

## Attachment 6: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item [-], as adopted by City of Toronto Council on [-]

### CITY OF TORONTO

#### BY-LAW [Clerks to insert By-law number]

#### To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 143, 145, and 147 Main Street

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

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 CR 2.0 (c0.5; r2.0) SS2 (x1576) to a zone label of CR 2.0 (c0.5; r2.0) SS2 (x1254) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1254 so that it reads:

(1254) Exception CR(1254)

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 **143, 145, and 147 Main Street**, 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 (S) below;

- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 131.3 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Regulation 40.10.40.1(6) regarding the location of a pedestrian access for a **lot** which abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, or is separated from a **lot** in the Residential Zone category or Residential Apartment Zone category by a **lane** or a **street** does not apply;
- (D) Despite regulation 40.10.40.10(2), 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];
- (E) Despite regulations 40.10.40.10(5), the required minimum height of the first **storey**, inclusive of **amenity space**, as measured between the Canadian Geodetic Datum of 131.3 metres and the floor of the second **storey**, is 4.0 metres;
- (F) Despite regulations 40.5.40.10(3) to (8) and (D) 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, chimneys, and vents, by a maximum of 6.0 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 6.0 metres,
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
  - (v) planters, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 4.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0

metres.

- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 4,100 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 3,800 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 175 square metres;
- (H) In addition to the elements listed in regulation 40.5.40.40(3) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:
- (i) Equipment and facilities associated with a geo-energy facility;
- (I) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite regulation 40.10.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 1.5 metres is permitted where located along the **main wall** facing the **front lot line**, and for all other locations by a maximum of 2.5 metres;
  - (ii) despite (i) above, no projecting balconies are permitted in the area noted as “no projecting balconies permitted” on Diagram 3 of By-law [Clerks to insert By-law number];
  - (iii) canopies and awnings, by a maximum of 2.0 metres;
  - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
  - (vii) eaves, by a maximum of 1.5 metres;

- (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;
- (K) Regulation 40.10.40.70(E) and (G) regarding **angular plane** requirements do not apply;
- (L) Regulation 40.10.80.20 regarding the setback of a **parking space** that is not in a **building** or **structure** from a **lot line** does not apply;
- (M) Despite regulation 200.5.1.10(13) areas for **parking spaces** are not required to have **driveway** access to a **street** or **lane** but access must be direct and unobstructed;
- (N) Despite regulations 220.5.10.1(1) to (2), no **loading spaces** are required on the **lot**, provided the total number of **dwelling units** remains below 60;
- (O) Despite regulations 200.15.10.5(1), a minimum of 2 **parking spaces** are required to be accessible **parking spaces**;
- (P) Despite regulation 230.5.1.10(4)(B), the required minimum dimensions 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 1.8 metres;
- (Q) Despite regulation 230.5.1.10(4)(C), the required minimum dimensions of a **stacked bicycle parking space** are:
  - (iv) length of 1.8 metres;
  - (v) width of 0.45 metres; and
  - (vi) vertical clearance of 1.2 metres;
- (R) Despite regulation 230.5.1.10(14), within areas used for bicycle parking, access to **bicycle parking spaces** must be provided via an unobstructed aisle that that has a minimum width of 1.8 metres;
- (S) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 21 percent of the total number of **dwelling units** must have 2 or more bedrooms;

- (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
- (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (iv) if the calculation of the number of required **dwelling units** in accordance with each of (i), (ii), and (v), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**.

Prevailing By-laws and Prevailing Sections: None Apply

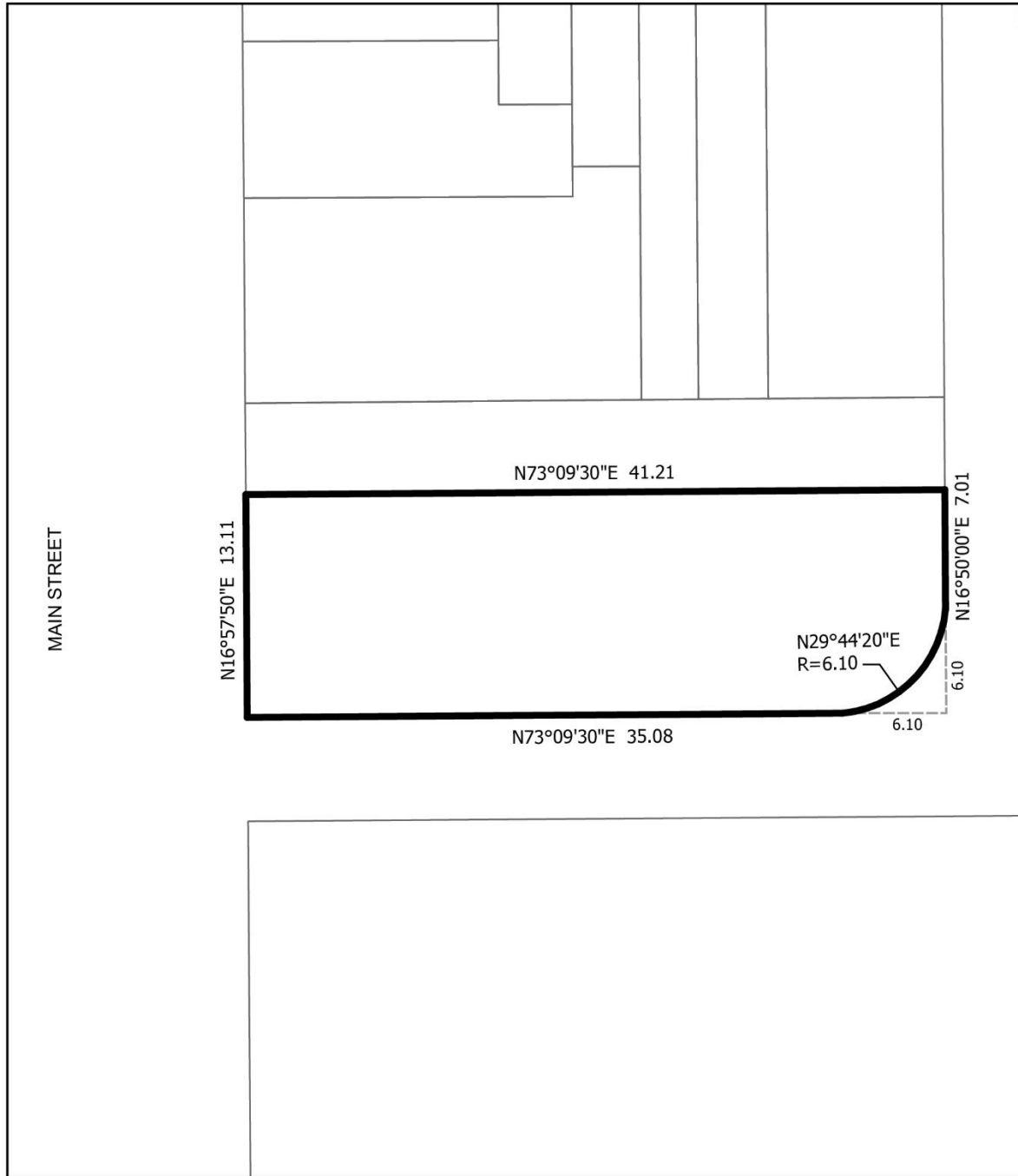
- 5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- 6. Pursuant to Subsection 24(2.1) of the Planning Act, this By-law will come into effect as of the day it was passed, if Official Plan Amendment 919 adopted by [Clerks to insert by-law no.] comes into effect.

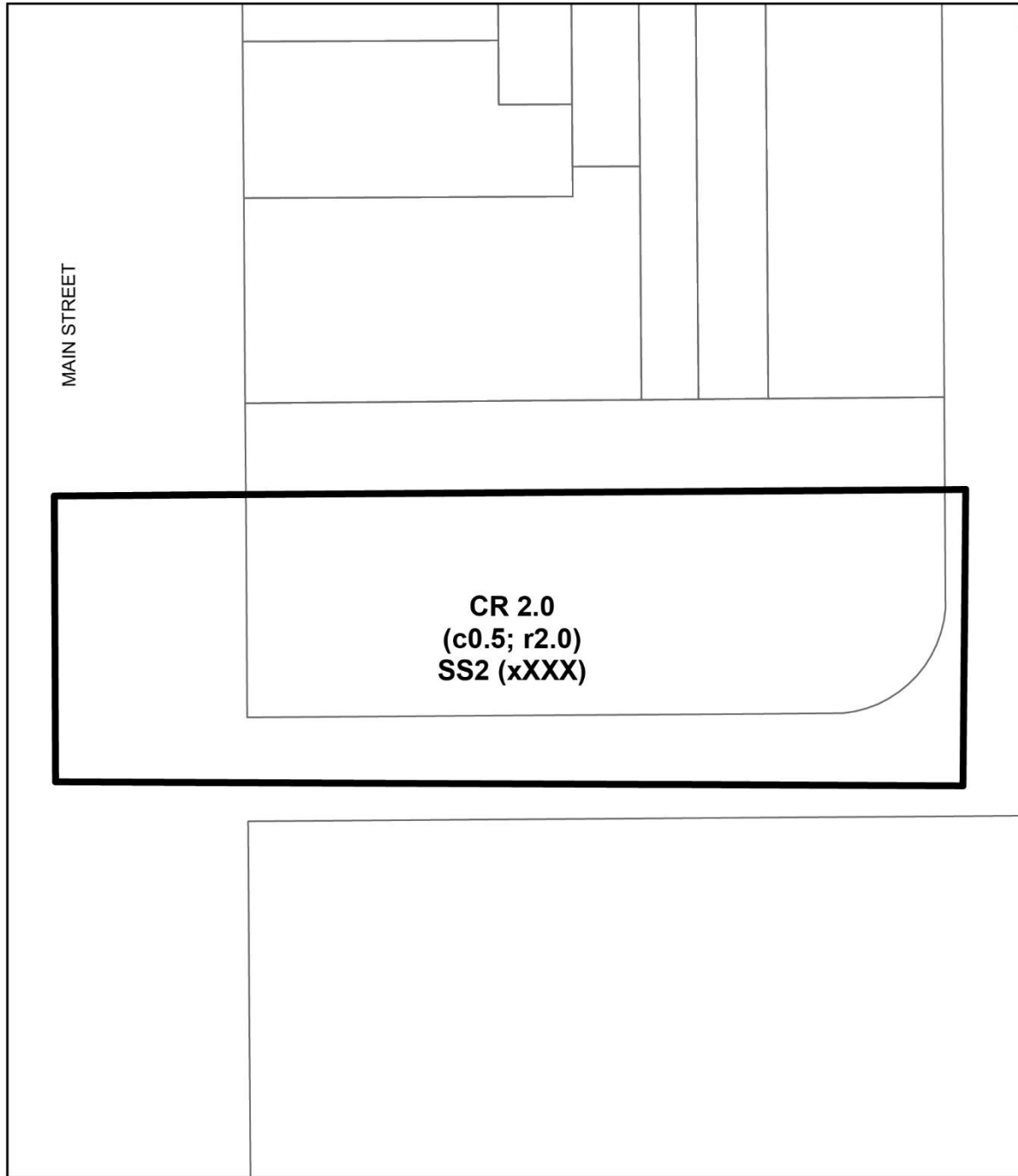
Enacted and passed on [Clerks to insert date].

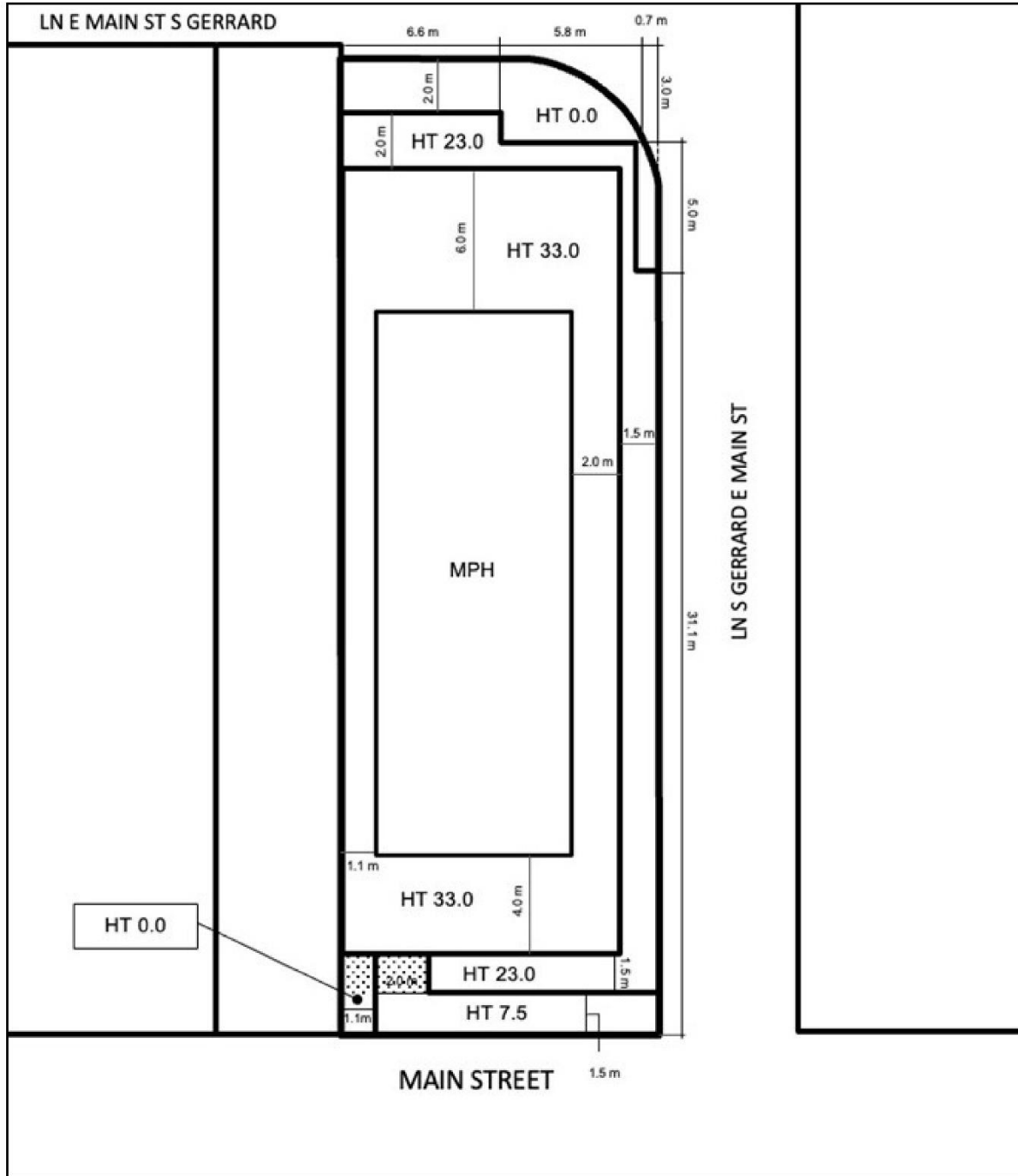
[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)







**Toronto**  
Diagram 3

143-147 Main Street

File # 25 230632 STE 19 OZ

 No Projecting Balconies Permitted

City of Toronto By-law 569-2013  
Not to Scale  
05/15/2026