



June 10, 2026

Planning and Housing Committee
Clerk's Office
Toronto City Hall
100 Queen St W
Toronto, ON, M5H 2N2

Re: PH31.2 Zoning for Low Carbon Technologies

Dear Planning and Housing Committee Members,

The Ontario Clean Air Alliance (OCAA) would like to thank the Committee and City Staff for their work to amend the zoning code to facilitate solar canopy installations on Toronto's parking lots.

Toronto's 7,000 large, open-air parking lots have the potential to provide our city with a significant supply of clean electricity. According to [Parking Lot Solar](#), a report prepared for OCAA by McDiarmid Climate Consulting in 2024, **solar canopies on Toronto's large parking lots could produce more than twice as much electricity as the Portland gas plant.**

The proposed amendments to Toronto's zoning code remove many barriers, however, we believe that **the current provisions do not do enough to facilitate parking lot solar on existing lots.**

Currently, Toronto's zoning code states that the number of parking spaces for an existing building may not be reduced ([Section 200.5.10.11\(1\)\(C\)](#)). Even with the proposed provision allowing canopies to extend out 50 centimetres from the parking spot, this limits the type and size of solar canopies that can be installed on existing lots. We are concerned that prohibiting the removal of parking spaces to permit the installation of solar canopies may severely limit the adoption of parking lot solar.

City Staff's draft [amendment package](#) includes provisions that permit "lawful parking spaces to be removed and replaced by EV charging equipment." **We believe that this provision should extend to solar canopies, allowing owners of existing lots to reduce the number of parking lot spaces to accommodate canopy support pillars where necessary.**

Parking lot solar canopies provide clean electricity that can be used right where it is produced. This technology can reduce pollution, lower electricity bills, and increase energy

security. In South Korea and France, parking lot solar is mandatory on lots with more than 80 and 150 spaces, respectively.

OCAA is highly supportive of the staff recommendations to reduce the barriers to parking lot solar, however, we encourage the Planning and Housing Committee to further improve the By-law 569-2013 amendments by allowing lawful parking spaces to be removed and replaced by solar parking canopies and their structural supports.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Allie Pell".

Allie Pell
OCAA Researcher
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