Authority: Toronto and East York Community Council Item TE34.22, adopted as amended by City of Toronto Council on July 29 and 30, 2026
City Council voted in favour of this by-law on July 30, 2026
Written approval of this by-law was given by Mayoral Decision 13-2026 dated July 30, 2026

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John D. Elvidge, City Clerk

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2026-09-02

CITY OF TORONTO

BY-LAW 1049-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 240 McCaul Street.

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of R (f4.5; d1.0) (x835) to a zone label of CR2.5 (c1.0; r2.5) SS2 (x1304) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1304 so that it reads:

(1304) <u>Exception CR 1304</u>

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 240 McCaul Street, if the requirements of By-law 1049-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Y) below;

(B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 101.13 metres and the elevation of the highest point of the **building** or **structure**;

(C) Despite Regulation 40.10.20.100(4), a **hotel** room or suite may be located in the same **storey** as a **dwelling unit**;

(D) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may be located on the same **storey** as or below non-residential use portions of the **building**;

(E) Despite Regulation 40.10.40.1(6)(A), a pedestrian access for a **lot** which abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, or is separated from a **lot** in the Residential Zone category or Residential Apartment Zone category by a **lane** or a **street** may be within 1.3 metres of a **lot** in the Residential Zone category or Residential Apartment Zone category;

(F) Despite Regulation 40.10.40.10(2), 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 1049-2026;

(G) Despite Regulation 40.10.40.10(5)(A), the required minimum height of the first **storey**, as measured between the Canadian Geodetic Datum of 101.13 metres and the floor of the second **storey**, is 4.0 metres;

(H) Despite Regulations 40.5.40.10(3) to (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1049-2026:

(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 6.0 metres;

(ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 5.5 metres;

(iii) architectural features, parapets, 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 3.0 metres;

(v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;

(vi) antennae, flagpoles and satellite dishes, by a maximum of 1.0 metres; and

(vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to **amenity space**, by a maximum of 3.0 metres;

(I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 21,000 square metres;

(J) Despite Clause 40.5.40.70 and Regulations 40.10.40.70(2) and 600.10.10(1)(A), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1049-2026;

(K) Despite Clause 40.10.40.60 and (J) 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 1.0 metres;

(ii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;

(iii) window projections, including bay windows and box windows, by a maximum of 1.0 metre; and

(iv) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;

(L) Despite Regulation 600.10.10(1)(C), if a line projected at a right angle from a **main wall** of a **building** with a height greater than 36.0 metres intercepts another **main wall** of the same **building**, those **main walls** must be separated by a minimum of 1.9 metres, measured only for the portions of the **building** that collectively enclose the entirety of a **storey** with a height greater than 24.0 metres;

(M) Despite Regulations 40.10.50.10(1) and (3) and 150.48.50.10(1) no **landscaping** strip is required;

(N) Despite Regulation 40.10.80.20(1), a **parking space** that is not in a **building** or **structure** may be set back 0.0 metres from a **lot line**;

(O) Despite Regulation 40.10.80.20(2), a **parking space** must be set back a minimum of 5.9 metres from a **lot** in the Residential Zone category;

(P) Despite Regulation 40.10.100.10(1)(C), two **vehicle** accesses are permitted;

(Q) Despite Regulations 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 metre-wide accessible barrier free aisle or path on one side of the accessible **parking space**;

(R) Despite Regulation 200.15.1(4), accessible **parking spaces** must be closest to a barrier free:

(i) entrance to the **building**;

(ii) passenger elevator that provides access to the first **storey** of the **building**; and

(iii) shortest route from the required entrances in (i) and (ii);

(S) Despite Regulations 970.10.15.5(11) and (12), if **parking spaces** are provided on the **lot**, a minimum of 1 of the required **parking spaces** must be an accessible **parking spaces**;

(T) Despite Regulation 40.10.90.10(1)(C), a **loading space** may be located in a **side yard** abutting a **lot** in the Residential Zone or Residential Apartment Zone category;

(U) Despite Clause 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** in accordance with the following:

(i) a minimum of 2 Type "C" **loading spaces**; and

(ii) a minimum of 1 Type "G" **loading space**;

(V) Despite Regulation 220.5.20.1(3)(A), a **vehicle** entrance and exit for a two-way **driveway** into and out of the **building** may have a minimum width of 4.0 metres;

(W) The number of **bicycle parking spaces** required by Regulation 230.5.10.1(5) may be reduced, subject to the following:

(i) the number of "short-term" **bicycle parking spaces** reduced is not more than half the amount required by regulations 230.5.10.1(5)(A) or (B), rounded down to the nearest whole number;

(ii) the number of "long-term" **bicycle parking spaces** reduced is not more than half the amount required by regulations 230.5.10.1(5)(A) or (B), rounded down to the nearest whole number;

(iii) for each **bicycle parking space** required by regulation 230.5.10.1(5) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and

(iv) the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the Planning Act;

(X) Despite Regulation 970.30.15.5(3), no shower and change facilities are required;

(Y) The provision of **dwelling units** 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;

(iv) an additional 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;

(v) **dwelling units** required in (iv) above may be satisfied in part or in whole by **dwelling units** with 2 or more bedrooms, that can be provided through the conversion of other, smaller **dwelling units** using accessible or adaptable design measures such as knock-out panels; and

(vi) if the calculation of the number of required **dwelling units** in accordance with each of (i), (ii), and (iv), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**.

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.

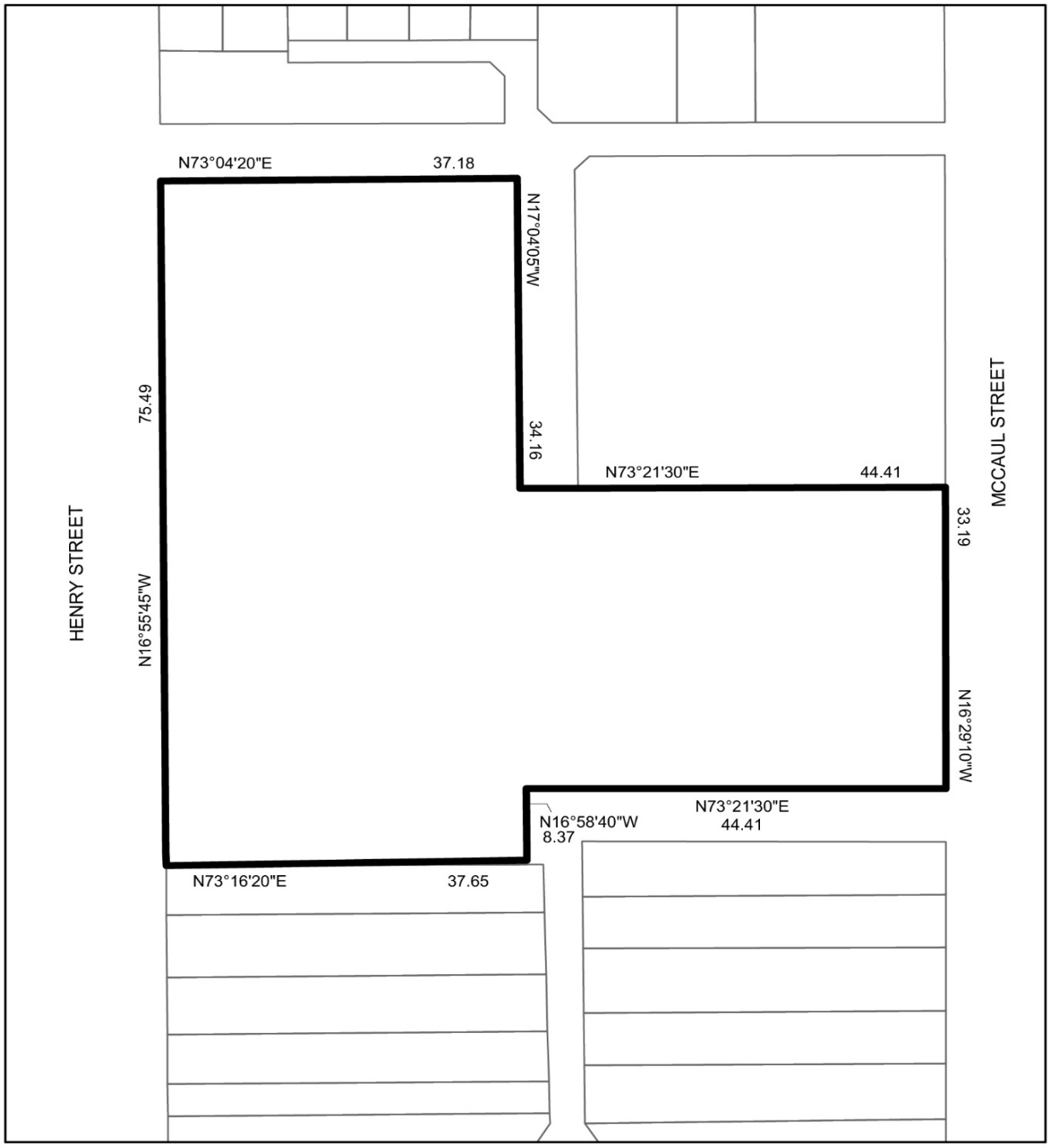
Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



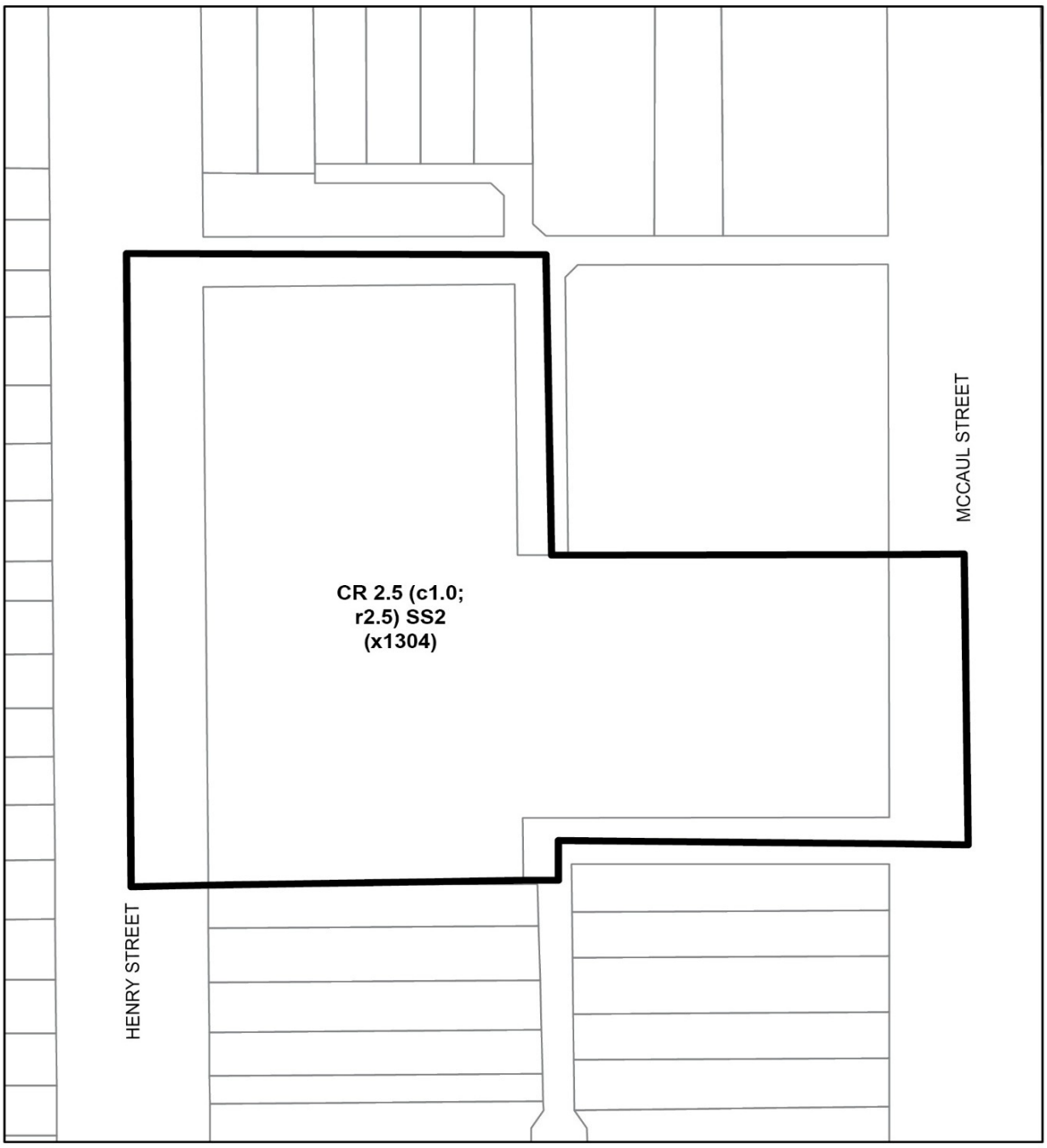
TORONTO
Diagram 1

240 Mccaul Street

File # 22 155555 STE 11 OZ

City of Toronto By-law 569-2013
Not to Scale
05/25/2026

Diagram 2



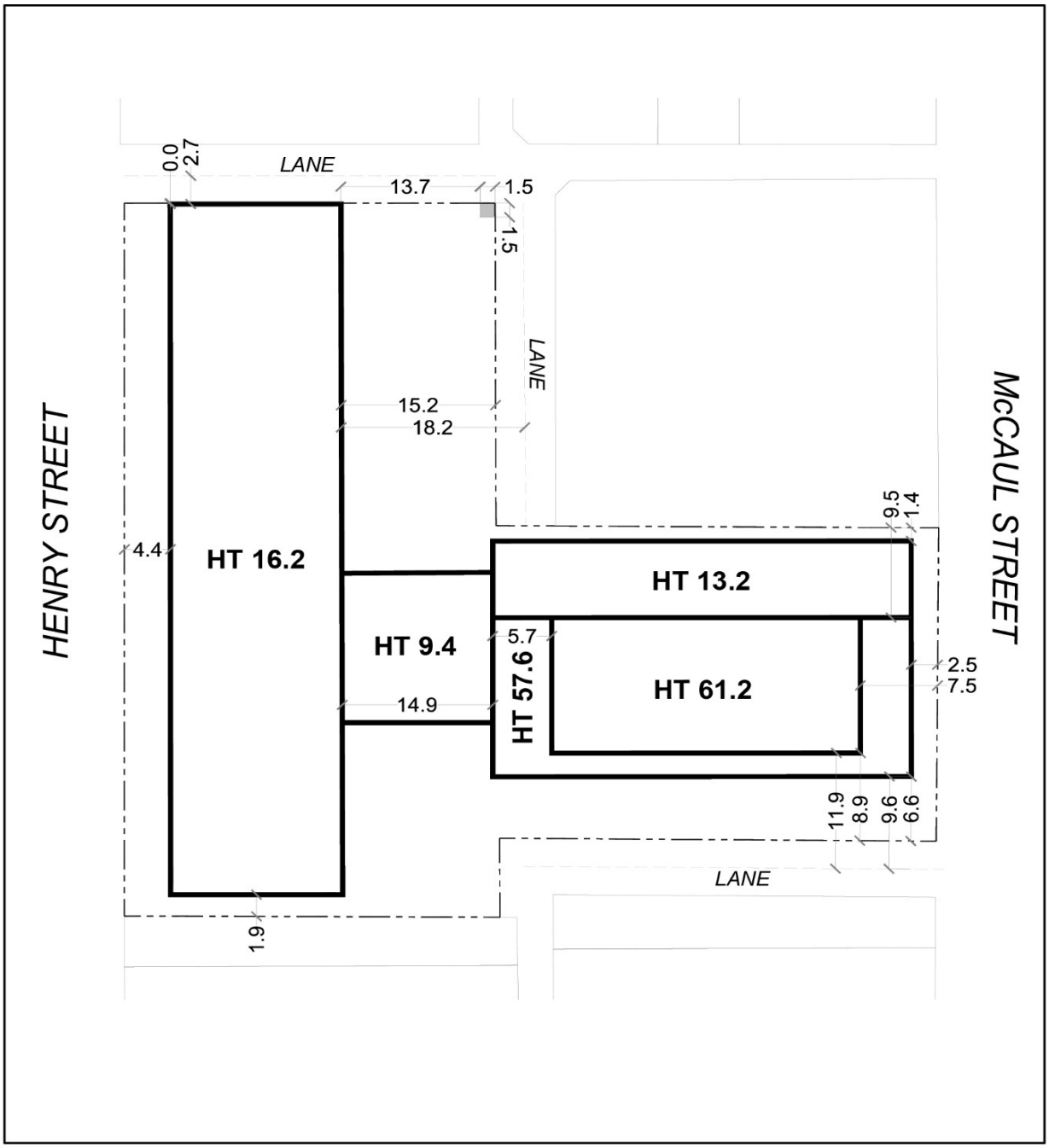
TORONTO
Diagram 2

240 Mccaul Street

File # 22 155555 STE 11 OZ

City of Toronto By-law 569-2013
Not to Scale
05/25/2026

Diagram 3



TORONTO
Diagram 3

240 Mccaul Street

File # 22 155555 STE 11 OZ

Land to be Conveyed

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