

143, 145 and 147 Main Street – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: May 25, 2026

To: Toronto and East York Community Council

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

Ward: 19 - Beaches-East York

Planning Application Number: 25 230632 STE 19 OZ

Related Planning Application Number: 26 119451 STE 19 RH

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 10-storey mixed use building at 143, 145 and 147 Main Street. The proposed development would include 56 dwelling units, including 7 rental replacement units, and 98 square metres of non-residential space.

The proposed Official Plan and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024), conforms to the City's Official Plan, and represents appropriate intensification that is compatible with the existing and planned context within a Protected Major Transit Station Area (PMTSA).

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 143, 145 and 147 Main Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 143, 145 and 147 Main Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council direct the City Solicitor to withhold the necessary Bills for enactment until City Council has approved the Rental Housing Demolition Application Number 26 119451 STE 19 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 7 existing rental dwelling units at 143, 145 and 147 Main Street 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.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On December 17, 2019, City Council adopted Official Plan Amendment 478 (OPA 478) with Site and Area Specific Policy No. 577 (SASP 577) as the result of the Main Street Planning Study. The City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE11.4>

SASP 577 was appealed to the Ontario Land Tribunal (OLT). On June 6, 2022, the OLT issued a decision with policy modifications, largely in relation to policies applying to sites within the SASP area bound by Danforth Avenue Main Street the Metrolinx/GO rail line. The OLT decision can be found here:

<https://canlii.ca/t/jpzqx>

On July 19, 2022, City Council adopted Official Plan Amendment 540 (OPA 540) implementing Protected Major Transit Station (PMTSA) boundaries and policies for the Bloor-Danforth corridor. OPA 540 included Site and Area Specific Policy No. 621 (SASP 621) for the Main Street Station Protected Major Transit Station Area and Site and Area Specific Policy No. 623 (SASP 623) for the Danforth GO Station Protected Major Transit Station Area. The City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

On March 20 and 21, 2024, City Council adopted the inclusion of 10 properties at the intersection of Main Street and Gerrard to be on the City of Toronto Heritage Register under Part IV of the Ontario Heritage Act, including at 143 Main Street (entrance addresses 145 and 147 Main Street). The City Council decision is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE11.14> Under the Ontario Heritage Act, amended by Bills 23 and 2000, properties that are listed on a municipal heritage register that do not receive designation within two years must be removed from the heritage register. The site was not designated within two years, and so is no longer listed on the Heritage Register.

On August 15, 2025, the Ministry of Municipal Affairs and Housing (MMAH) approved, with modifications, 120 Major Transit Station Area (MTSA) and Protected Major Transit

Station Area (PMTSA) boundaries and policies, including both the Main Street Station and Danforth GO Station PMTSAs. A consolidation of the MTSA and PMTSA policies can be found here: <https://www.toronto.ca/wp-content/uploads/2025/08/9465-CityPlanning-Official-PlanChapter-8-SASPs.pdf>

THE SITE AND SURROUNDING LANDS

Description

The site is located on the east side of Main Street, south of Gerrard Street, and abuts public laneways to the rear and south side of the property. The site has a lot area of approximately 529 square metres, with approximately 13 metres of frontage along Main Street and a lot depth of approximately 41 metres. The property is generally rectangular in shape, however, the southeast corner of the property is rounded to accommodate vehicular movements in the public laneway. Please see Attachment 2 for the Location Map.

Existing Uses

The site is occupied with an existing two-storey mixed use building with retail on the ground floor, 7 rental dwelling units, and surface parking at the rear.

Surrounding Uses

North: Mixed use commercial main street buildings ranging from two to five storeys in height surrounding the intersection of Main Street and Gerrard Street east. Further north on the east side of Main Street is the Ted Reeve Community Arena, and East Toronto Athletic Field.

South: Main Street Public Library and Kimberely Junior Public School / Beaches Alternative School.

East: Two storey mixed use buildings and three storey townhouses. Further east is a low-rise residential neighbourhood.

West: Two and three storey mixed use buildings fronting onto Main Street and Gerrard Street East with low-rise residential neighbourhood further to the west.

THE APPLICATION

Description

The proposal is for a 10-storey (36 metres including mechanical penthouse) mixed-use building fronting on Main Street. It includes non-residential space, parking and utility space on the ground floor, 9-storeys of residential units topped by a mechanical penthouse with including both indoor and outdoor amenity space attached. A total of 56

rental dwelling units are proposed, including 7 rental replacement units, and 98 square metres of non-residential space.

One basement level includes indoor amenity space, storage and mechanical rooms along with 53 bicycle parking spaces. There are 4 parking spaces on the ground level, including two accessible parking spaces.

Density

The proposal has a density of 7.14 times the area of the lot.

Residential Component

The proposal includes 49 new rental dwelling units including 31 one-bedroom (63%), 11 two-bedroom (22%), and 7 three-bedroom units (14%).

The existing 7 rental units are to be replaced within the proposed building, including 4 one-bedroom, 2 two-bedroom, and 1 three-bedroom units.

The total combined unit count of both new units and rental replacement units is proposed to be 35 one-bedroom (63%), 13 two-bedroom (23%), and 8 three-bedroom units (14%).

Non-Residential Component

The proposal includes 98.3 square metres of commercial/retail gross floor area on the ground floor fronting onto Main Street.

Access, Parking and Loading

Pedestrian access to the residential lobby is proposed from Main Street. The retail unit would have access from both Main Street and the public lane to the south.

The proposal includes a total of 4 vehicular residential visitor parking spaces located at the rear of the property and accessed from the adjacent public lane to the south. A total of 65 bicycle parking spaces are proposed which includes 12 short-term bicycle parking spaces along the rear property line and 53 long-term bicycle parking spaces located in the basement bicycle storage room.

There are no loading spaces proposed.

A 0.72 metre wide strip along the rear property line is proposed to be conveyed to the City to satisfy the requirement for a 6.0 metre wide laneway.

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/143-147MainSt

Reasons for Application

An Official Plan Amendment (OPA) is required to revise SASP 577 to permit the proposed building height. A Zoning By-law Amendment is required to create site-specific building standards which permit the proposed height, setback and setbacks.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on May 22, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on October 2, 2025 and deemed complete on December 15, 2026, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/143-147MainSt.

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 Official Plan and Zoning By-law amendments.

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) and shall conform to provincial plans.

Official Plan

The Official Plan designates the site as Mixed Use Areas. See Attachment 3 of this report for the Land Use Map. Mixed Use Areas are intended to accommodate anticipated increases in retail, office, service employment, and much of the new housing in Toronto. This site is also located on Main Street which is designated as a Major Street on Map 3 of the Official Plan. 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

The site is within a delineated Protected Major Transit Station Area (PMTSA). It is within 200-500 metres of the centre point of the delineated Danforth GO Station associated with SASP 623 in Chapter 8 of the Official Plan. Map 2 of SASP 623 identifies minimum Floor Space Index (FSI) requirements. The site has a minimum FSI of 2.0.

The area is planned for a minimum population and employment target of 250 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 PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Mixed Use Areas 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 final report is anticipated at Planning and Housing Committee in the second quarter of 2026.

Main Street Planning Study – Site and Area Specific Policy 577

SASP 577 applies to the site and was developed as a result of the Main Street Planning Study to provide direction for development potential within proximity of the Main Street subway station and the Danforth GO station. SASP 577 provides policy objectives to establish a complete mixed use, mixed-income community with a range of housing and public spaces. Pedestrian scaled development with active ground floor uses and high quality architectural and landscape design is encouraged.

The Official Plan, including SASP 577 and SASP 623, should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The site is zoned CR 2.0 (c0.5; r2.0) SS2 (x1576) under Zoning By-law 569-2013. The Commercial Residential (CR) zoning category permits dwelling units in a variety of residential building types, including mixed-use buildings, and a wide range of non-residential uses, including retail stores, art galleries, eating establishments, grocery stores, financial institutions, offices, and personal service shops. The zoning permits buildings heights up to a maximum of 12 metres and densities of up to 2.0 FSI.

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:

- Mid-Rise Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

- Retail Design Manual
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On February 12, 2026, a virtual community consultation meeting took place. Approximately 49 members of the public attended, as well as City staff, the local Ward Councillor, and the applicant team. At the meeting, City staff and the applicant's consultants provided presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a moderated question and answer discussion. Comments were also provided to City staff via emails and phone calls.

Comments and questions raised include:

- Concerns regarding the height and massing of the building and the alignment with the character of the Main Street and Gerrard Street East area;
- The limited amount of on-site parking and potential impact to on-street parking demand in the area as capacity is considered to be limited;
- Concern for the ability of transportation infrastructure and schools to support additional population from development;
- Concerns regarding construction impacts and construction management requirements, particularly relating to vehicular movement and dust in proximity nearby sidewalks, local businesses, public schools, and public library;
- The number of commercial units should be increased, and individual commercial unit sizes should decrease to support fine-grain retail and local businesses;
- Concern about the heritage of the Main Street and Gerrard Street East area and that it should be reflected and respected in the building design, materials, and streetscape design;
- Concern that the development should contribute additional community benefits;
- Concerns about dwelling unit affordability and the provision of a mix of unit sizes and types to accommodate families; and
- Some support for the height, density, and limitation of parking due to proximity to local and regional transit options.

The issues raised through the community consultation process have been considered through the review of the application.

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) and find the proposal consistent.

Land Use

The site is in an area identified for growth in the Official Plan as it is located within the Danforth PMTSA and is designated Mixed Use Areas. The proposed use, built form, and massing is consistent with Official Plan policies which direct that development within Mixed Use Areas create a balance of high-quality uses, including commercial and residential uses in proximity to transit, that reduce automobile dependency and provide for new jobs and homes to support Toronto's growing population.

Density, Height, Massing

The proposed building is located and massed to frame the edge of Main Street in line with the adjacent existing properties and the laneway with good proportion that limits shadow impacts on Neighbourhoods, streets, and parks.

The proposal is consistent with the direction in SASP 577 which permits low- and mid-rise development with appropriate transition that limits impact on light, view, and privacy to adjacent properties designated Neighbourhood. The proposal also responds to the direction in SASP 577 that permits new mid-rise buildings within the Main Street Planning Study area that provide massing in good proportion that responds to existing built heritage resources and the planned context.

Since the adoption of SASP 577, MTSA/PMTSA policies have come into effect which support greater intensification in proximity to transit. The greatest heights and densities are to be located closest to the designated stations, as reflected in SASP 623. Policies enacted by the Province state that sites designated Mixed Use Areas within 200-500 metres of a transit station are intended to have an FSI of 6 or more. This proposal would achieve an FSI of 7.14.

The proposed built form is linear and compact, responding to the site restrictions and context of the area. The proposed ground floor and streetwall height aligns with the neighbouring mixed use buildings to the north and maintains the existing main street scale and character. The proposed built form includes setbacks and step backs around the building to provide articulation and help reduce the massing of the upper storeys by pulling them back from the public realm. This aligns with the intention of the new Mid-Rise Building Design Guidelines. Above the second storey, the building steps back 1.55 metres with an additional stepback of 1.45 metres at the eighth storey.

The south side of the building provides an appropriate interface with the lane and the Main Street Public Library site through providing an open frontage for the active retail use. The proposal also includes a stepback of 1.5 metres at the eighth storey along the south side of the building, which, in addition to the 6.0 metre-wide public lane to the south, creates an appropriate transition to the Neighbourhoods designated properties to the south where there is the existing Main Street Public Library. Along the rear property line, the building is setback 2.28 metres from the lane (measured from the proposed new property line after the lane widening is taken). The step back at the eighth storey is 2.08 metres.

Staff find the proposal to meet the intent of the applicable policies of the Official Plan, SASP 577, SASP 623, and the Mid-Rise Building Design Guidelines with respect to the land use, density, height, and massing in balance with the existing and emerging context.

Public Realm

The proposed development would maintain a curb-to-building face setback of 4.9 metres, maintaining the alignment with the adjacent properties and consistent with SASP 577. This provides sufficient space for two street trees and a minimum 2.1 metres pedestrian clearance to achieve safe and accessible movement in conjunction with the proposed retail uses to activate the public realm. The proposed building frontage is in keeping with the character of the street and in continuity with the existing heritage building on site.

Retail space is proposed on the ground floor and is accessed from both Main Street and the public lane to the south, which frames the open space in front of the Main Street Library and activates the surrounding public realm. The retail unit contributes to the fine-grain commercial-retail main street character of the area and fits well within the existing character neighbourhood.

Shadow Impact

A detailed sun and shadow study was submitted in the support of the proposed development. Staff have assessed the incremental impact that would result from the proposed development and are satisfied that the shadow impacts on the public realm are minimized.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the proposed development to evaluate the predicted change in wind conditions internal to the site and the surrounding public realm, including the lands for the Main Street Public Library and the Kimberely Jr. Public School / Beaches Alternative School as a result of the proposed development. The Study indicates that all ground-level areas surrounding the site and the rooftop amenity terrace on the proposed building are predicted to experience conditions that are considered calm and acceptable for the intended uses throughout the year.

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. This proposal would result in a 56-unit rental building, with a unit mix that exceeds the minimum requirements of the Growing Up Guidelines. The Growing Up Guidelines seeks a unit mix that includes a minimum of 25% of units being two-bedroom or greater, and this proposal includes 38% two- and three-bedroom units.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the Toronto and East York Community Council meeting on May 28, 2026 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 seven existing 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.

Heritage Conservation

On March 20, 2024, City Council listed this site on the City of Toronto Heritage Register under Section 27 of the Ontario Heritage Act. The listing was adopted as part of a batch of 10 properties at the intersection of Main Street and Gerrard Street East, as identified in the Main Street Planning Study adopted by City Council on December 17, 2019.

Under the Ontario Heritage Act, amended by Bills 23 and 2000, properties that are listed on a municipal heritage register that do not receive designation within two years must be removed from the heritage register. The site was not designated within two years, and so is no longer listed on the Heritage Register.

The applicant prepared a Heritage Impact Assessment in support of the proposal which included a Cultural Heritage Evaluation Report that evaluates 143-147 Main Street against Ontario Regulation 9/06 criteria for determining significance. Through the application process, Heritage Planning concurred with the HIA's assessment of the

property against provincial criteria, and its conclusion that the property does not merit designation. The demolition of this property was therefore determined to be acceptable by Heritage Planning staff within the overall context of the proposal. The new design incorporates a streetwall with a scale, setback, materials, and storefront design that aligns the local commercial main street character.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report in support of the proposal which found that existing municipal stormwater, sanitary, and water infrastructure can service the proposed development. Staff have reviewed the submitted materials and have accepted the analysis and conclusions as they relate to the application.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

Vehicular access to the site is gained from the public lane to the south and east of the site, which connects to Main Street and Gerrard Street East. There are 4 residential visitor parking spaces on site, two of which are accessible parking spaces. There are no loading spaces proposed.

As part of the adoption of OPA 570 by the Minister of Municipal Affairs and Housing on August 15, 2025, minimum parking requirements in zoning by-laws for sites within PMTSAs are of no effect. Staff have reviewed the parking provision and are of the opinion that that the parking provision is acceptable.

A total of 65 bicycle parking spaces are proposed which includes 12 short-term bicycle parking spaces located at the rear property line along the public lane, and 53 long-term bicycle parking spaces located in an underground bicycle storage room. The underground bicycle storage room is accessed by elevator through the pedestrian lobby from Main Street.

A Transportation Impact Study was submitted in support of the proposed development to assess the traffic impact, access, parking and loading arrangements. The study concludes that the surrounding transportation network can accommodate the minor increases in peak-hour vehicle trips generated by the proposal. To manage the overall impact of traffic of the proposed development on the local transportation network, a Transportation Demand Management (TDM) strategy was developed to encourage the use of alternative travel modes to the private vehicle, such as transit, cycling, and walking. The TDM measures include a flex workspace amenity, pre-loaded PRESTO cards, real-time transit information screens, secure bicycle parking spaces, a bicycle repair station, bike-share membership and a reduced parking supply. Transportation Review staff have reviewed the Transportation Impact Study and accepted its conclusions.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code](#)

[Chapter 415-29](#), the appraisal of the cash-in-lieu 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-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law). The applicant is proposing to remove and replace the 2 existing street trees on Main Street. A permit will be required to allow the removal of the 2 existing street trees, and a tree planting deposit is required to ensure the planting and survival of the 2 new City trees. The intent of the removal is to increase the total available amount of soil for the trees to support tree health and improve the planter design for the public realm. Urban Forestry is satisfied with the applicant's Arborist Report and Tree Preservation Plan.

Conclusion

The proposed Official Plan and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the Official Plan. The proposal represents an appropriate level of intensification within a Mixed Use Area within a PMTSA and a built form that is in keeping with the existing, planned and evolving context of the area.

CONTACT

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SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
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 Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: West Elevation
Attachment 9: North Elevation
Attachment 10: East Elevation
Attachment 11: South Elevation
Attachment 12: 3D Massing Models

Attachment 1: Application Data Sheet

Municipal Address: 143-147 MAIN ST **Date Received:** October 2, 2025

Application Number: 25 230632 STE 19 OZ

Application Type: OPA and Rezoning

Project Description: The application proposes to amend the Official Plan and Zoning By-law to permit a 10-storey mixed use building containing 56 rental dwelling units (7 of which are rental replacement units), 98.3 square metres of retail gross floor area, 4 car parking spaces and 62 bicycle parking spaces. An Official Plan Amendment was requested to address conformity of the proposal with the underlying area-specific built form policies.

Applicant
BATTERY
PLANNING AND
MANAGEMENT

Architect
DEEP
ARCHITECTURE
INC

Owner
CHRISTOS
PAPADATOS &
CAROLINE
PAPADATOS

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 577: Main Street Planning Study; SASP 623: Danforth GO PMTSA
Zoning:	CR 2.0 (c0.5; r2.0) SS2 (x1576)	Heritage Designation:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	540	Frontage (m):	13	Depth (m):	41 – 35
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	418		293.6	293.6
Residential GFA (sq m):	409		3633.4	3633.4
Non-Residential GFA (sq m):	164		98.3	98.3
Total GFA (sq m):	573		3,731.7	3,731.7

Height – Storeys:	2	11	1
Height – Metres:	9.5	33	33

Lot Coverage Ratio (%)	54.4	Floor Space Index:	7.14
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	3,576.5	56.9
Retail GFA:	98.3	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	7	7	49	56
Freehold:				
Condominium:				
Other:				
Total Units:	7	7	49	56

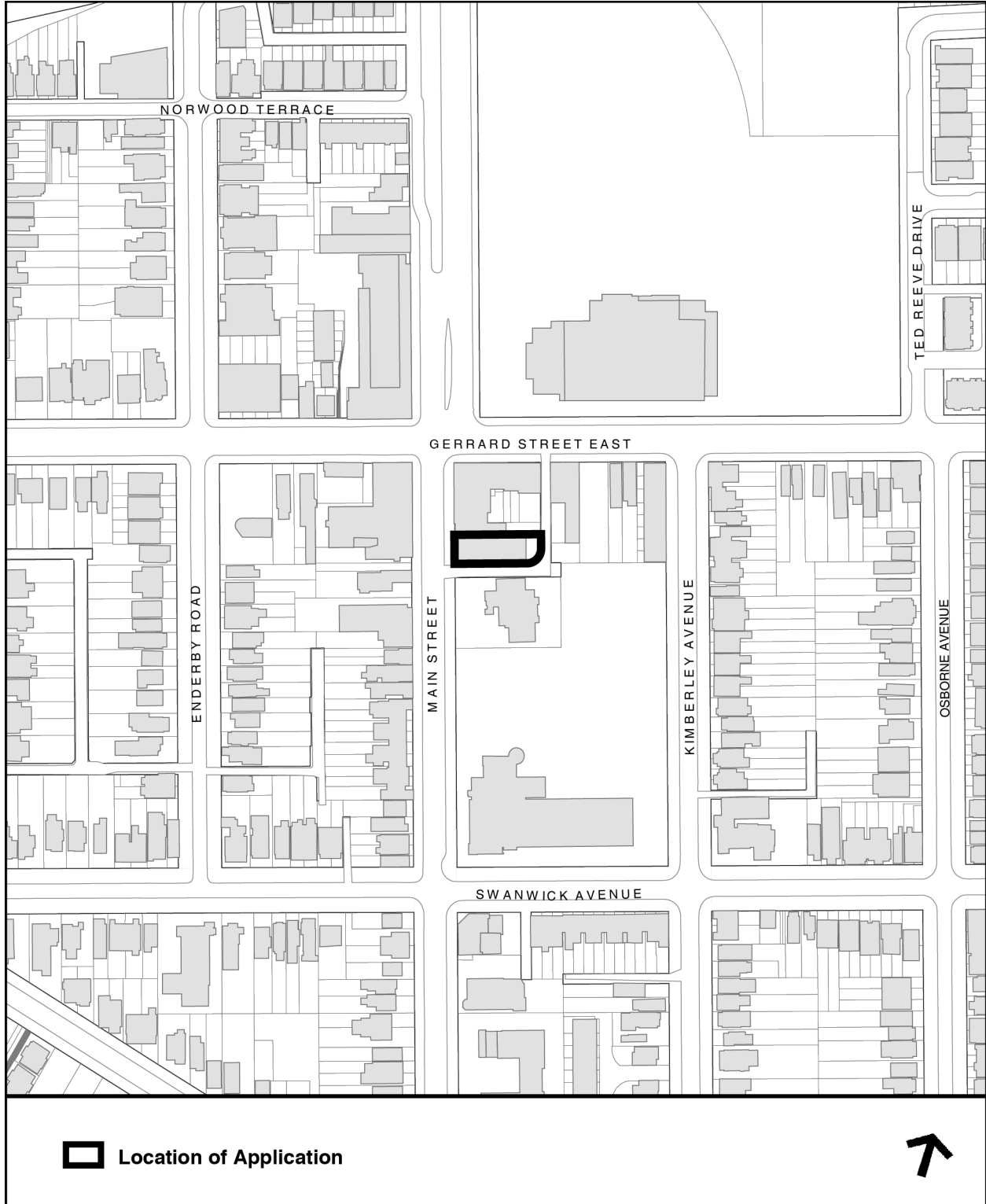
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			4	2	1
Proposed:			31	11	7
Total Units:			35	13	8

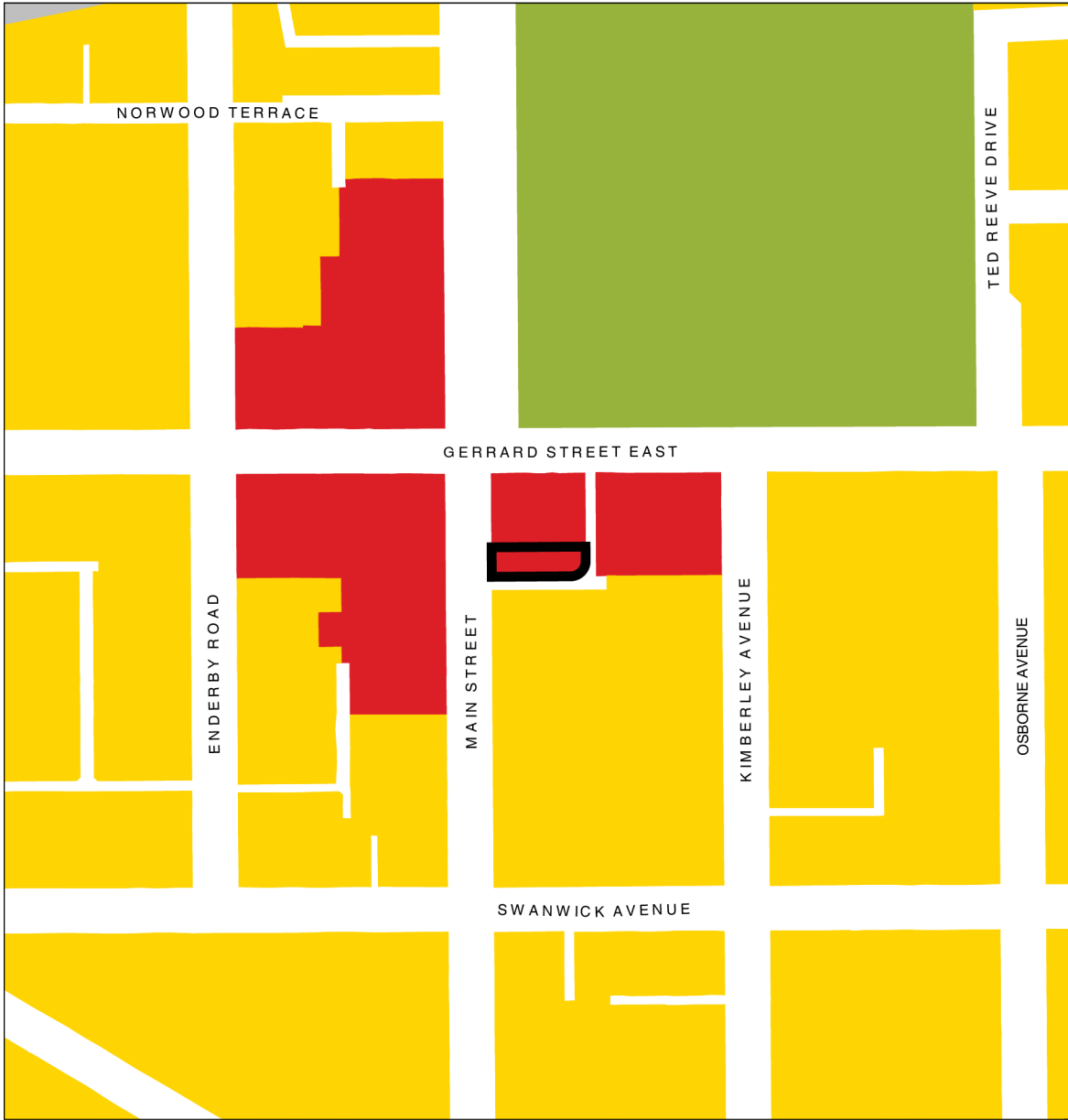
Parking and Loading

Parking Spaces:	4	Bicycle Parking Spaces:	65	Loading Docks:	0
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Attachment 2: Location Map

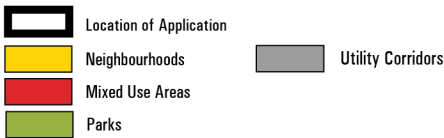


Attachment 3: Official Plan Land Use Map



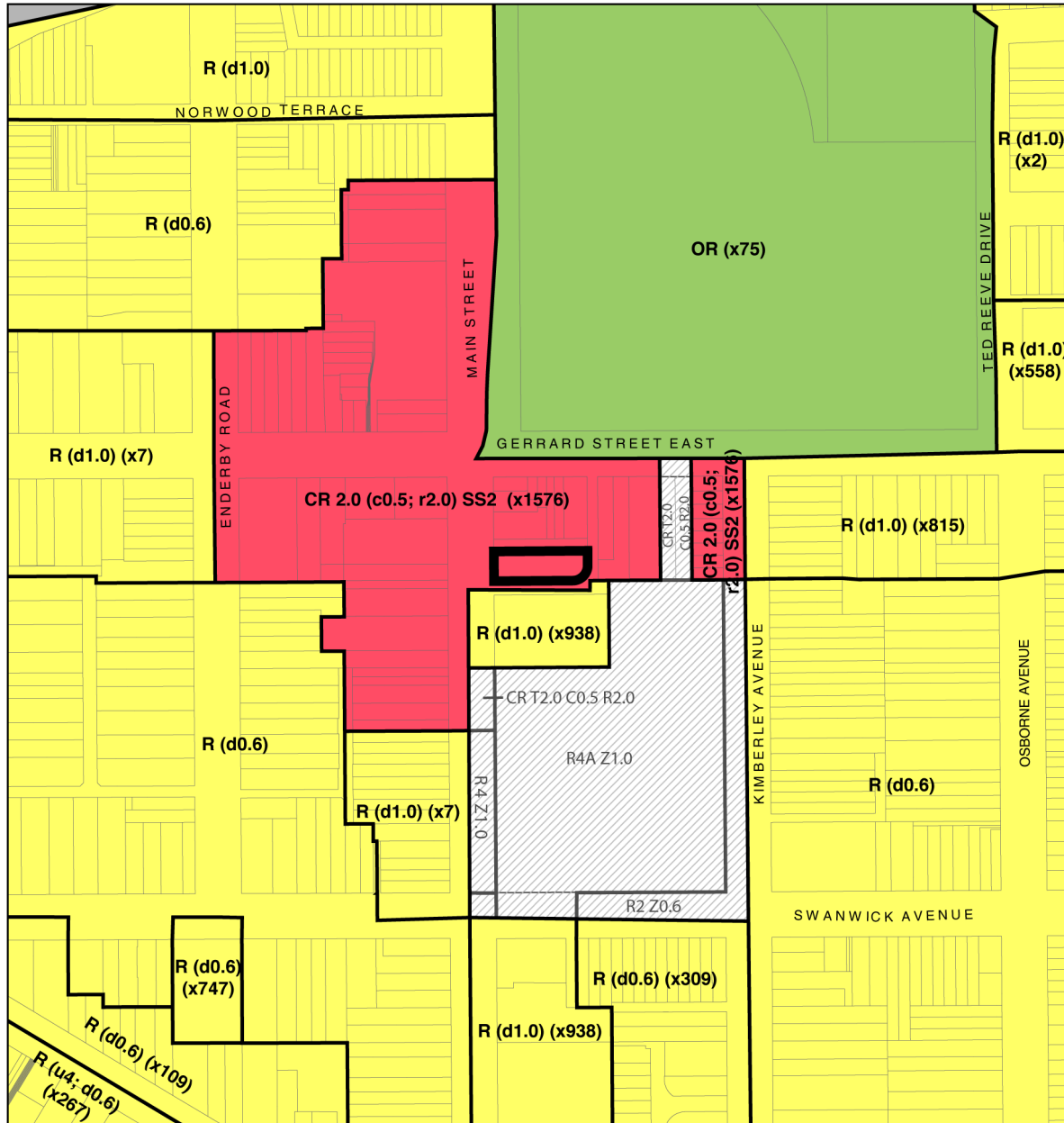
Official Plan Land Use Map #21

143-147 Main Street
File # 25 230632 STE 19 0Z



↑
Not to Scale
Extracted: 09/29/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

143-147 Main Street

File # 25 230632 STE 19 0Z

Location of Application

- R Residential
- RD Residential Detached
- CR Commercial Residential
- OR Open Space Recreation

UT Utility and Transportation

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

- R2 Residential District
- R4 Residential District
- R4A Residential District
- CR Mixed-Use District

Not to Scale
Extracted: 09/29/2025

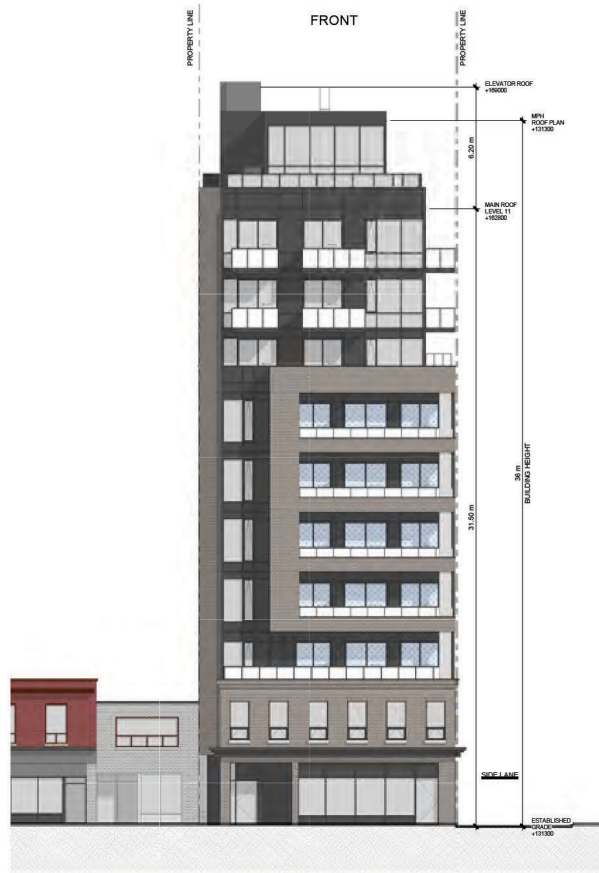
Attachment 5: Draft Official Plan Amendment

Attached separately to this report as a PDF.

Attachment 6: Draft Zoning By-law Amendment

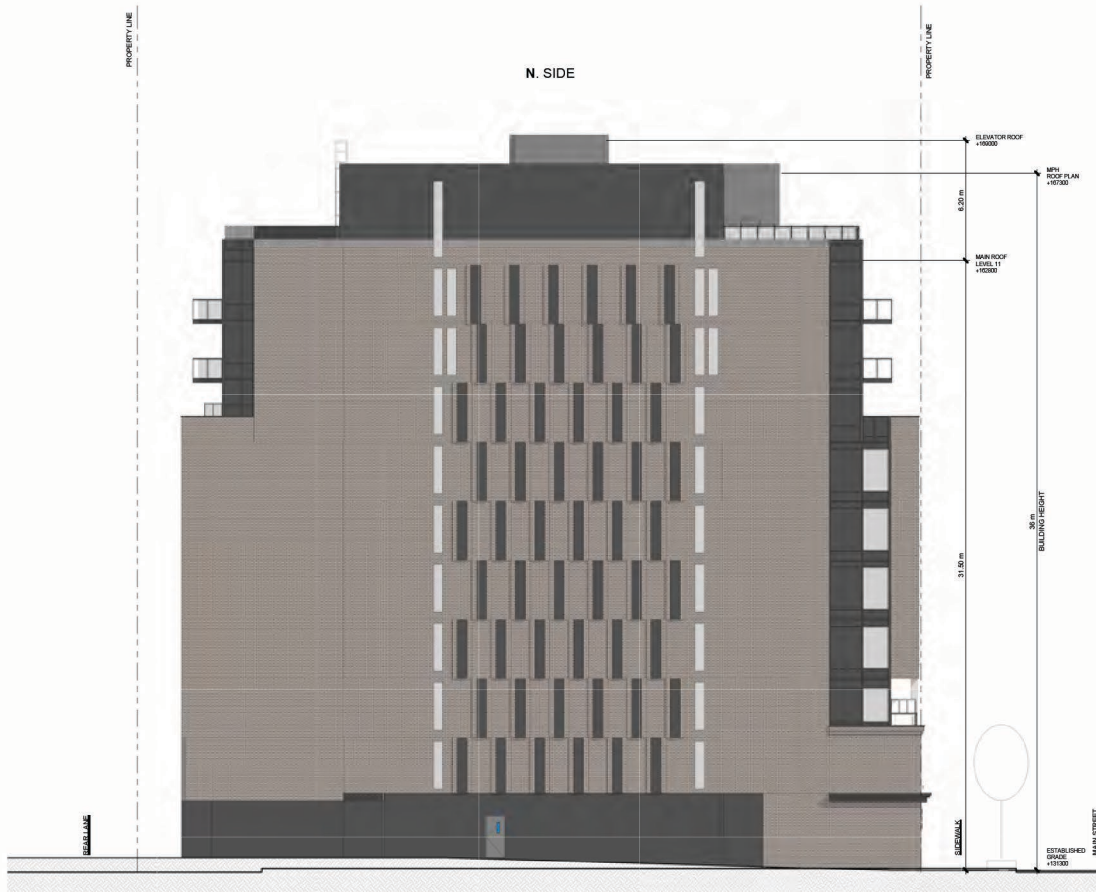
Attached separately to this report as a PDF.

Attachment 8: West Elevation



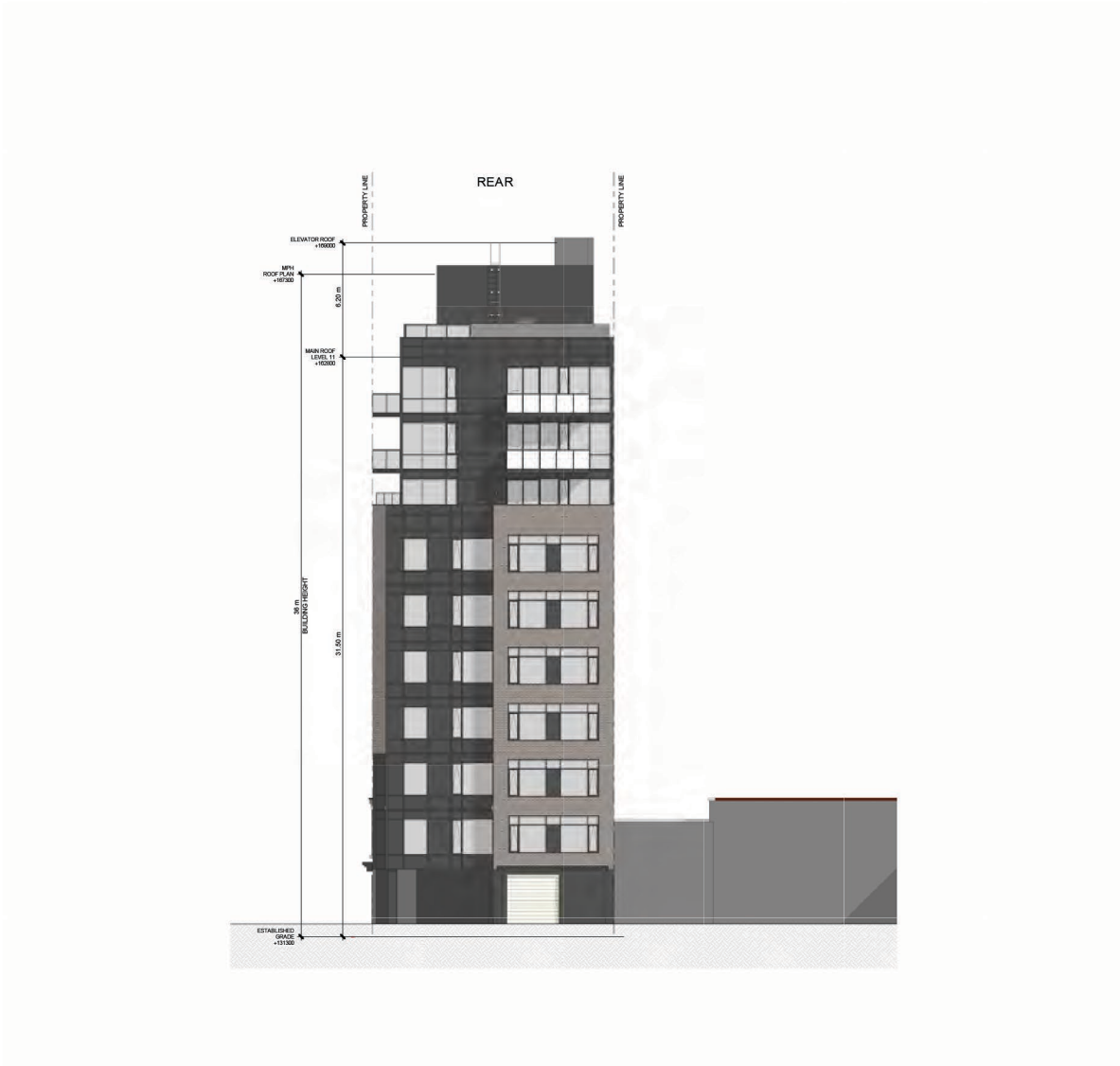
West Elevation

Attachment 9: North Elevation



North Elevation

Attachment 10: East Elevation



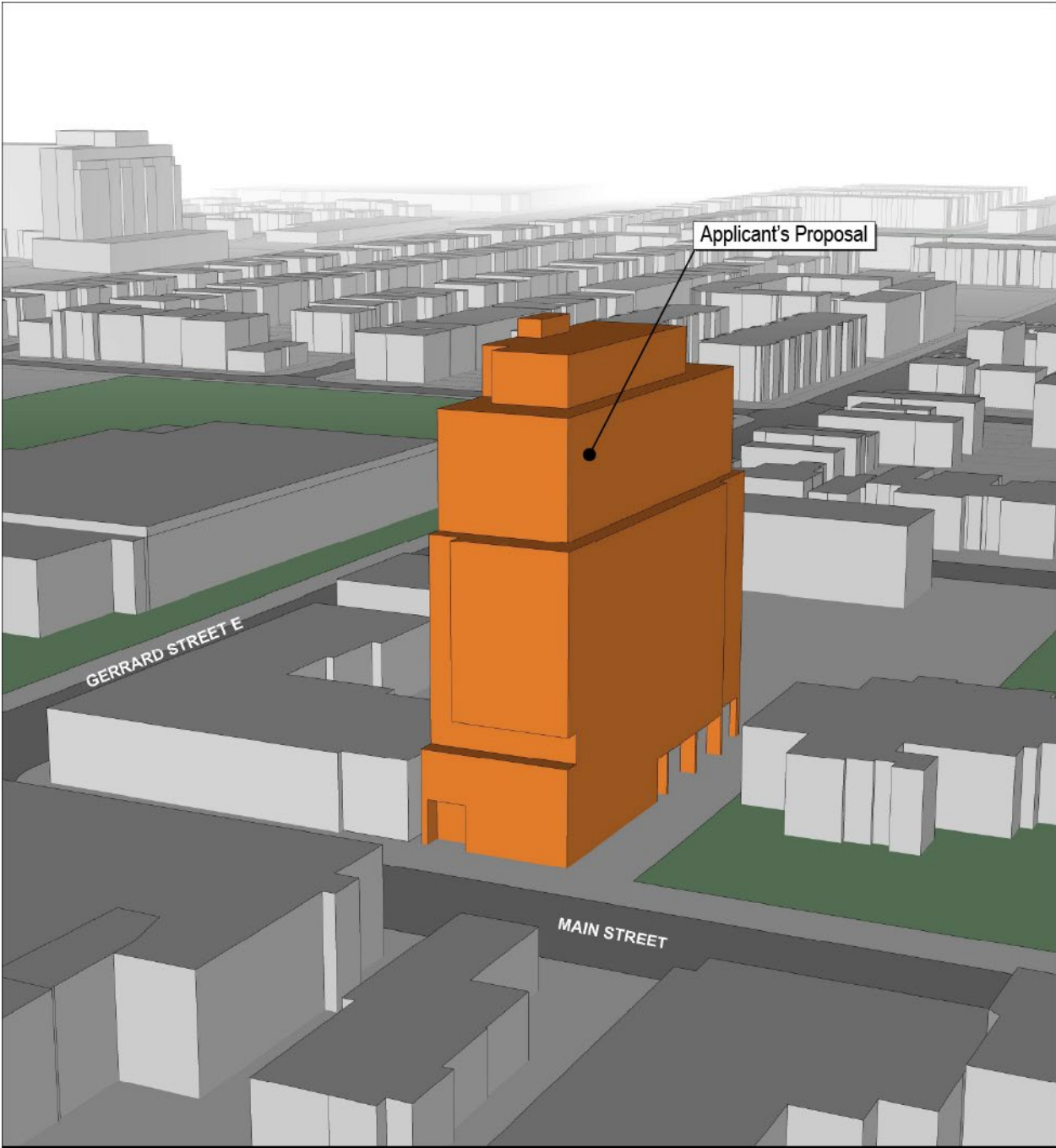
East Elevation

Attachment 11: South Elevation



South Elevation

Attachment 12: 3D Massing Models



View of Applicant's Proposal Looking Northeast



01/15/2026



View of Applicant's Proposal Looking Southwest

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01/15/2026