

1020 McNicoll Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

Planning Application Number: 26 127597 ESC 22 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 9-storey (38.81 metres including MPH) long-term care building with approximately 512 beds and 2,636 square metres of amenity space at 1020 McNicoll Avenue. The development would result in 31,896 square metres of total gross floor area, including 2,395 square metres of non-residential floor space. A total of 67 parking spaces, including 6 accessible spaces are proposed.

The development proposal is located on the southern portion of the subject site, while an existing 5-storey long-term care building situated on the northern portion of the site will be retained. A future consent application is anticipated through a separate planning process to sever the proposed "Development Site" from the "Total Site" to create two parcels, each with its own long term care building and associated servicing connections.

The Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan and the applicable Site and Area Specific Policies (SASP 791) specific to these lands. The proposal represents good planning by intensifying the land use and adding additional long term care beds to serve the local community.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1020 McNicoll Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On July 19, 2022, City Council approved Official Plan Amendment 591 (OPA 591) which amended the Official Plan's economic health and Employment Area policies contained in Chapters 2, 3 and 4 as part of the phased Municipal Comprehensive Review (MCR) and Growth Plan Conformity Exercise named "Our Plan Toronto". The report also recommended adoption of several site or area specific Official Plan policies resulting from local area studies and review of Official Plan Amendment applications and conversion requests that proposed the introduction of uses that were not previously permitted, including residential uses, on lands designated either *Core Employment Areas* or *General Employment Areas* in the Official Plan.

As a result, SASP 791 was introduced and adopted through by-law 1106-2022, redesignating the subject lands from *General Employment Areas* to *Institutional Areas*. City Council's Decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.15>

THE SITE AND SURROUNDING LANDS

Description

The subject lands are located at the northeast corner of Victoria Park Avenue and McNicoll Avenue. The irregular shaped site has a total area of 29,230 square metres (2.9 hectares) with a frontage of approximately 83 metres on McNicoll Avenue and 257 metres along Victoria Park Avenue. At the midpoint of the lot, the site widens to a width of 136.12 metres. Generally, the topography of the site consists of a gentle slope from north to south with a grade differential of approximately 3 metres.

An existing 5-storey long term care building (the "Tendercare Building") is located just north of the midpoint of the site, while the lands subject to the development application on the southern portion of the lands consist of a circular driveway to serve the existing building and are otherwise vacant. See Attachment 2 for the Location Map.

Surrounding Uses

North: A two-storey office and warehouse/logistics building.

South: Across McNicoll Avenue is a 5-storey mixed-use building including at grade commercial with office uses above, and a series of 2-3 storey non-residential units offering personal service and retail uses.

East: Several residential and non-residential uses including a 12 and 14-storey residential building with a future 3rd phase recently approved for a 18-storey residential building (February 2026, File No. 22 130989 ESC 22 SA) and a place of worship.

West: Across Victoria Park Avenue is a gas station and convenience store and a 5-storey office building.

THE APPLICATION

Description

A Zoning By-law Amendment application has been submitted to permit a new 9-storey (38.81 metres including MPH) long-term care building. The development proposal is planned for the southern portion of the site, while the existing 5-storey long term care building located on the northern portion of the lands will be retained and continue to operate.

Through a separate planning process, the applicant intends to submit a concurrent consent application to the Committee of Adjustment that endeavours to sever the vacant southern portion of the site, the 'Development Site' on which the subject proposal is situated, from the balance of the lands on the northern portion of the site.

Density

The subject proposal has a density of 2.47 times the area of the Development Site (future post-severance density on the development site only).

Residential Component

The proposal includes 512 beds of private, semi-private and basic bedrooms.

Non-Residential Component

The proposal includes 2,395 square metres of non-residential uses including a salon, physiotherapy, supportive, leisure and administrative uses.

Access, Parking and Loading

The subject site is designed for pedestrian, vehicle, bicycle, and service access to the proposal and maintains connectivity with the surrounding established context.

Pedestrian access is primarily through the main entrance on the east side, connected to accessible parking, a pick-up/drop-off area, bicycle parking, and a new walkway from McNicoll Avenue. A secondary staff entrance on the west side provides direct access to public transit, bicycle parking and the municipal sidewalk along Victoria Park Avenue.

The vehicular parking compliment includes 67 surface parking spaces, with 6 accessible spaces located near the main entrance. Vehicle access is provided by a new two-way

driveway from Victoria Park Avenue, connecting to the internal parking lot. Existing driveway access points from both McNicoll Avenue and Victoria Park Avenue will remain in use.

Bicycle facilities include a total of 78 bicycle parking spaces. The 52 long-term spaces are located in a secure enclosed area with a bicycle repair station. The remaining 26 short-term spaces are distributed around the building near the main and secondary entrances and at the northwest corner.

Loading and waste collection are accommodated by two Type 'A' loading spaces located in the northeastern wing of the building. Service vehicles will enter via the McNicoll Avenue driveway, access the loading area, and exit through the Victoria Park Avenue frontage.

Additional Information

See attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/1020McNicollAve.

Reasons for Application

A Zoning By-law Amendment application for this development is required to amend the land use and performance standards to implement the built form of the proposed 9-storey long term care home and to bring the zone category into the city-wide Zoning By-law 569-2013.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on November 4th, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on March 10th, 2026, and deemed complete on March 16th, 2026, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre toronto.ca/1020McNicollAve.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan designates the site as *Institutional Areas*, which are generally made up of major health, post-secondary education and governmental institutional campuses and their ancillary uses. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Site and Area Specific Policy 791

SASP 791 applies to the subject site through the adoption of Official Plan Amendment 591 and the passing of by-law 1106-2022. The SASP limited the primary permitted uses to seniors accommodation facilities, including nursing homes or long term care facilities and retirement homes as defined under their respective provincial Acts, as amended.

Several policies noted within the SASP are intended to ensure a minimum amount of ancillary non-residential gross floor area is constructed on the lands (2,100 square metres), prior to, or concurrent with development. The non-residential ancillary uses identified will include one or more of medical support services, professional and medical offices, recreational facilities and small scale retail uses.

In accordance with the SASP, sensitive land uses, including the primary permitted uses are to be located, designed and buffered to mitigate impacts from, be compatible with and not impede the continuation and / or expansion of nearby employment uses within the surrounding *General Employment Areas*. Furthermore, the SASP requires that a compatibility / mitigation study shall be submitted, peer reviewed and implemented at the owner's expense, as part of any Zoning By-law Amendment on the subject lands when introducing sensitive land uses, including residential uses.

The Official Plan, including SASP 791 should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject site is zoned Highway Commercial (HC) with a variety of performance standards and a site-specific exception (93) under former City of Scarborough Employment Districts Zoning By-law 24982 (Steeles). The HC zoning category permits a range of automotive oriented uses which benefit from greater visibility along major roads. The site-specific exception limits the uses on the subject site to commercial uses

located on a ground floor (barbers, financial institutions hairdressers, pharmacies), restaurants, hotels, hospitals and associated uses, places of worship and offices. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Ministry of Long Term Care - Long-Term Care Home Design Manual (2015)
- Mid-Rise Building Performance Standards

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at: [Toronto Green Standard](#)

PUBLIC ENGAGEMENT

Community Consultation

On May 6th, 2026, a virtual community consultation meeting was hosted by City staff. City staff provided an overview of the site and area, including the applicable policy and land use contexts. The applicant team offered highlights of the proposal and discussed how they feel it achieves the policy goals.

During the meeting, two members of the public were in attendance however, they did not provide any questions or comments on the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024), and find the proposal consistent.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, SASPs, planning studies and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

Staff find the proposed land use acceptable. The proposal would implement the SASP's permitted use of seniors accommodation facilities by continuing to provide long term care support and offering additional non-residential uses within the overall site. It also ensures land use compatibility and mitigation matters are addressed to and from the nearby employment uses.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a long term care building, with a bedroom mix that offers a range of options for seniors in need of supportive housing through the later stages of life.

The building would add to the local population of long term housing beds and choice within the north Scarborough community, where the demographic profile in the 2021 census identified 31% of residents in the census tracts near the area as over the age of 65 years, compared with an overall city average of 17.1%.

Following the success of the City's first 10-year plan, Housing Opportunities Action Plan 2010-2020, the Housing TO 2020-2030 Action Plan offers an updated framework for action across the housing spectrum offering key strategic direction on providing for the building and redevelopment of long-term care homes to meet the needs of a growing population of seniors. This proposal has an opportunity to provide new long term care beds through the efficient redevelopment of underused and vacant lands on the current site.

Built Form

The proposal conforms with the Official Plan and meets the intent of the Midrise Building Design Guidelines with respect to built form, height and massing, and is compatible with the existing and emerging area contexts.

Similar to the Tendercare building, the proposed development offers an 'H' shaped building footprint to satisfy the function, programing and operational requirements specified by the Ministry of Long Term Care. As a result of the built form, each unit has access natural light while maintaining appropriate distances to the surrounding built form allowing for greater privacy and indirect views. The repeating floorplates and long view corridors for safety and efficiency is a reflection of the overall design standard criteria of the province's Long Term Care Home Design Manual. Despite somewhat rigid design constraints placed on the building's architectural deployment, the applicant worked with staff to facilitate a prominent secondary access dedicated for staff only

along the Victoria Park frontage, opposite the main entrance and in close proximity to a public transit stop.

Staff are satisfied with the height of the proposed building, which generally equivalent to the 36 metre right-of-way width of Victoria Park Avenue, in keeping with the intent of the midrise guidelines. At 9-storeys, the proposal compliments the surrounding range of existing building heights (5 to 14-storeys), and an emerging context via a recent site plan approval of an 18-storey building addition to an existing building located immediately east of the subject lands at 1036 McNicoll Avenue (File No. 22 130989 ESC 22 SA).

The building's unique shape and orientation creates a street wall along Victoria Park Avenue and frames the eastern side of the site, opposite an existing 14-storey senior's apartment while creating opportunities for two courtyards between the building's corridor wings. Along the McNicoll Avenue frontage, a partial street wall with the southern courtyard offers visual relief and a practical opportunity for light and open space at grade. Similarly, the north side of the 'H' shape and secondary courtyard offers equal amounts of visual relief and comfortable space between the proposed building and the existing Tendercare facility to the north.

Massing of the proposed building is articulated along the longest portion of the site adjacent to the Victoria Park Avenue frontage with a variety of setbacks, including balconies and a canopy over the staff entrance. Building setbacks range from 3.2 metres at the staff entrance to approximately 8.2 metres along the length of the western façade, while lesser building setbacks ranging from 3.3 metres to 4.3 metres north and south of the building are proposed.

The proposal achieves appropriate separation distances to the adjacent Tendercare facility to the north and the 14-storey seniors building to the east of approximately 17 metres and 25 metres respectively. Staff are satisfied the proposed built form provides appropriate massing for the long term care use, in addition to offering internal, supportive non-residential uses.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The concept landscape plan illustrates an enhanced public realm on the Victoria Park Avenue frontage consisting of raised planters with integrated cast-in-place seat walls, shade producing trees, shrubs, sodded areas and a 2.1 metre wide walkway. The width of the enhanced area from the curblineline to the building is approximately 16.9 metres and includes 7 existing mature boulevard trees. Additionally, a planting mix of 19 trees and shrubs are also planned for the west side of the site which will provide a opportunity for expanding and enhancing the existing public realm.

At the southern end of the building adjacent to McNicoll Avenue, public realm improvements include 8 new trees and sod within a 10 metre wide area setback to the building and along the frontage, to bolster the three existing boulevard trees.

The east side of the proposal consists of a 2.1 metre wide walkway located beside the building, shrub and perennial planting beds, 9 trees and both bicycle and convenience barrier free vehicular parking adjacent to the main entrance. Further east within the parking area, 12 new trees are proposed within sodded parking aisle islands.

The secondary courtyard between the two north wings buffer the two Type 'A' loading spaces from the building with 12 new tree plantings, in addition to 3 trees at the building's northeast corner. The courtyard planting also provides an improved visual condition between the existing Tendercare building and the proposal.

Shadow Impact

The proposal conforms with the policy intent of the Official Plan by ensuring that the development limits shadow impacts on the public realm, particularly during the spring and fall equinoxes. Shadow cast by the proposed building will result in more than 6 hours of continuous sunlight exposure coinciding with the enhanced landscaping on the west side of the development site along Victoria Park Avenue.

Areas for the most vulnerable residents, the enclosed southern courtyard, will benefit from progressively more daylight during both the spring and fall equinoxes between the early midday hours until the late afternoon. The shadow impact resulting from the proposal is considered acceptable.

Wind Impact

A Pedestrian Level Wind Study submitted in support of the proposal concluded that local wind conditions at ground level are anticipated to be safe and suitable for the intended pedestrian uses throughout the year. Specifically, wind conditions for those areas in proximity to the two entrances partially protected by overhead balconies and canopies, are expected to be comfortable for sitting and standing throughout the year. The courtyards are sheltered by the prevailing winds, as a result they are both expected to experience comfortable conditions for sitting in the summer and standing or better during each of the remaining seasons.

With the inclusion of the proposed building as a buffer, the predicted wind conditions for the existing lands are positively improved. Mitigation measures to further improve wind conditions will be explored through the site plan approval process at the north and southwest corners of the building where seasonally uncomfortable conditions exist during the winter months.

Servicing

The applicant has submitted a Functional Servicing Report and a Stormwater Management Report in support of the proposal. As the applicant has advised their intention to sever the lands into two separate lots, Engineering Review staff have determined that a separate set of service connections will be required for the north (existing) and south (proposed) buildings. All site servicing connections are proposed from the McNicoll Avenue frontage. Staff have reviewed the findings of the servicing materials and have accepted the conclusions as it relates to the subject proposal.

Compatibility and Mitigation Matters

A key policy criteria of SASP 791 requires the submission of a Compatibility / Mitigation Study as part of a complete Zoning By-law Amendment application when introducing sensitive and residential uses. The Compatibility / Mitigation study was provided and was peer reviewed at the applicant's expense. The report acknowledges the subject lands are surrounded by commercial, industrial and residential uses and in accordance with Policy 2.2.4.9, the applicant's team prepared an expanded notice by registered mail of the development application. The intent of the policy is to notify all major facilities identified by the City on the basis that their influence areas may include any portion of the applicant's property.

Air Quality

The compatibility of adjacent industrial facilities was determined based upon classification in accordance with the Ministry of Environment, Climate and Parks' (MECP) D-6 guidelines, which recommends minimum separation distances for new developments from existing industrial facilities, to prevent or minimize potential land use impacts between facilities and sensitive land uses. Within the surrounding context, 12 facilities or industries were identified based upon the MECP approvals process and the location of close sensitive receptors.

Facilities were further delineated with 8 of the facilities noted as both outside the area of influence and outside the minimum separation distance, and were deemed to be of no issue, while two facilities are inside the area of influence but outside the minimum distance separation.

Two facilities are identified as being within both the area of influence and the minimum separation distance. (Victoria Park Waste Transfer Station and NUCAP). The report cited that further assessment or mitigation measures of air quality should be considered, including implementation of a Traffic-Related Air Pollution (TRAP) emission strategy should be included as part of the final design, given the close proximity to both Victoria Park Avenue, and McNicoll Avenue, arterial roadways with high traffic volumes.

Noise

A noise impact study was prepared to assess impacts from transportation noise sources and stationary noise sources to the proposed long term care development in accordance with the MECP noise criteria, in addition to noise generated from the site on nearby sensitive land uses.

The study determined that with the use of appropriate noise mitigation measures (central air conditioning and utilizing appropriate exterior wall building components) noise impacts from transportation sources will meet MECP criteria, and no significant noise impacts from off-site noise sources were identified. The noise study was also included within the peer review process.

Vibration

A vibration screening study was undertaken to determine if any significant vibration sources exist within the surrounding employment lands that would negatively impact the development proposal. The study evaluated vibration potential from 5 adjacent facilities and indicated that no significant vibration sources were identified. While two of the facilities operate with MECP approvals, no vibration sources were identified within those facility operating approvals. Based upon the evaluation of the area and the absence of vibration sources, a detailed study was not warranted.

The land use compatibility assessment concluded that while potential impacts of the surrounding facilities is considered low, several recommendations were provided including building pressurization and filtration be included within the mechanical design to ensure good air quality within the facility, the provision of central air conditioning to address transportation related noise sources, and that warning clauses be included within agreements of purchase and sale/lease and rental.

Peer Review

Staff received the results from the peer reviewer, Arcadis Professional Services (Canada) Inc., which agreed with the methodology and justification provided within the two reports and highlighted the findings. Several recommendations, questions and clarifications have been provided to the applicant to be implemented through a future Site Plan process. Based upon the summary of the peer review, staff are satisfied that the proposal is compatible with the surrounding context.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for the segment of McNicoll Avenue adjacent to the subject lands, a 0.4 metre road widening dedication along the McNicoll Avenue frontage is required and is proposed to be conveyed to the City.

There are no land takings or widenings required along Victoria Park Avenue.

Traffic Impact

The application submission included a Transportation Impact Study which evaluated traffic impacts associated with the development of a long-term care building. The study noted that lower vehicular trip rates were anticipated to be generated when compared to similar conventional residential or mixed-use developments.

Based upon the operational nature of the proposal, peak traffic activity is anticipated to occur primarily during weekday staff shift changes or visitor periods and not during typical morning and afternoon commuter peaks. As a result, staff are satisfied traffic generation from the development is not expected to impact the surrounding local road network.

Access, Vehicular and Bicycle Parking and Loading

The vehicular access connections and internal circulation proposed within the site have been evaluated by transportation staff and are considered acceptable.

Parking requirements cite a maximum of 265 vehicle spaces. However no minimum parking limit is required. As such, the provision of 67 parking spaces, including 6 accessible parking spaces achieves the requirements of the zoning by-law. The 78 bicycle parking spaces provided is compliant with the minimum short and long term bicycle rate and is acceptable.

Loading spaces within the development are not required for a long term care home, however, the two Type 'A' loading spaces utilized to accommodate the service, delivery and refuse collection are considered acceptable for the intended uses.

Parkland

This proposal is exempt from the parkland dedication requirement under Chapter 415, Article III, Section 30.A.(5) of the Toronto Municipal Code, which provides exemptions for Long Term Care homes.

Archaeological Assessment

The subject site is situated within an area defined as having potential for archaeological resources and therefore required submission of an archaeological assessment.

Heritage Planning staff have reviewed a Stage 1 Archaeological Assessment report on the subject lands which concluded that there are no archaeological concerns. Staff agreed with this determination and offered the applicant advisory comments providing additional direction in the event remains are encountered.

Tree Preservation

The development proposal is subject to the City Street Tree By-law and the Private Tree By-law, Municipal Code Chapter 813, Trees, Articles II and III which regulates tree injury and destruction of individual trees within the City of Toronto.

An Arborist Report was prepared and identified a tree inventory of 139 trees on and within 6 meters of the subject lands. The project proposes the removal of 53 by-law protected privately owned trees and three by-law protected privately owned trees for injury. Furthermore, one city owned boulevard tree located where the proposed Victoria Park driveway is also planned for removal. These trees are in direct conflict with the proposed building and associated excavation, grading, parking area and within significant encroachment into their minimum tree protection zones.

In accordance with Urban Forestry requirements, the planting of 3 replacement trees for each by-law-protected private tree will be a condition of permit issuance, should the removal application be approved. A final total of all trees will be calculated on site and will further review at Site Plan Control Application submission.

Conclusion

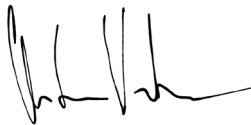
The proposal is consistent with Provincial Planning Statement (2024), the proposal conforms with the Official Plan, particularly as it relates to the efficient use of vacant lands to implement the primary permitted uses of seniors accommodation facilities, principally a new long term care facility.

The proposal will provide new long term care beds in a local area of need for the growing senior population within Scarborough. Staff recommend that Council approve the Zoning By-law Amendment application.

CONTACT

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SIGNATURE



Christian Ventresca, M.Sc.PI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing Model Looking Northwest
- Attachment 9: 3D Massing Model Looking Southeast

Attachment 1: Application Data Sheet

Municipal Address: 1020 McNicoll Avenue Date Received: March 10, 2026

Application Number: 26 127597 ESC 22 OZ

Application Type: Zoning By-law Amendment

Project Description: Proposal for a new 9-storey long-term care home with approximately 512 beds on the southern portion of the site and retaining the existing building on the northern portion of the site.

Applicant	Agent	Architect	Owner
Bousfields Inc.	-	Kassian Architecture	Extendicare (Canada) Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	SASP 791
Zoning:	HC – Highway Commercial	Heritage Designation:	N
Height Limit (m):	-	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 29,230 Frontage (m): 253.76 Depth (m): 136.12

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,843	2,843	3,477	6,320
Residential GFA (sq m):	19,206	19,206	29,501	48,707
Non-Residential GFA (sq m):	1,350	1,350	2,395	3,745
Total GFA (sq m):	20,566	20,566	31,895	52,461
Height - Storeys:	5	5	9	
Height - Metres:	N/A	N/A	38.8	

Lot Coverage Ratio (%)	21.6	Floor Space Index:	2.47
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	29,501	0
Retail GFA:		
Office GFA:	2,395	0

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other: Long Term Care	310	310	512	822
Total Units:	310	310	512	822

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	310				
Proposed:	512				
Total Units:	822				

Parking and Loading

Parking Spaces:	67	Bicycle Parking Spaces:	78	Loading Docks:	2
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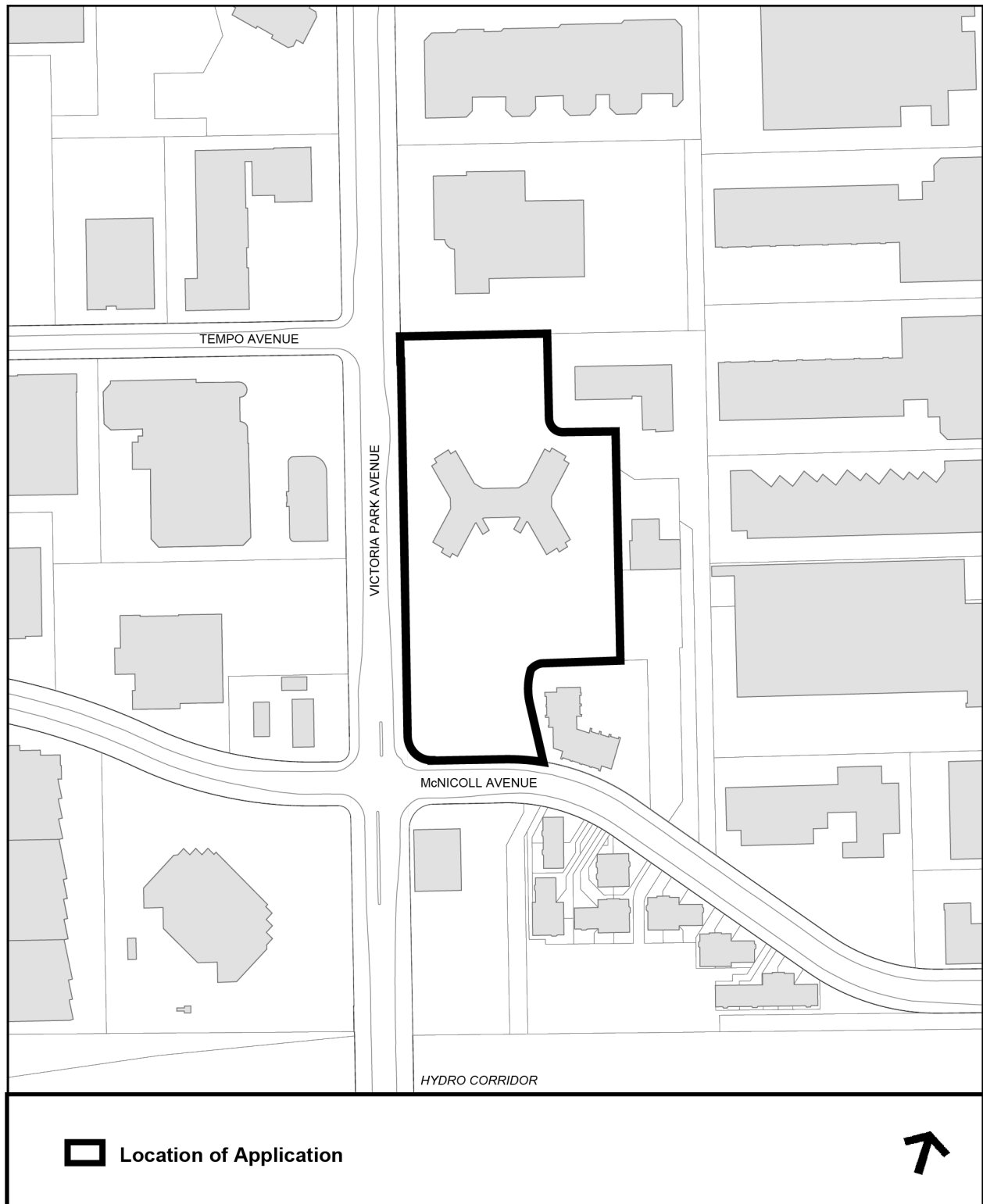
CONTACT:

Carl Geiger, Senior Planner

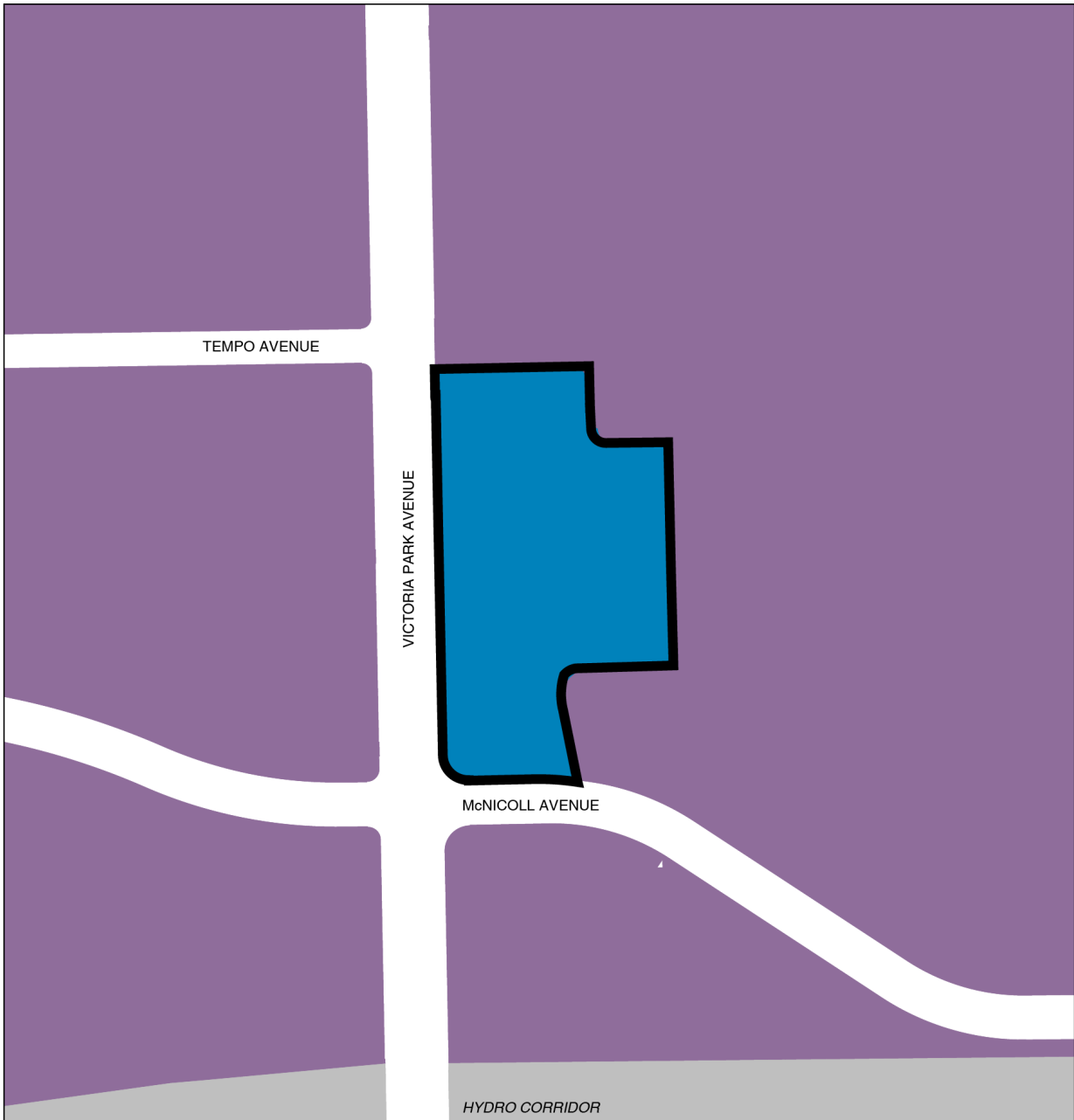
416-392-7544

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Attachment 2: Location Map



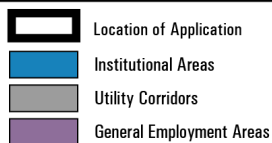
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 19

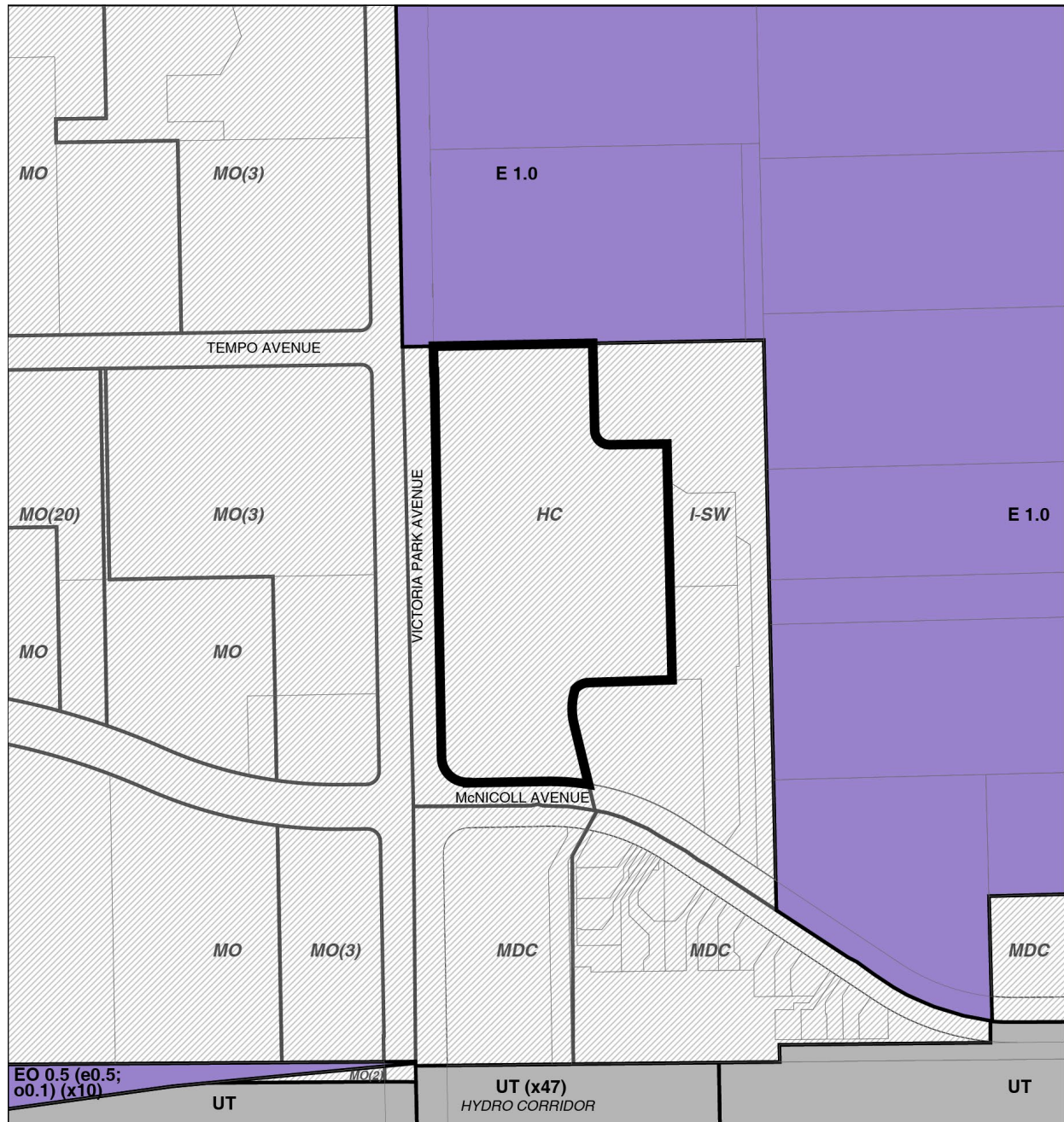
1020 McNicoll Avenue

File # 26 127597 ESC 22 02



Not to Scale
Extracted: 03/16/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1020 McNicoll Avenue

File # 26 127597 ESC 22 0Z

	Location of Application		See Former City of Scarborough Steeles Employment District By-law No.24982 and North York By-law No.7625
	E Employment Industrial		MDC Industrial District Commercial Zone
	EO Employment Industrial Office		HC Highway Commercial Zone
	UT Utility and Transportation		I-SW Institutional - Social Welfare Zone
			MO Industrial-Office Business Park Zone

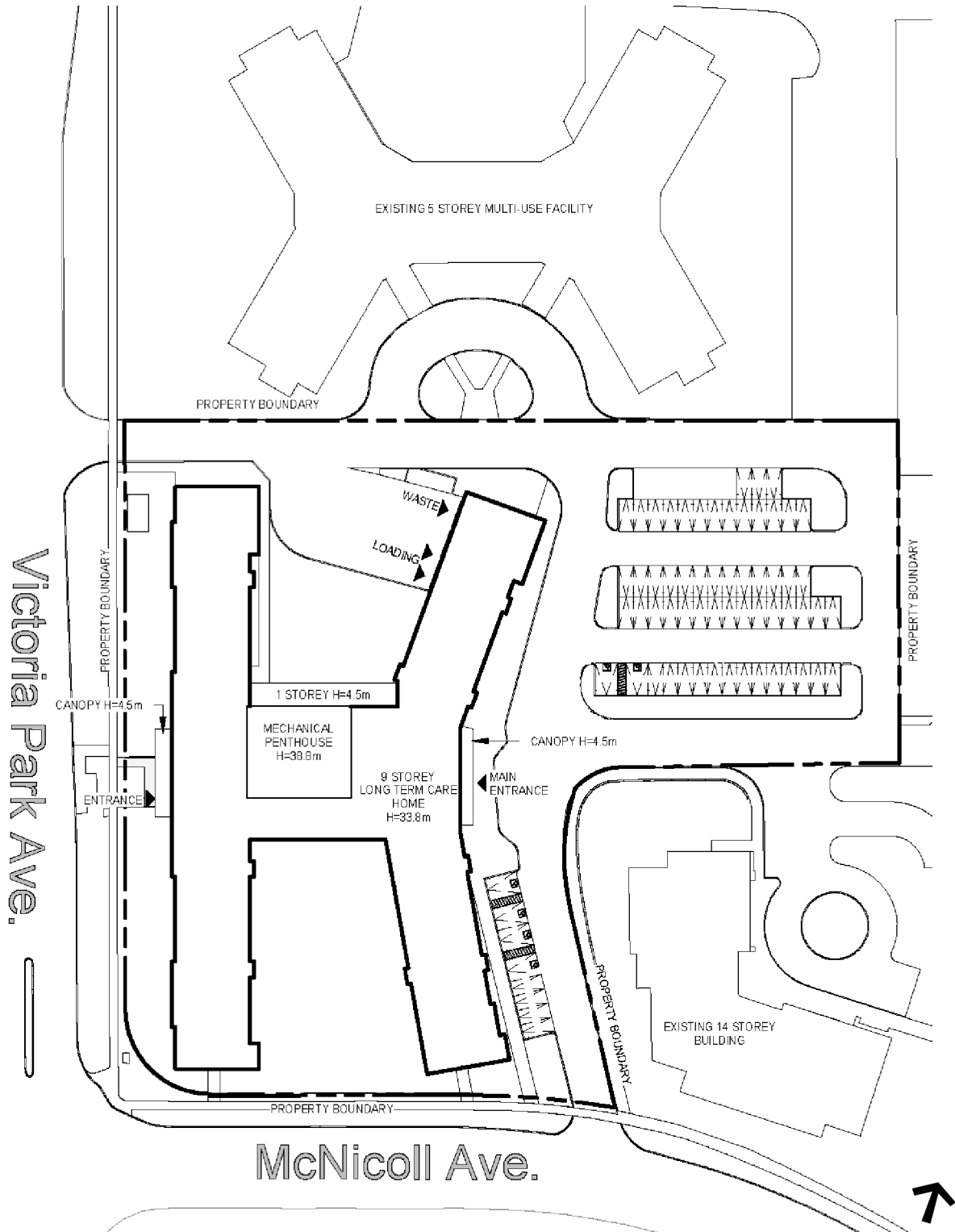


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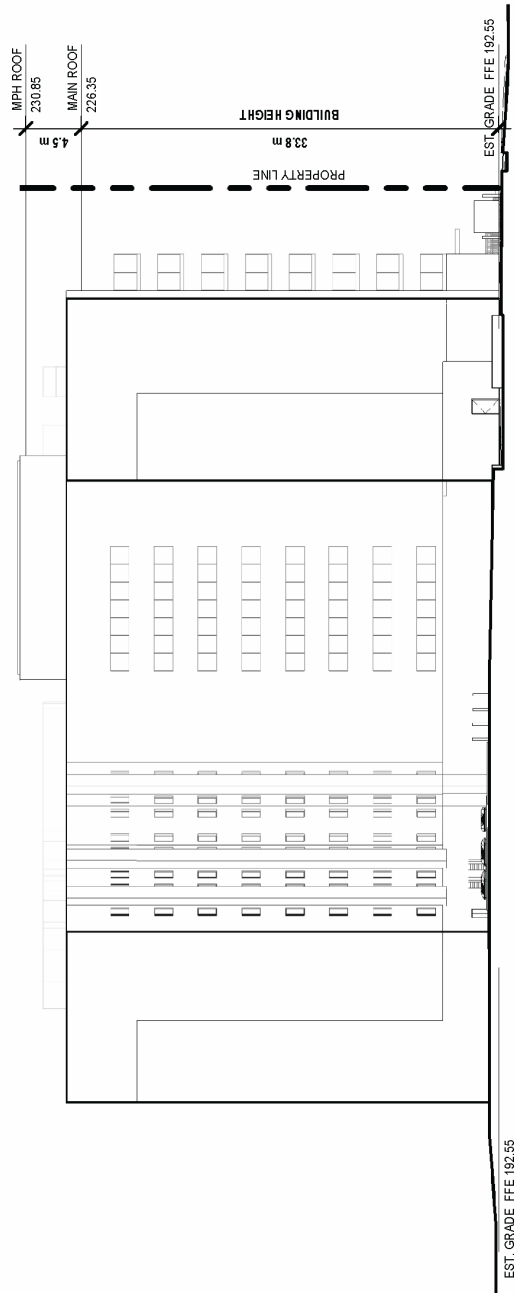
Attachment 5: Draft Zoning By-law Amendment

This attachment will be provided prior to the July 9, 2026, Scarborough Community Council Meeting.

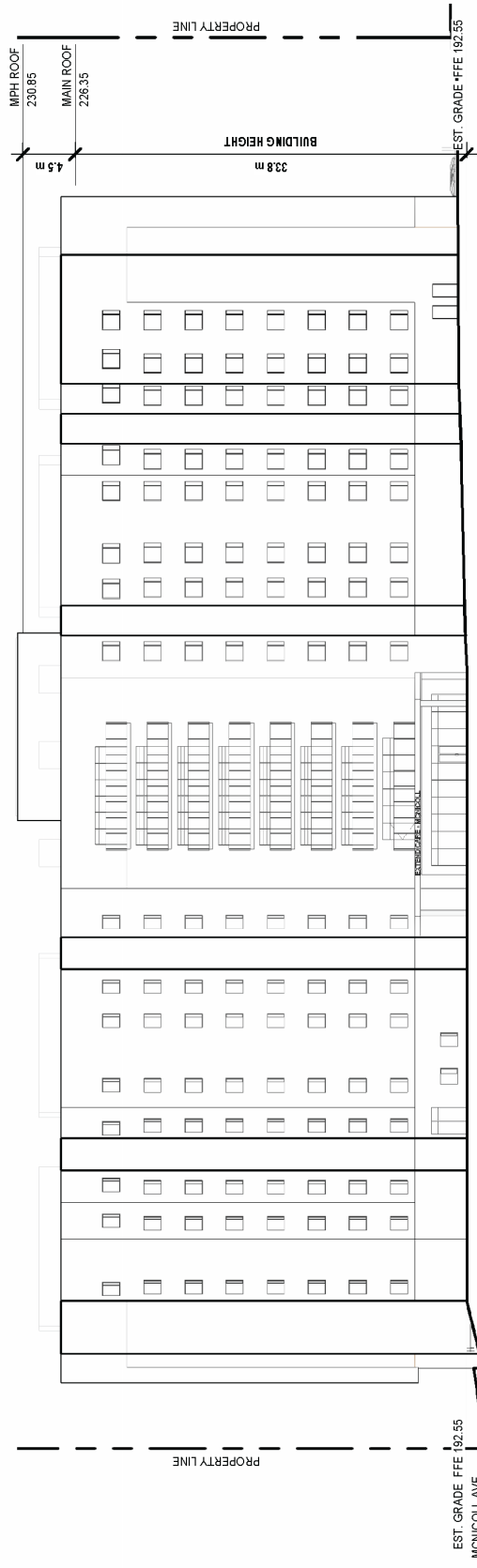
Attachment 6: Site Plan



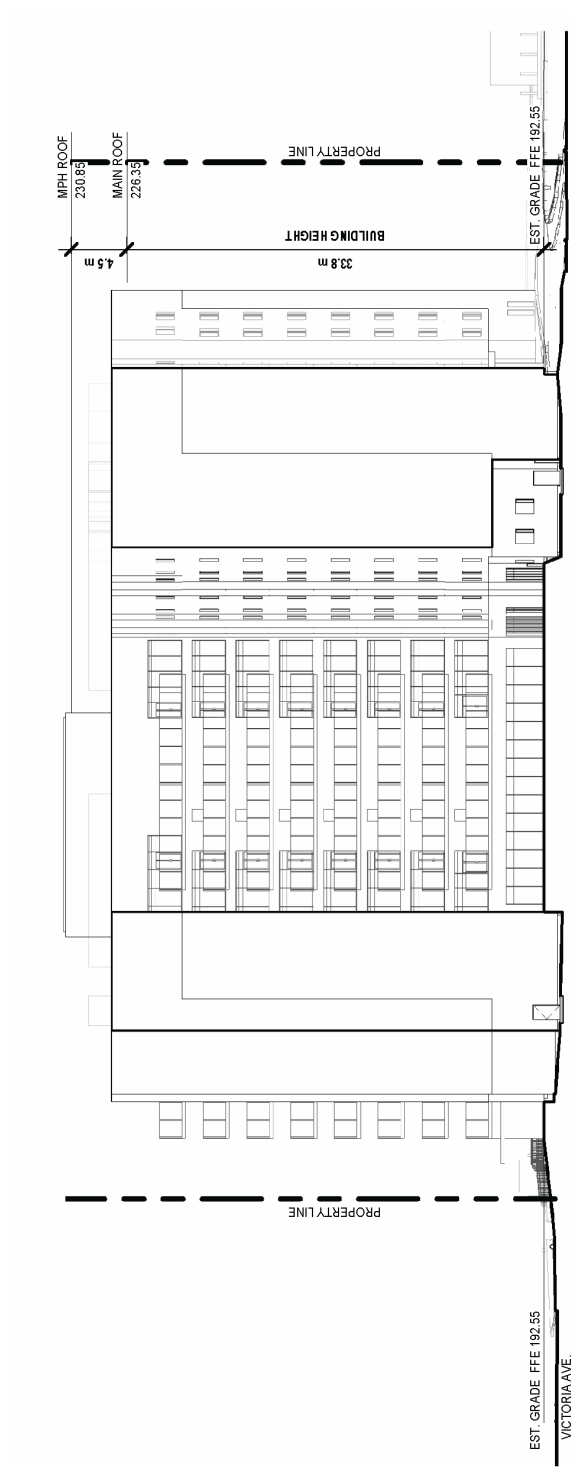
Attachment 7: Elevations



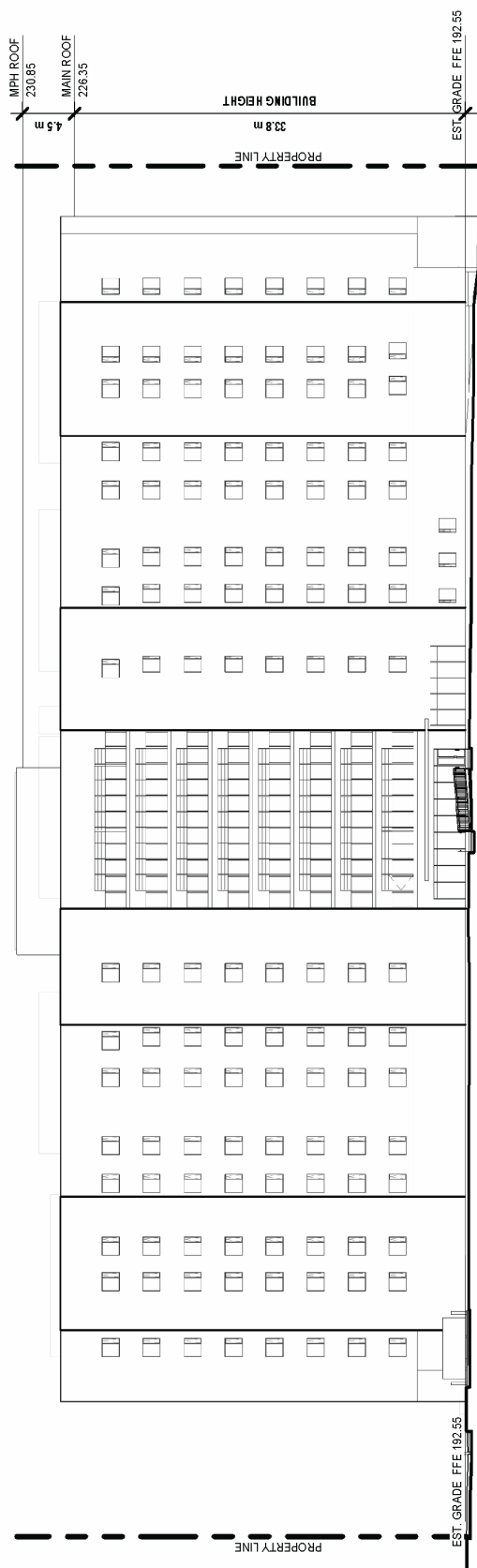
North Elevation



East Elevation

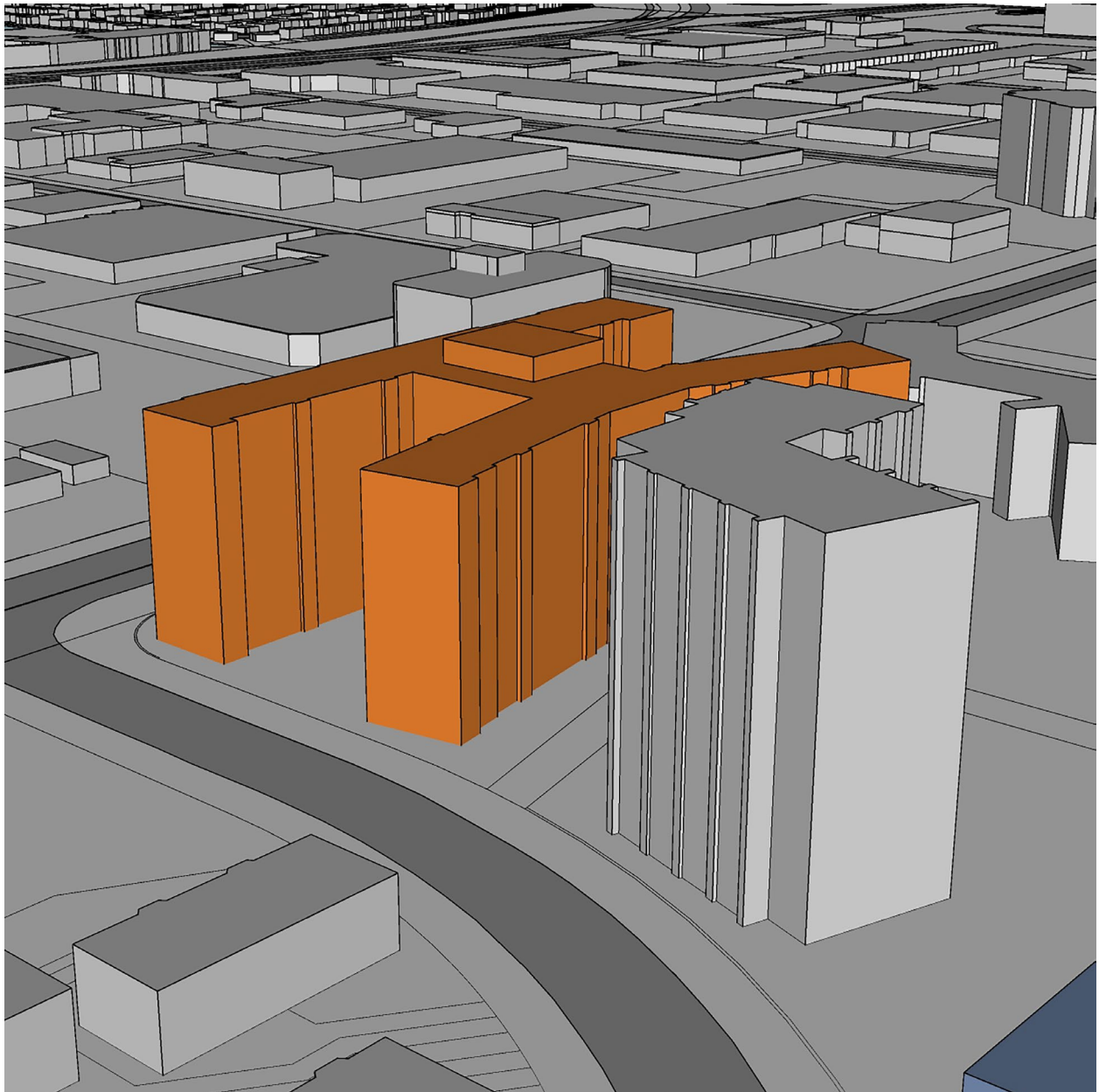


South Elevation



West Elevation

Attachment 8: 3D Massing Model Looking Northwest



Attachment 9: 3D Massing Model Looking Southeast

