

CITY OF TORONTO

Bill 1237

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 148, 158, and 162 Soudan 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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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 RA (x803) to a zone label of (H) (RA) (x318) and O as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 318 so that it reads:

(318) Exception RA 318

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 148 and 158 Soudan Avenue, 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 (W) below;
- (B) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 164.4 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 15.10.40.10(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];
- (D) Despite regulations 15.5.40.10(2) to (6), and (C) 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, elevator overrun, elevator machine room, chimneys, and vents, by a maximum of 10.0 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 10.0 metres;
 - (iii) architectural features, parapets, roof drainage components, thermal and waterproofing assembly 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 3.5 metres;
 - (v) antennae, flagpoles and satellite dishes, by a maximum of 2.5 metres;
 - (vi) elements listed in subsections (iii) to (v) above may project above the permitted height for the mechanical penthouse as set out in subsections (i) and (ii) above;

- (vii) planters, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and
 - (viii) **landscaping** features, trellises, pergolas, canopies, awnings architectural and ornamental elements, privacy screens, wind and noise screens and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (E) Despite regulation 15.10.40.40(1), the permitted maximum residential **gross floor area** of all **buildings** and **structures** is 44,000 square metres;
- (F) Despite regulation 15.10.40.50(1), **amenity space** must be provided at the following rate:
 - (i) at least 1.7 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 0.5 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (G) Despite Clauses 15.5.60.20 and 15.10.40.70, 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 15.10.40.80, the required separation of **main walls** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (I) Despite Clause 15.5.40.60 and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, balconies and balcony guards and dividers, by a maximum of 2.5 metres;
 - (ii) canopies and awnings, by a maximum of 3.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.5 metres;
 - (iv) architectural features, such as dormers, eaves, pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 3.0 metres;
 - (v) cladding added to the exterior surface of the main wall of a building, by a maximum of 1.0 metres;

- (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres; and
 - (vii) lighting fixtures, window sills, air conditioners, satellite dishes, antennae, vents, hose bibs, gas connections, and pipes, by a maximum of 1.0 metres;
- (J) Clause 15.5.50.10, with respect to **landscaping**, does not apply;
- (K) Regulation 15.5.100.1(2) with respect to driveway access to an **apartment building**, does not apply;
- (L) Despite regulations 220.5.10.1(1) to (8) and (11), 1 Type "G" **loading space** and 1 Type "C" **loading space** must be provided on the **lot**;
- (M) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, 1 **parking space** must be an accessible **parking space**;
- (N) Despite regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
 - (ii) 0.2 "short-term **bicycle parking spaces** for each **dwelling unit**;
- (O) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is as follows:
 - (i) length of 1.8 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.9 metres;
- (P) Despite regulation 230.5.1.10(4)(B), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device is:
 - (i) length of 1.2 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.9 metres;
- (Q) Despite regulations 230.5.1.10(4)(A) and (C), the required minimum dimensions of a **stacked bicycle parking space** are as follows;

- (i) length of 1.75 metres;
 - (ii) width of 0.35 metres; and
 - (iii) vertical clearance of 1.1 metres;
- (R) In addition to the areas a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located:
 - (i) below ground;
 - (ii) at ground level; or
 - (iii) on the second **storey** including within a secured room, locker or enclosure or unenclosed space, or bike locker;
- (S) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** and may also be located:
 - (i) below ground;
 - (ii) at ground level; or
 - (iii) on the second **storey**, outdoors or indoors including within a secured room or enclosure or unenclosed space, or bike locker;
- (T) Despite Regulation 230.20.1.20(2) a "short term" **bicycle parking space** may be located no more than 40 metres from a pedestrian entrance;
- (U) Despite Regulation 230.5.1.10(14), within areas used for bicycle parking, access to **bicycle parking spaces** must be provided by a minimum aisle width of 1.1 metres in all cases;
- (V) Regulation 230.5.1.10(15) with respect to "long term" **stacked bicycle parking spaces** does not apply; and
- (W) Regulation 230.5.1.10(13) with respect to **oversized bicycle parking spaces** does not apply;

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.
- 6. Temporary Use(s):
 - (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of Construction Office/Sales Office and

associated parking where a Construction Office/Sales Office means **buildings, structures**, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing dwelling units, on the lands municipally known as 148 and 158 Soudan Avenue for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

7. Holding Symbol Provisions:

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) The conveyance of the on-site parkland dedication at 162 Soudan Avenue, to the satisfaction of the City Solicitor and Executive Director, Development Review; and
 - (ii) The completion and acceptance of Base Park improvements with respect to the on-site parkland dedication at 162 Soudan Avenue, to the satisfaction of the Executive Director, Development Review in consultation with the General Manager, Parks and Recreation.

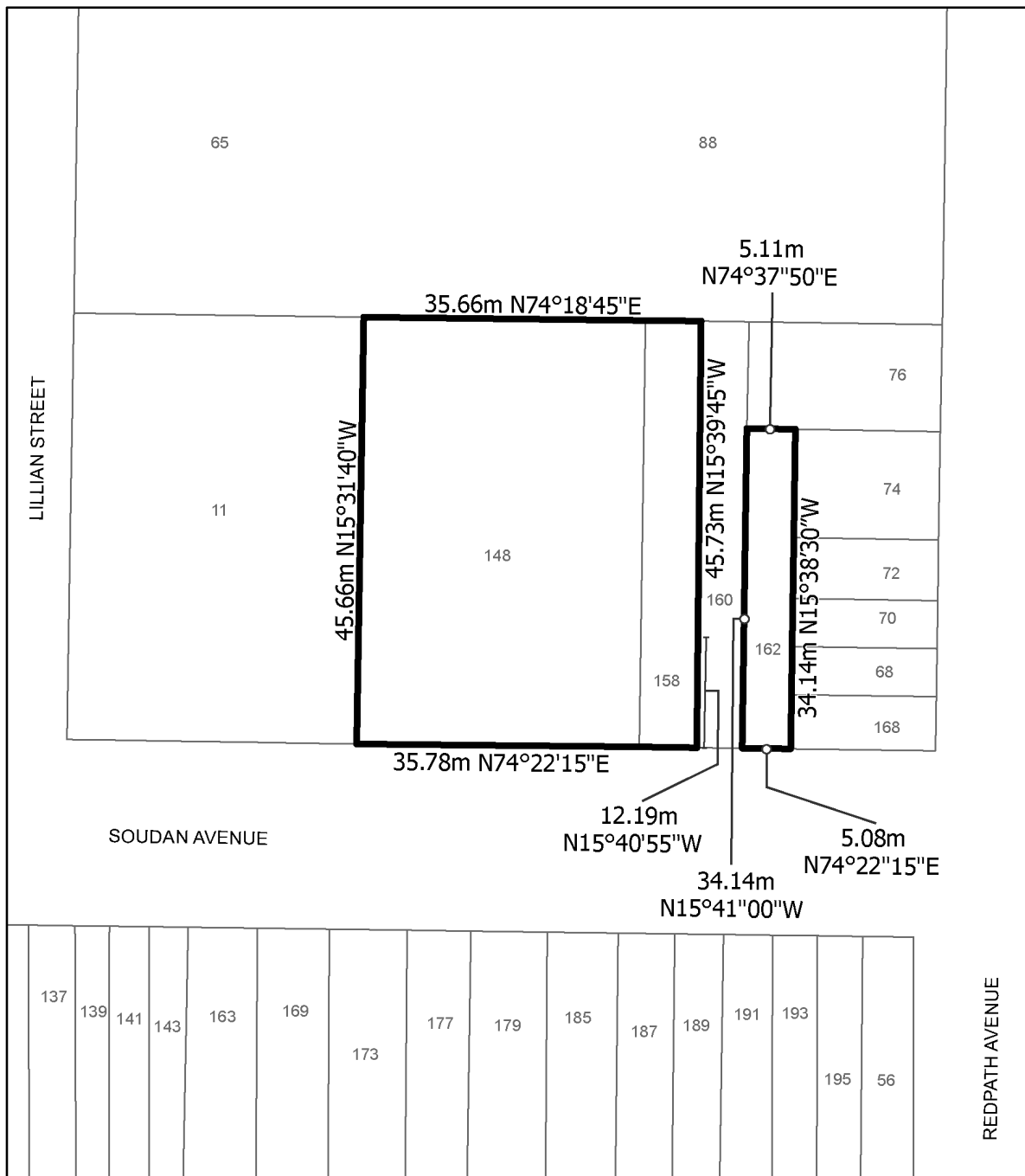
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

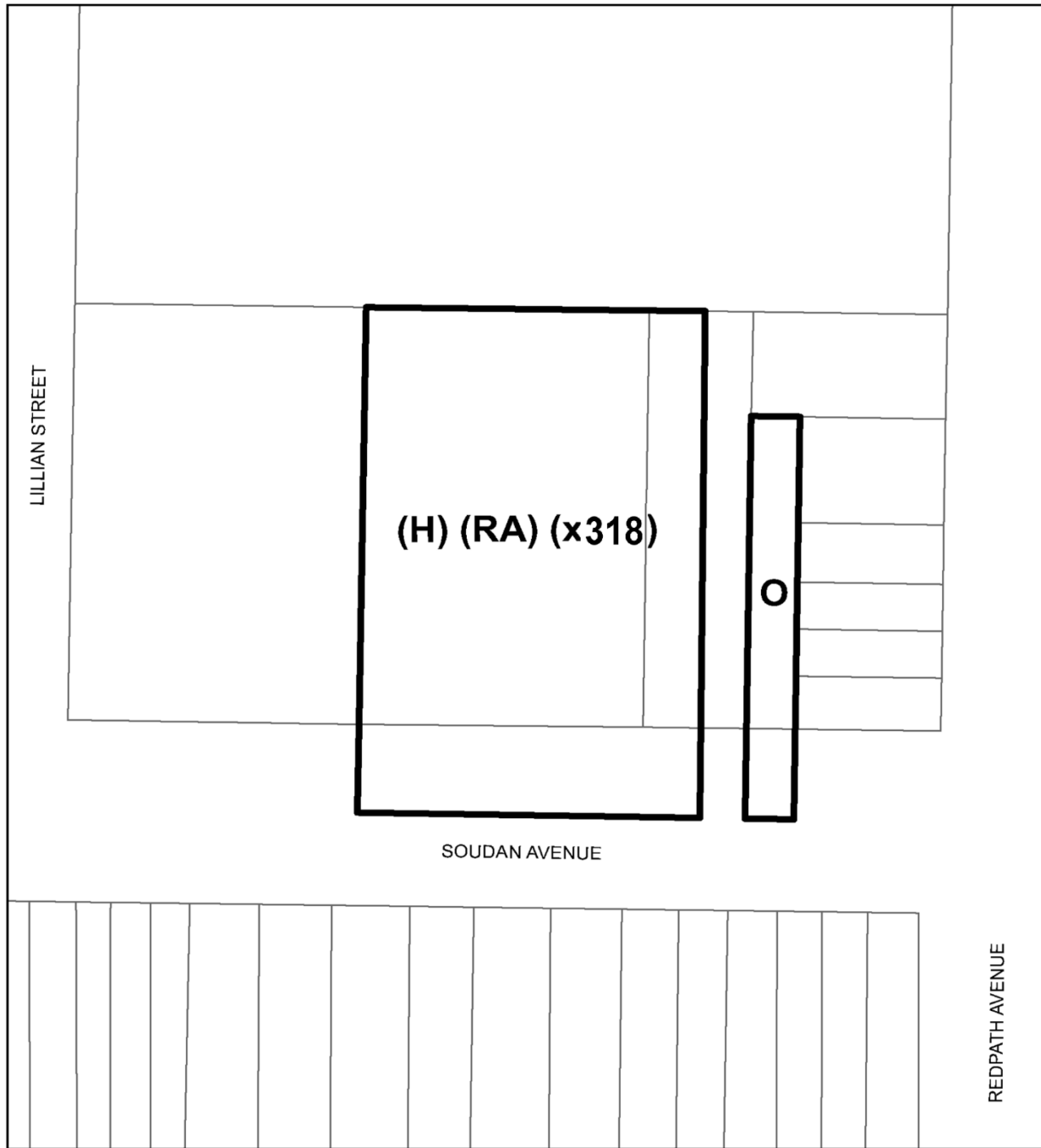


 **TORONTO**
Diagram 1

148-158 and 162 Soudan Avenue

File # 25 135273 STE 12 OZ

Diagram 2

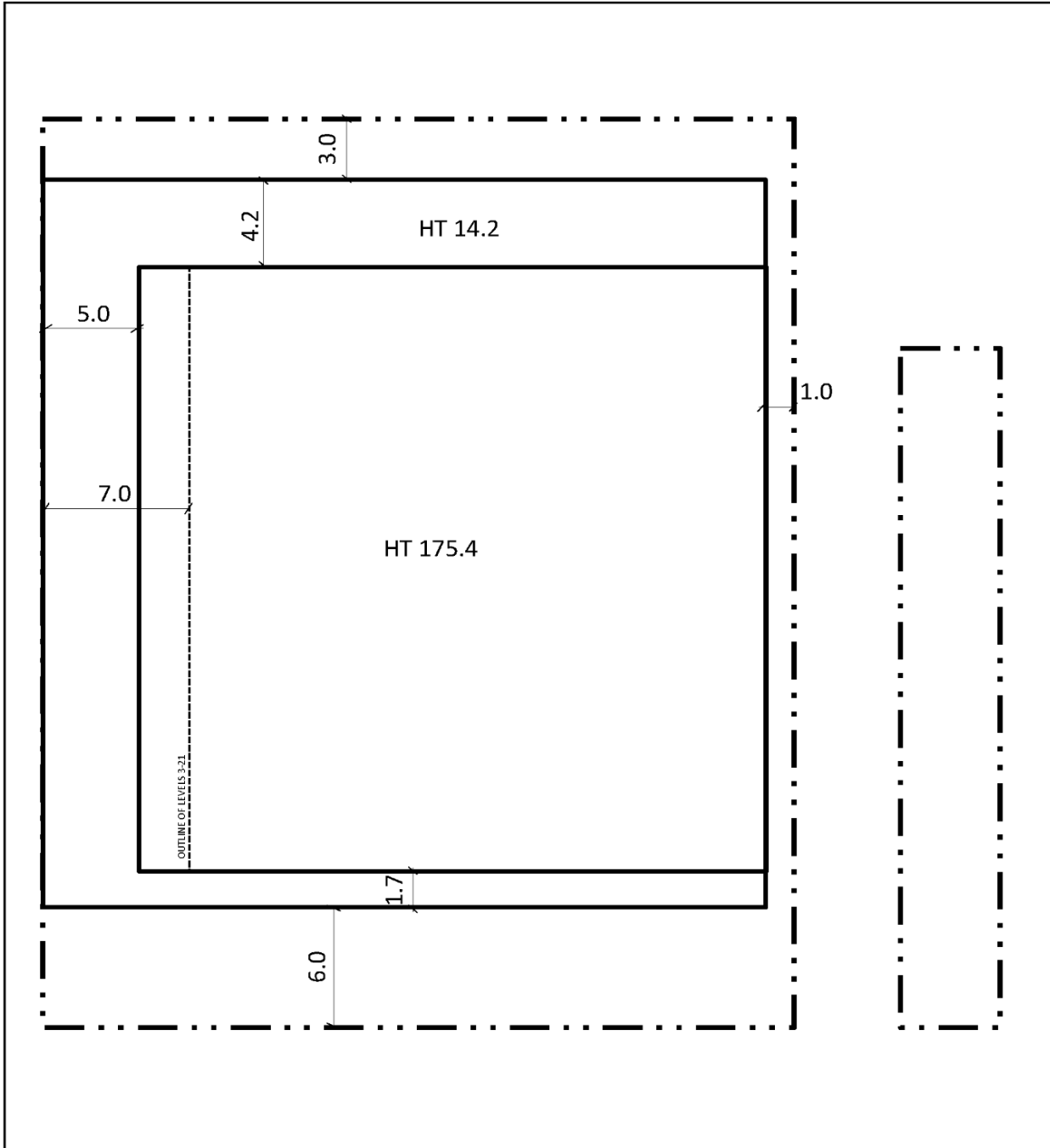


 **Toronto**
Diagram 2

148-158 and 162 Soudan Avenue

File # 25 135273 STE 12 OZ

Diagram 3



Toronto
Diagram 3

148-158 and 162 Soudan Avenue

File # 25 135273 STE 12 OZ