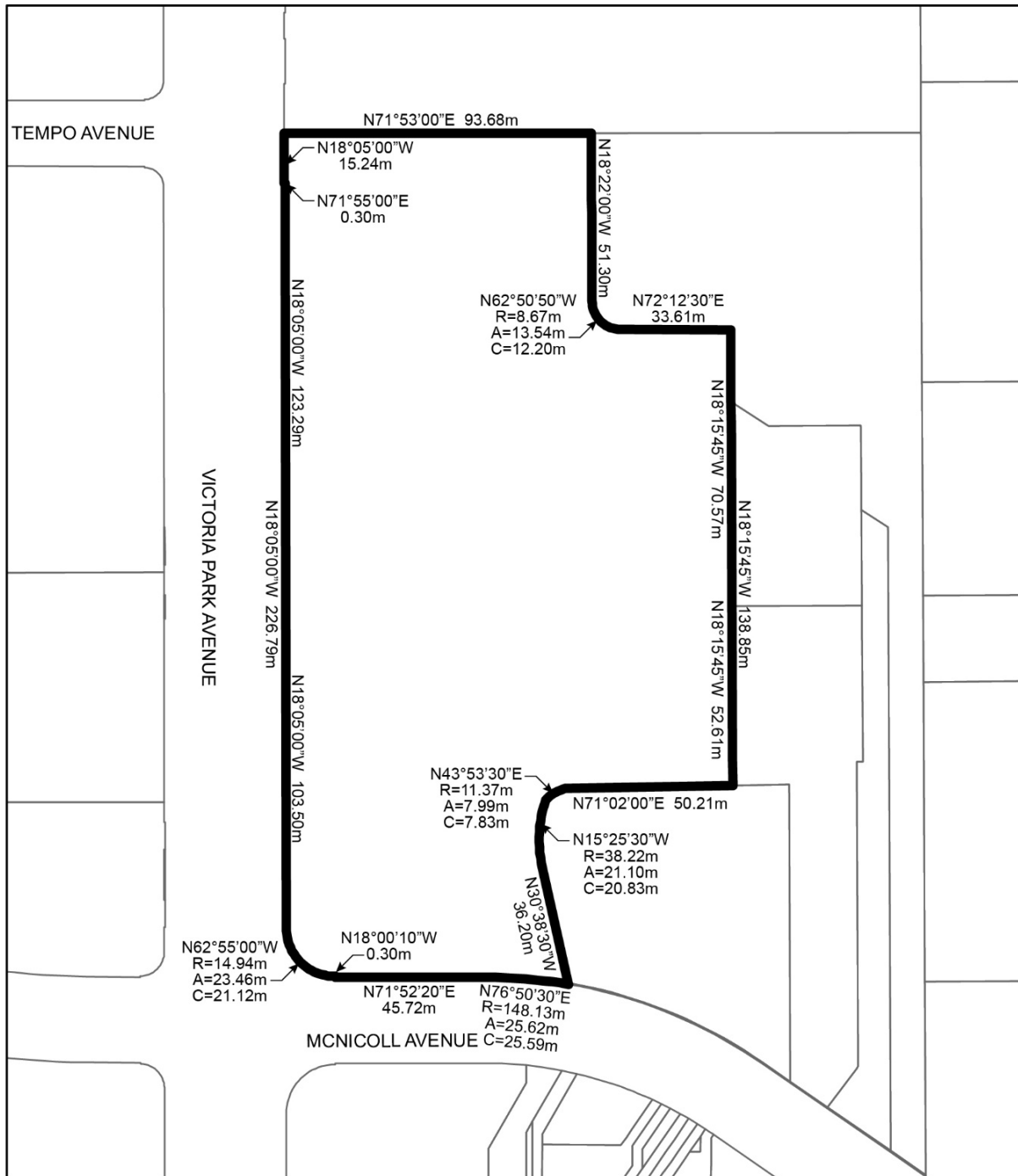
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



TORONTO
Diagram 1

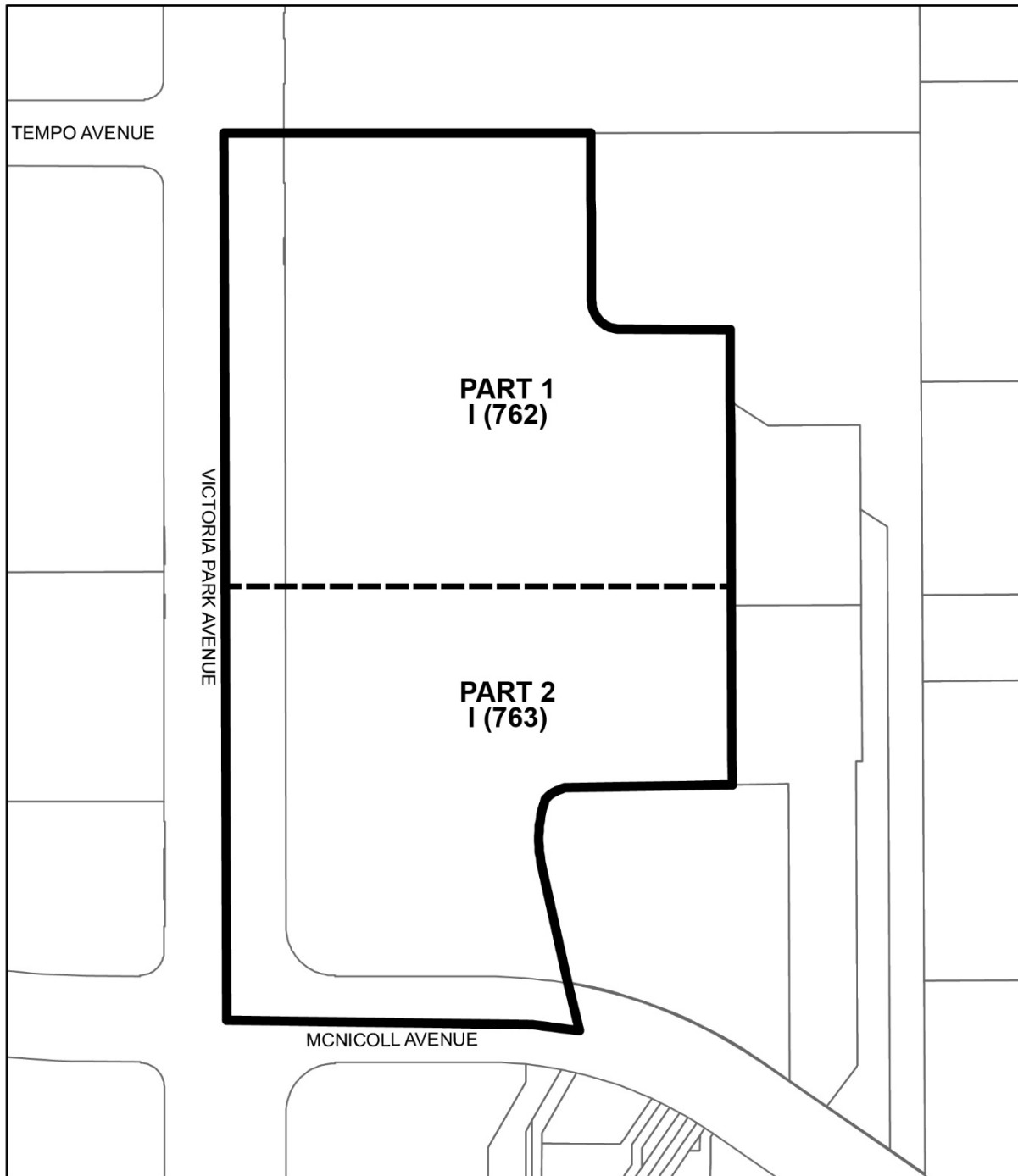
1020 McNicoll Avenue

File # 26 127597 ESC 22 02



City of Toronto By-law 569-2013
Not to Scale
06/19/2026

Diagram 2

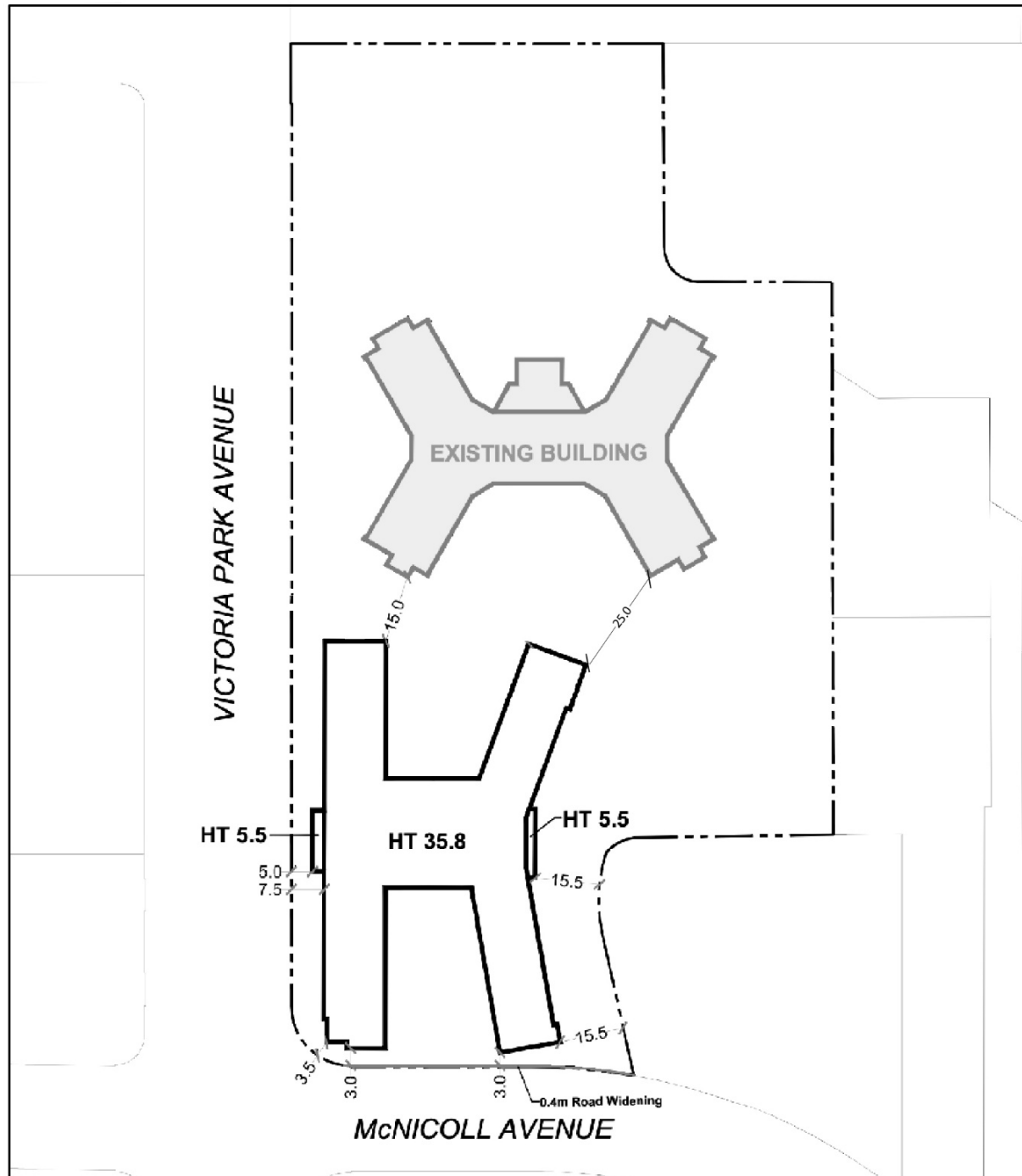


Toronto
Diagram 2

1020 McNicoll Avenue

File # 26 127597 ESC 22 02

Diagram 3



Toronto
Diagram 3

1020 McNicoll Avenue

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