

148-158 and 162 Soudan Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 17, 2026

To: Toronto and East York Community Council

From: Acting Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 25 135273 STE 12 OZ

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law, with a holding provision, to permit a 53-storey (175.4 metres, excluding mechanical penthouse) residential building, containing 640 dwelling units (including 17 replacement rental units), and a new 173.9 square metre park, at 148-158 and 162 Soudan Avenue.

A Rental Housing Demolition Report will be considered in conjunction with this Report at the July 8-9, 2026, Toronto and East York Community Council meeting. The proposal includes the demolition of 17 rental housing units, to be replaced by a total of 17 rental units as part of the development of the site. A Tenant Assistance Plan is proposed, that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

RECOMMENDATIONS

The Acting Director, Community Planning, Toronto and East York District, recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 148-158 and 162 Soudan 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.
3. City Council direct the City Solicitor to withhold the necessary Bills for enactment, until City Council has approved the Rental Housing Demolition Application Number 25 135288 STE 12 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 17 existing rental dwelling units at 148 and 162 Soudan Avenue to the satisfaction of the Chief

Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision.

4. City Council approve that in accordance with Section 42 of the Planning Act, prior to the lifting of the Holding Provision, the owner shall convey to the City the property municipally known as 162 Soudan Avenue as a minimum 173.9 square metre on-site parkland dedication, to the satisfaction of the Executive Director, Development Review and the City Solicitor.

a. In accordance with Chapter 415, Article III of City of Toronto Municipal Code, the remaining Section 42 parkland dedication requirement not fulfilled through the on-site parkland conveyance shall be satisfied through a cash-in-lieu of parkland payment, in an amount to be determined by the Executive Director, Corporate Real Estate Management, with such payment to be made prior to the issuance of the first above grade building permit, all to the satisfaction of the Executive Director, Development Review.

5. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition.

6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located on the north side of Soudan Avenue, midblock between Lillian Street to the west and Redpath Avenue to the east. The site consists of two components, the portion of the site at 148-158 Soudan Avenue is rectangular in shape with a frontage of 35.8 metres, a depth of 45.7 metres, and an area of 1,631.7 square metres. The portion of the site at 162 Soudan Avenue has a frontage of 5.1 metres and an area of approximately 173.9 square metres.

The site is 450 metres from the Eglinton subway station and Eglinton Crosstown LRT station, and 400 metres from the Mount Pleasant Crosstown LRT station.

The site is currently occupied by a 4-storey co-ownership building at 148 Soudan Avenue, a single-detached house at 158 Soudan Avenue, and a semi-detached rental property at 162 Soudan Avenue.

See Attachment 2 for the Location Map.

Surrounding Uses

North: Lands designated *Apartment Neighbourhoods* with residential buildings ranging from 10 to 16 storeys.

South: Lands designated *Neighbourhoods* with low-rise residential buildings.

East: Lands designated *Apartment Neighbourhoods* with a range of building types, from 4-storeys immediately east of the site to 59 storeys at 55-75 Brownlow Avenue.

West: Lands designated *Apartment Neighbourhoods*, with heights increasing from 19-storeys immediately west of the site (11 Lillian Street) to 58-storeys closer to the Yonge-Eglinton core.

THE APPLICATION

Description

A 175.4-metre (53-storey, excluding mechanical penthouse) residential building on the portion of the site at 148-158 Soudan Avenue, and an on-site parkland dedication of approximately 173.9 square metres on the portion of the site at 162 Soudan Avenue.

Density

The proposal has a density of 26.5 times the area of the lot.

Residential Component

The proposal includes 623 new dwelling units, 48 studio (8%), 376 one-bedroom (60%), 134 two-bedroom (21%), and 65 three-bedroom (10%) units. It also includes 17 rental

replacement dwelling units, two studio (14%), 14 one-bedroom (79%), and one two-bedroom (7%) units. A total of 640 units is proposed.

Access, Parking and Loading

The proposal includes a total of 10 visitor vehicular parking spaces on one level of underground parking, a total of 555 bike parking spaces (417 long-term, 128 short-term, and 10 visitor spaces) on the mezzanine level and ground floor, and 1 Type 'G' and 1 Type 'C' loading space on the ground floor.

Vehicular and pedestrian access will both be from Soudan Avenue.

Additional Information

See the 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/148SoudanAve

Reasons for Application

The Zoning By-law Amendment proposes to amend Zoning By-law 569-2013 to vary performance standards including height, density, setbacks, among other standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 6, 2025.

The current application was submitted on March 26, 2025, and deemed complete on April 24, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: <http://www.toronto.ca/148SoudanAve>

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, including associated conditions of approval.

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).

Official Plan

The [Official Plan](#) designates the site as *Apartment Neighbourhoods*. 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.

Protected/Major Transit Station Area (SASP 723)

The site is within a delineated Protected Major Transit Station Area (PMTSA). It is within 500 metres of the centre point of the delineated Eglinton PMTSA associated with SASP 723 in Chapter 8 of the Official Plan. Map 2 of SASP 723 identifies this site as having a minimum of 2 FSI.

The area is planned for a minimum population and employment target of 600 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated *Apartment Neighbourhoods* located between 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Secondary Plan

The [Yonge-Eglinton Secondary Plan](#) identifies the site as *Apartment Neighbourhoods*. The site is also located in the Midtown Greenways Public Realm Move area and the Soudan Apartment Neighbourhoods Character Area.

Zoning

The subject site is zoned Residential Apartment RA (x803) under Zoning By-law 569-2013. The Residential Apartment zoning category permits a variety of residential building types, as well as other permitted uses with conditions. 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:

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard 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.

PUBLIC ENGAGEMENT

Community Consultation

On June 24, 2025, a community consultation meeting took place. Approximately 105 members of the public participated along with a representative from the Ward Councillor's office and the applicant team. Various members of the public also provided comments to City staff via emails and phone calls.

Comments and issues raised include:

- The appropriateness of the proposed height, density, separation distance, and setbacks;
- Shadow impacts on surrounding properties;
- The need for more parking provided on site;
- Concerns on traffic and infrastructure impacts from new residents;
- Concerns related to the number of new high-rise proposals in proximity to the site;
- Insufficiency of proposed on-site parkland and existing parkland in proximity;
- Desire for the inclusion of affordable housing, family-sized units and rental housing options; and
- Some support for new housing at this location, in proximity to transit.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

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 Toronto and East York 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 have reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

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

Land Use

The proposed residential use is acceptable as it is consistent with the *Apartment Neighbourhoods* designation within the Official Plan and the Yonge-Eglinton Secondary Plan.

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. According to the submitted plans, the development would result in 640 total dwelling units with a unit mix that meets the Growing Up Guidelines. The proposed 640 units includes 17 rental replacement units.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the July 8-9, 2026, Toronto and East York Community Council meeting concurrently with this report.

The Rental Housing Demolition Decision Report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the existing rental housing and assistance to impacted tenants.

The 17 rental units are proposed to be replaced as part of the new development on the site. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

Public Realm

The proposed development incorporates numerous public realm improvements that contribute to a high-quality streetscape and enhanced pedestrian experience, consistent with the Yonge-Eglinton Secondary Plan and the Midtown Public Realm Implementation Strategy.

The development proposes an on-site Parkland Dedication of approximately 173.9 square metres on the portion of the site at 162 Soudan Avenue, to be delivered to the City at base park condition, enhancing the local open space and parkland network in the area. Parks Development intends to explore opportunities to further expand this parkland towards Redpath Avenue in the future.

Along Soudan Avenue, the proposed building would be set back 6.0 metres, which in total results in a minimum 11.5-metre setback from building face to curb. The proposal provides a 3.0-metre public pedestrian clearway with a double row of six new trees along its frontage, three of which would be street trees.

Within the 6.0-metre setback is a proposed landscaped front yard of approximately 167 square metres. The front yard setback is proposed to include three private trees and ten publicly-accessible visitor bicycle parking spaces. This front yard setback will function as a landscaped open space area and will create continuity with the adjacent landscaped setback and open space along the frontage of 11 Lillian Street.

Staff consider the proposed landscaped area to be a positive element of the proposal. It will provide opportunity for significant public realm enhancements and meet the intention of the *Midtown Greenways* direction in the Midtown Public Realm Implementation Strategy and Yonge-Eglinton Secondary Plan. Staff will address and secure the final design through the Site Plan Control approval process.

City staff are satisfied the proposal conforms with the applicable public realm policies of the Official Plan, Secondary Plan, and the Midtown Public Realm Implementation Strategy.

Density, Height, Massing

The proposal conforms with the applicable Official Plan policies with respect to built form and massing, meets the general intent of the Tall Building Design Guidelines, and is compatible with the existing and planned context of the site and surrounding area.

Height and Density

The site is within the 500-metre radius of the Eglinton PMTSA. The proposed density of 26.5 times the area of the lot meets and exceeds the density permission of 6.0 FSI for this site within the PMTSA. The proposed density is appropriate given the planned context and is similar to other recent nearby approvals. The Official Plan directs growth to delineated PMTSAs and on Higher Order Transit Corridors with a variety of transit and active transportation options.

The proposed height of 175.4 metres (53 storeys, excluding mechanical penthouse), is generally in keeping with other approvals within the Soudan Apartment Neighbourhoods

Character area, including 54-70 Brownlow Avenue (59 storeys), 55-75 Brownlow (59 storeys) and 214-226 Soudan Avenue (46 storeys). Impacts from the proposed height are mitigated by meeting the built form policies in the Yonge-Eglinton Secondary Plan and the general intent of the Tall Building Design Guidelines.

Massing - Base Building

The proposal includes a 3-storey (14.2-metre) base building which is an appropriate street wall on Soudan Avenue, fitting and framing the site and situating it within the existing and planned context for the area.

The base building is setback 6.0 metres from the south lot line. This front yard setback will function as a landscaped open space area and will create continuity with the adjacent landscaped setback along the frontage of 11 Lillian Street to the west.

A 3.0-metre at grade setback proposed at the north lot line will include a landscape buffer from the properties at 88 Redpath Avenue and 65 Lillian Street. A 1.0-metre at-grade setback is proposed to the east lot line, which will provide separation distance from the adjacent blank wall of the property at 160 Soudan Avenue. Finally, there is a 0.0-metre setback to the west property line, where the vehicular entrance to the site is located.

In this instance, these conditions are generally acceptable and in line with the vision for Soudan Apartment Neighbourhoods Character Area in the Yonge-Eglinton Secondary Plan.

Massing - Tower

The proposed tower is setback 7.0 metres from the west lot line up to level 21, providing a total of 11.0 metres separation distance to the existing building at 11 Lillian Street. The west setback is then reduced to 5.0 metres at level 22 where the building rises above the height of the adjacent 19-storey building at 11 Lillian Street. The east lot line is a shared boundary with the adjacent semi-detached 2-storey residential building at 160 Soudan Avenue. Although the tower is setback 1.0 metre from the east lot line, the proposed on-site Parkland Dedication at 162 Soudan Avenue will allow future low to mid-rise scale development at 160 Soudan Avenue and provide an acceptable separation distance between the subject site and any future development scenario along the neighbouring Redpath Avenue frontage.

The tower is setback 7.5 metres from the north lot line, providing acceptable separation distance from the existing 16-storey building at 88 Redpath Avenue and the 10-storey building at 65 Lillian Street. Finally, the tower is setback 8.0 metres from the south lot line, which reduces the visual impact of the tower on Soudan Avenue.

The proposed building has a tower floorplate of approximately 893 square metres which exceeds the 750-square-metre tower floorplate target in the Tall Building Design Guidelines. However, in this instance, it is generally in keeping with other tower approvals in the Soudan Apartment Neighbourhoods Character Area.

Parkland

In accordance with Section 42 of the Planning Act, the total parkland dedication requirement is 180.56 square metres. The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be located on the east end of the subject site consisting of the property currently municipally known as 162 Soudan Avenue, with frontage on Soudan Avenue and a total area of approximately 173.9 square metres and complies with Policy 3.2.3.8 of the Official Plan.

Parks Development intends to explore opportunities to further expand this parkland towards Redpath Avenue in the future. In accordance with Section 42 of the Planning Act, the owner shall convey the on-site parkland park to the City prior to the lifting of the Holding provision.

The remaining Section 42 requirement will be satisfied through a cash-in-lieu of parkland payment. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu payment will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above grade building permit for the land to be developed.

This Report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Shadow Impact

The proposal conforms with the policy direction of the Official Plan by ensuring that the development limits shadow impacts on the public realm, particularly during the spring and fall equinoxes. The proposal does not shadow the school yard at Eglinton Public School or Raccoon Park on Soudan Avenue. The shadow impact resulting from the proposal is acceptable.

Wind Impact

The Pedestrian Level Wind Study and Addendum Letter submitted in support of the proposal concludes that the wind condition at the ground level is predicted to be safe and generally comfortable for standing or better throughout the year. A mitigation plan for the amenity terrace on level 4 is recommended and will be secured during the Site Plan Control approval process.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report, Civil and Utilities plans, a Hydrogeological Report and Geotechnical Study all in support of the subject application. Engineering and Construction Services staff have reviewed the findings of these reports and have accepted the conclusions.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, vehicular access, and parking arrangements for the proposal. Transportation Review has reviewed the Transportation Impact Study and accepts the conclusions.

Tree Preservation

An arborist report was submitted indicating that two City-owned trees will be impacted by the development and require a permit to injure under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law.

The tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry.

The applicant is to submit a tree planting deposit to ensure the planting and survival of three new City-owned trees. In addition, Staff require the planting of three new trees to replace the two private trees proposed for removal. If not physically possible to plant all required replacement trees, a payment of cash-in-lieu will be required.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The conveyance of the on-site parkland at 162 Soudan Avenue, to the satisfaction of the City Solicitor and Executive Director, Development Review; and
- The completion and acceptance of Base Park improvements, to the satisfaction of the Executive Director, Development Review in consultation with the General Manager, Parks and Recreation.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York 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 and/or Ground Floor Plan
- Attachment 8: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 148-158 and 162 Soudan Avenue Date Received: March 26, 2025

Application Number: 25 135273 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: A 53-storey residential building.

Applicant	Architect	Owner
Adam Brown, Brown Dryer	Arcadis	148 Soudan INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
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Zoning:	RA (x803)	Heritage Designation:	N
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Height Limit (m):	14	Site Plan Control Area:	Y
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PROJECT INFORMATION

Site Area (sq m):	1,805.6	Frontage (m):	36	Depth (m):	46
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	717		1031	1031
Residential GFA (sq m):	2,805		43,236	43,236
Non-Residential GFA (sq m):				
Total GFA (sq m):	2,805		43,236	43,236
Height - Storeys:	4		53	53
Height - Metres:	11		175.4	175.4

Lot Coverage Ratio (%)	63	Floor Space Index:	26.5
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	43,236	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	17		17	17

Freehold:			
Condominium:		623	623
Other:			
Total Units:	17	640	640

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		50	390	135	65
Total Units:		50	390	135	65

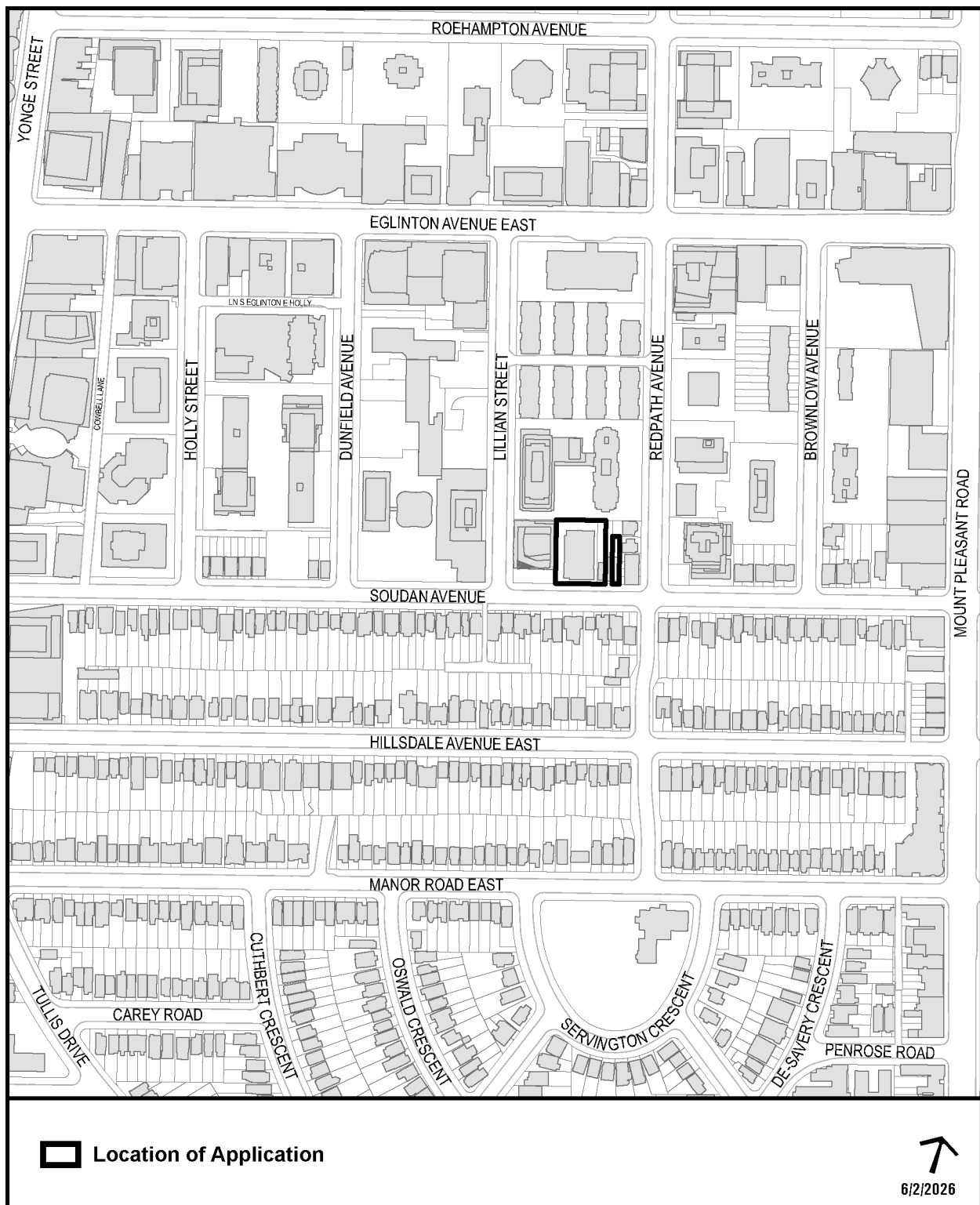
Parking and Loading

Parking Spaces:	10	Bicycle Parking Spaces:	555	Loading Docks:	2
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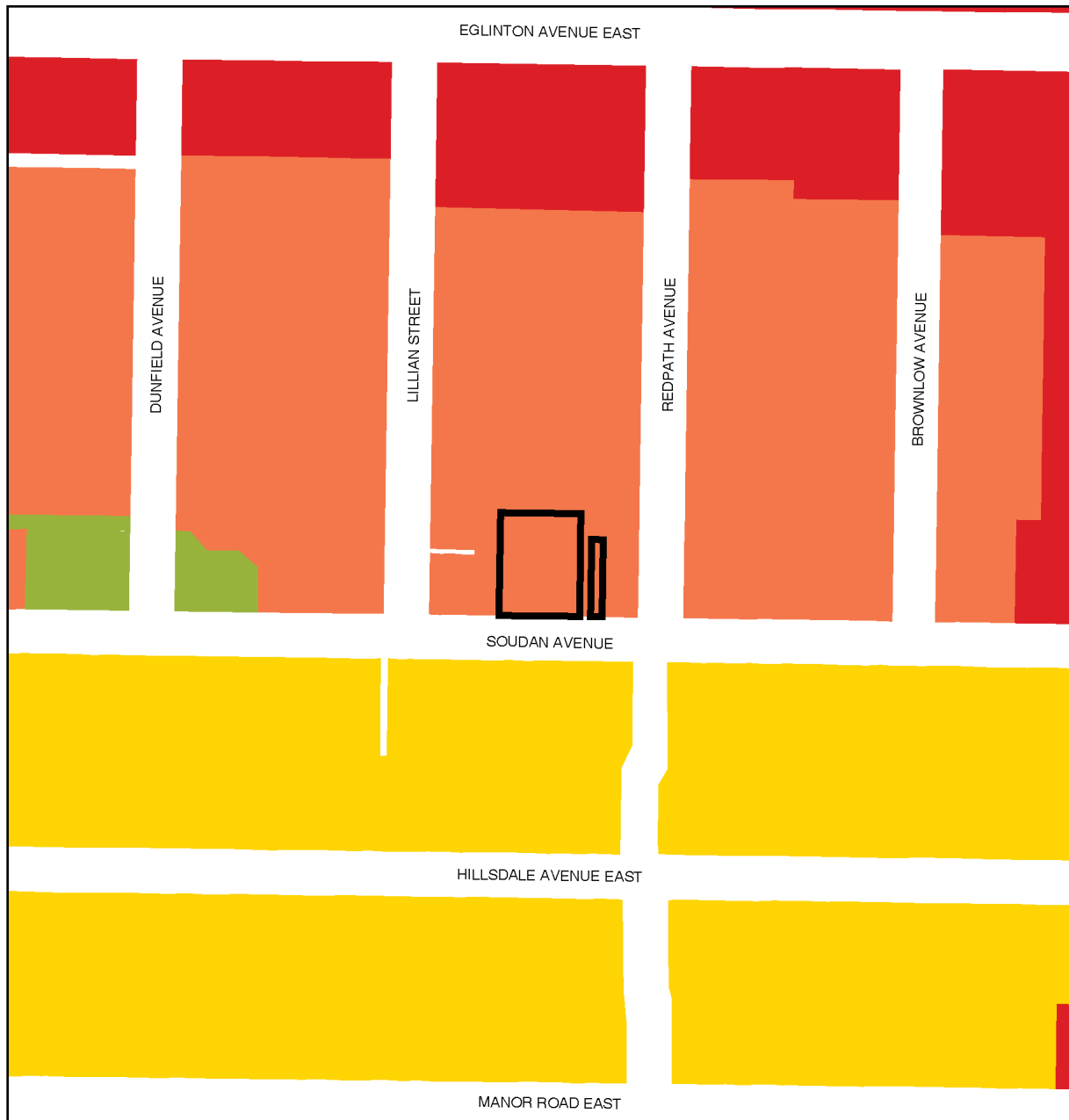
CONTACT:

Patrick Miller, Senior Planner, Community Planning
 416-338-3002
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

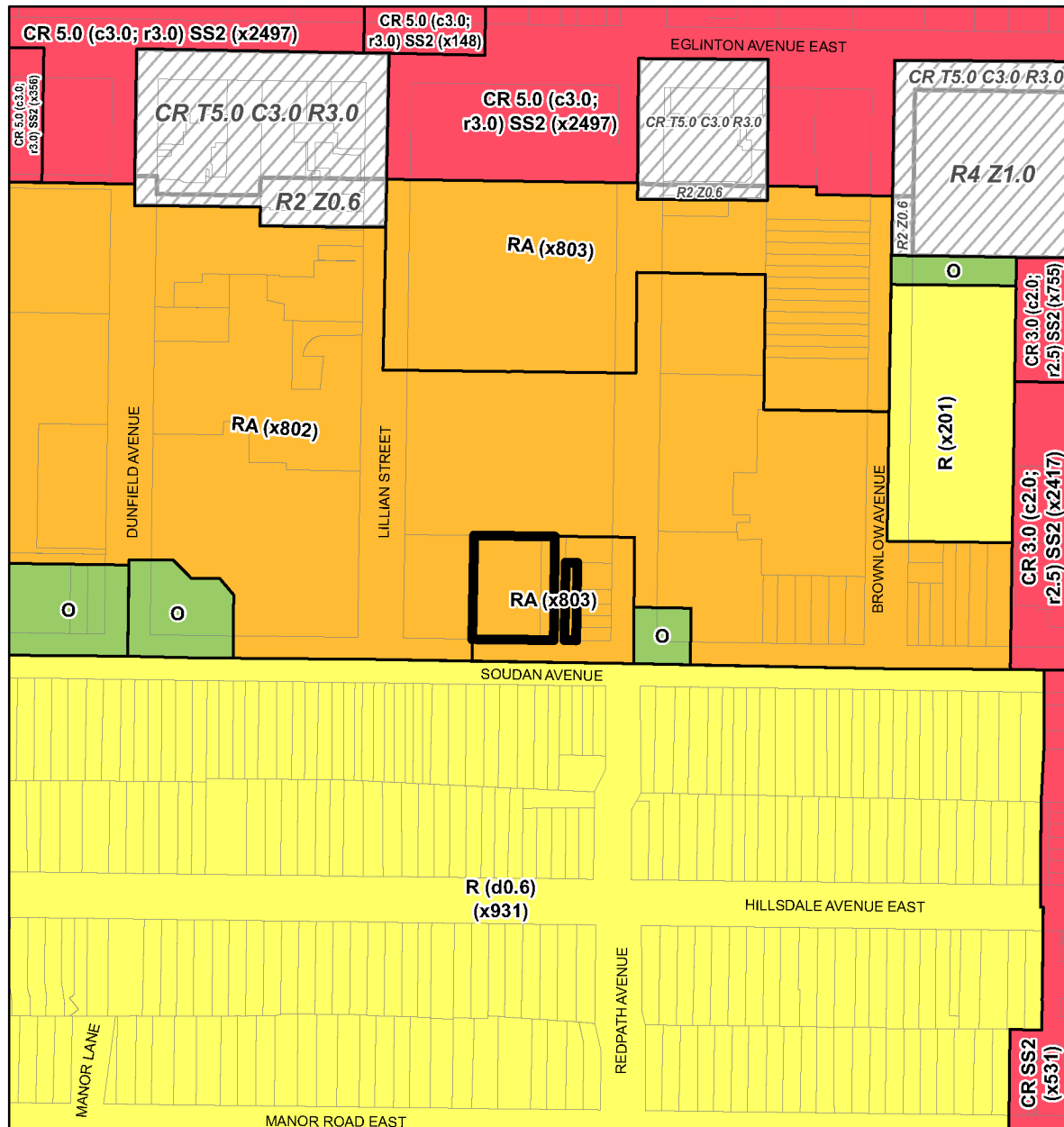
148-158 and 162 Soudan Avenue

File # 25 135273 STE 12 0Z



Not to Scale
06/02/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

148-158 and 162 Soudan Avenue

File # 25 135273 STE 12 OZ

Location of Application

R Residential **CR** Commercial Residential
RA Residential Apartment **O** Open Space

See Former City of Toronto By-law No. 438-86

R2 Residential District
R4 Residential District
CR Mixed-Use District

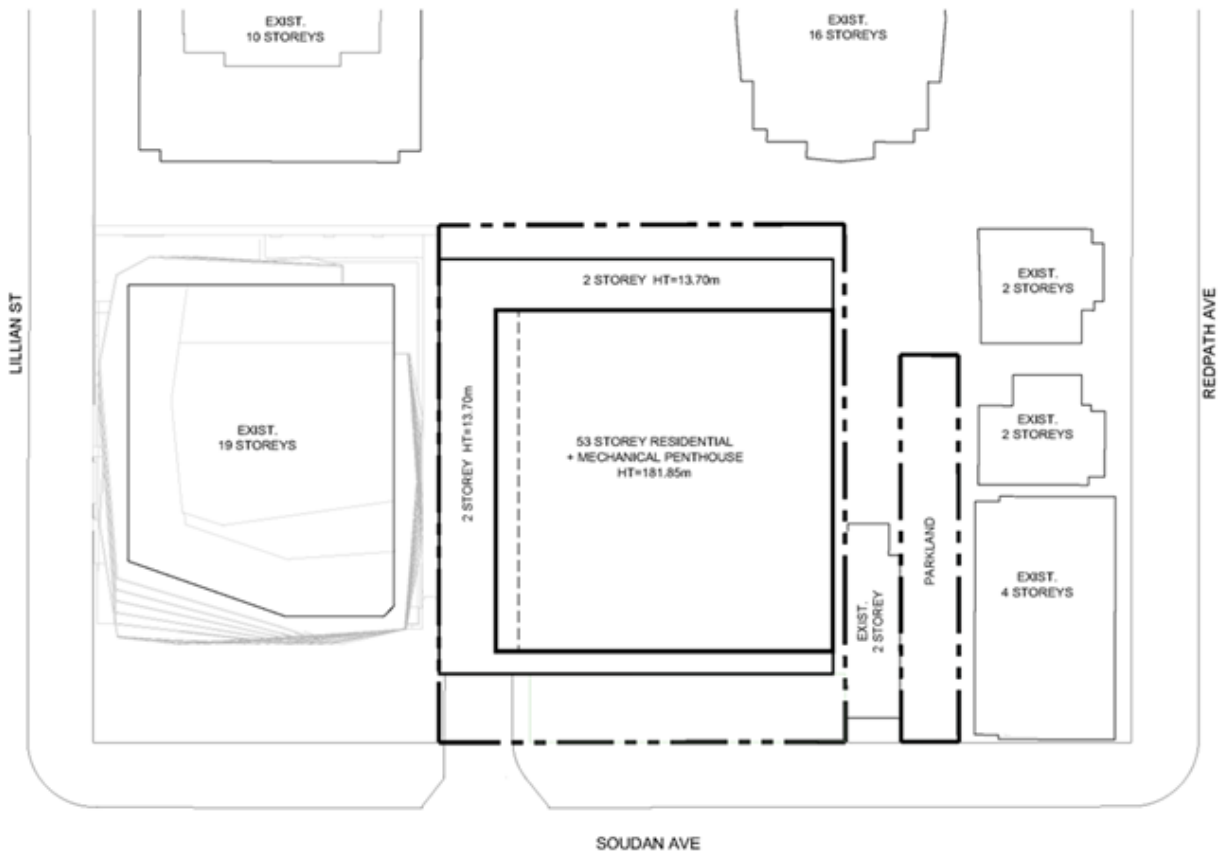


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Attachment 5: Draft Zoning By-law Amendment

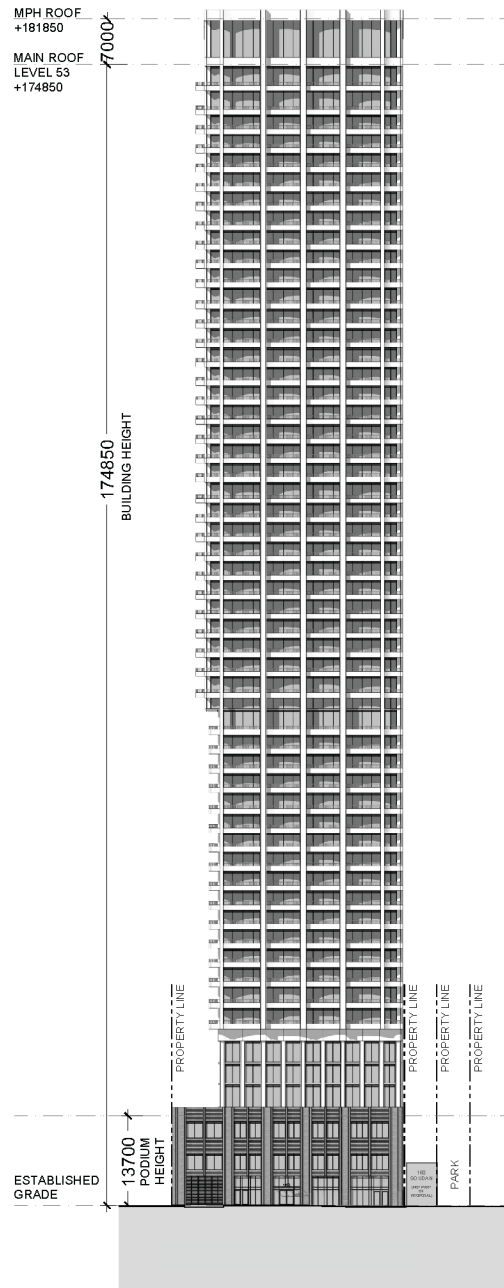
This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting

Attachment 6: Site Plan

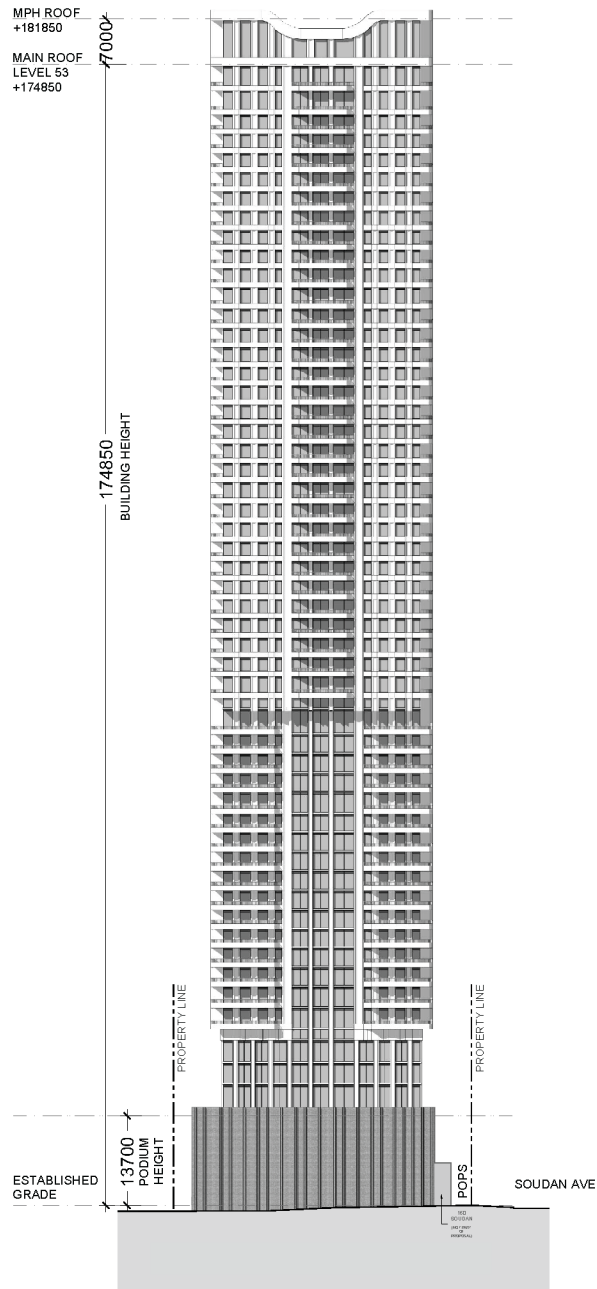


Site Plan 

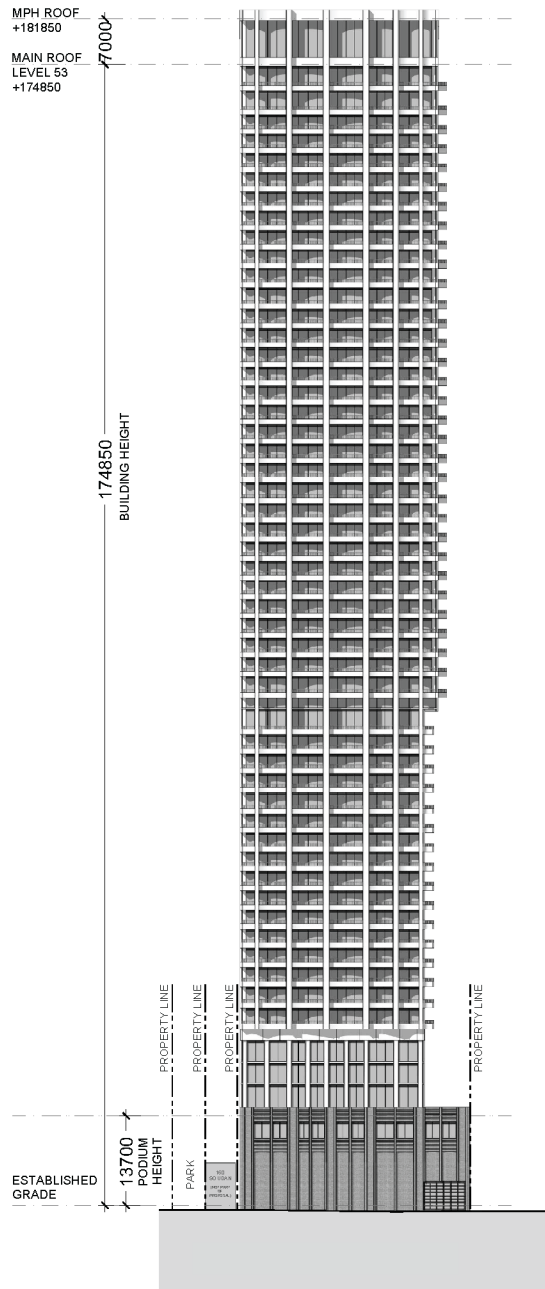
Attachment 7: Elevations



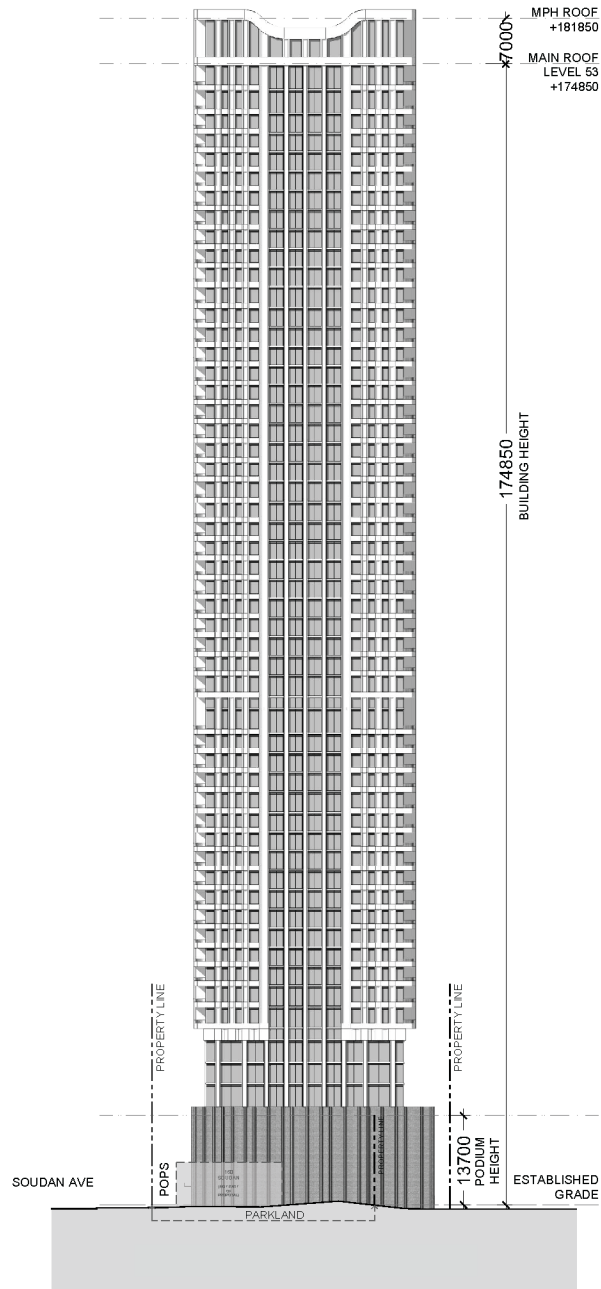
South Elevation



West Elevation



North Elevation



East Elevation

Attachment 8: 3D Massing Model

