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**June 23, 2026**

**RE: Rental Replacement Parking Arrangement  
143-147 Main Street, Toronto, ON  
25 230632 STE 19 OZ**

Batory Planning + Management is the planning and development management consultant for Peasepoint Inc. (the 'Owner') with respect to the redevelopment of 143 Main Street Avenue, Toronto. As part of the rental replacement application for the proposed redevelopment of 143 Main Street, the Owner has worked closely with Councillor Bradford, City Planning Staff and Housing Staff to ensure that existing tenant parking arrangements are appropriately maintained upon tenant return.

Following consideration of the rental replacement application at the Toronto and East York Community Council Meeting on May 28, 2026, the Owner confirmed the existing parking arrangements and developed, in collaboration with city staff and Councillor Bradford's Office, an appropriate parking replacement strategy for existing tenants who currently have parking on site. The proposed development of the site will now provide two dedicated replacement parking spaces for these returning tenants. These spaces will be assigned to the tenants who currently have legal on-site parking upon return to the completed replacement development, for the duration of their tenancy and on terms consistent with their existing rental arrangements. We have provided a revised site plan to city staff which reflects this updated arrangement, as follows:

- The development of the site continues to include four (4) parking spaces;
- Two (2) standard parking spaces will be assigned to the two returning tenants for parking for the duration of their tenancy. Should the two returning tenants not wish to occupy the building on completion, or move out after occupancy of the completed building, the spaces will revert to visitors spaces.
- Of the remaining two (2) spaces, one will be used for the commercial space on site and the other will be used as a visitors parking space. Both the commercial and visitors spaces will remain with the same dimensions as an accessible parking space, continuing to provide an area to accommodate accessibility, but will not be signed or marked as accessible spaces.

The Owner has submitted supporting documentation to City staff including lease agreements confirming the existing parking entitlements and correspondence demonstrating that affected tenants were advised of the proposed replacement parking arrangement. City staff reviewed the proposal and subsequently confirmed their support for this approach.

Please do not hesitate to contact the undersigned should you have any questions.

Respectfully submitted by,

**Christopher Langley**

Batory Planning + Management

cc. Graig Uens, MCIP, RPP, Batory Planning + Management

cc. Sarah Henstock, Manager, Community Planning, East Section Toronto and East York District

cc. Kate Macmillan, Planner, Housing Policy Strategic Initiatives, Policy & Analysis