

## **1291-1311 Gerrard Street East and 243-247 Greenwood Avenue – Zoning By-law Application – Decision Report – Approval**

**Date:** November 10, 2025

**To:** Toronto and East York Community Council

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

**Ward:** 14 - Toronto-Danforth

**Planning Application Number:** 23 140447 STE 14 OZ

**Related Planning Application Number:** 23 141619 STE 14 RH

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 12-storey mixed-use building made up of one level of underground parking, retail on the ground floor, and 278 residential units at 1291-1311 Gerrard Street East and 243-247 Greenwood Avenue. There are 29 rental replacement units, and 6 net new affordable rental units being secured.

### **RECOMMENDATIONS**

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The 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 1291-1311 Gerrard Street East and 243-247 Greenwood 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 request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1291-1311 Gerrard Street East and 243-247 Greenwood Avenue from Permit Parking.
4. City Council approve the Rental Housing Demolition Application 23 141619 STE 14 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 29 existing rental dwelling units before introducing the necessary Bills for enactment.

5. City Council allow the Owner of 1291-1311 Gerrard Street East and 243-247 Greenwood Avenue to design, construct, finish, provide and maintain 6 affordable rental housing units as part of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning, and Executive Director, Housing Secretariat as an in-kind contribution pursuant to subsection 37(6) of the Planning Act in accordance with the following terms (the "in-kind contribution"):

- a. the in-kind contribution shall be comprised of 2 studio units, and 4 one-bedroom units (the "Affordable Rental Housing Units");
- b. the average unit size of the Affordable Rental Housing Units must be no less than the average unit size of all the market units, by unit type, in each phase of the proposed development;
- c. the minimum unit size of the Affordable Rental Housing Units must be no less than the minimum unit sizes of all market units, by unit type, in each phase of the proposed development;
- d. the Affordable Rental Housing Units must be provided in contiguous groups of at least 6 rental dwelling units;
- e. the general configuration, location and layout of the Affordable Rental Housing Units in the development must be to the satisfaction of the Chief Planner and Executive Director, City Planning;
- f. tenants of the Affordable Rental Housing Units must be provided with access to, and use of all indoor and outdoor amenities in the development on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;
- g. all Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;
- h. tenants of the Affordable Rental Housing Units will be provided with access to long-term and short-term bicycle parking and visitor bicycle parking in accordance with the Zoning By-law, and on the same basis as other units within the development.
- i. the initial rent (inclusive of utilities) charged to first tenants and upon turnover of the Affordable Rental Housing Units must not exceed Affordable Rent as defined in the Official Plan for a minimum 25-year period, beginning with the date each such unit is first occupied (the "Affordability Period"). During the Affordability Period, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units must be in accordance with the Residential Tenancies Act and must not exceed the Provincial rent guideline, regardless of

whether the Provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;

j. the Owner must provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in Recommendation 5.i above for the duration of the Affordability Period. The Affordable Rental Housing Units must not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any Affordable Rental Housing Unit will be made for the duration of the Affordability Period; and upon the expiration of the Affordability Period, the owner must continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

k. the Owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least 6 months in advance of any Affordable Rental Housing Unit being made available for rent, the owner must develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat; and

l. the Affordable Rental Housing Units must be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units in the proposed development erected on the site are available and ready for occupancy.

6. City Council attribute a value to the in-kind contribution set out in Recommendation 5 above, equal to 100 percent of four (4) percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued in respect of the development.

7. City Council authorize the Executive Director, Development Review Division to enter into an Agreement pursuant to Subsection 37(7.1) of the Planning Act (the "in-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Part 5 above, to the satisfaction of the Executive Director, Development Review and the City Solicitor, with such Agreement to be registered on the title to 1291-1311 Gerrard Street East and 243-247 Greenwood Avenue, which agreement shall be evidence of arrangements for the provision of the in-kind Contribution that are satisfactory to City Council.

8. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the in-kind Agreement and any other related agreements.

## FINANCIAL IMPACT

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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.

### Community Benefits Charge

This Report requests Council approval of a Community Benefits Charge (CBC) in-kind contribution of 6 affordable housing rental units in 2025. The estimated value of the proposed CBC in-kind contribution is 100 percent of the 4 percent value of the land that is the subject of the development or redevelopment in accordance with the CBC By-law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

## DECISION HISTORY

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On November 13, 2024, City Council adopted the “Housing Action Plan: As-of-Right Zoning for Mid-Rise Buildings on Avenues and Updated Rear Transition Performance Standards - Final Report” and enacted Zoning By-law 1260-2024. The Zoning By-law Amendment enables as-of-right development of mid-rise buildings through updated development standards for the Commercial-Residential (CR) zone that remove rear angular plane requirements and increase height and density permissions to align with the planned right-of-way width of the Avenues. Zoning By-law 1260-2024 has been appealed to the Ontario Land Tribunal and is not currently in effect. The decision report can be found at <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.1>

On December 5, 2024, Planning and Housing Committee (PHC) adopted the draft updated Mid-Rise Building Design Guidelines. PHC requested the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning use the updated Guidelines when evaluating mid-rise development proposals. PHC also requested the Chief Planner and Executive Director, City Planning to continue to consult the public and stakeholders on the consolidated Mid-Rise Building Design Guidelines, in conjunction with the on-going Official Plan and Zoning By-law work programs for Avenues, and report back in 2025 with any recommended modifications. The decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.10>

On February 5, 2025, City Council adopted "Housing Action Plan: Avenues Policy Review - Decision Report" and adopted Official Plan Amendment 778. The Official Plan Amendment updated Official Plan policies by adding approximately 283 kilometers of Avenues to Map 2 of the Official Plan, removed requirements for Avenue Segment Studies and new Avenue Studies, provided direction on activating ground floors and acknowledging that new developments may go beyond a mid-rise height and scale on Avenues within 500 - 800 metres of subway, light rail and GO Transit Stations. OPA 778 was appealed to the Ontario Land Tribunal (OLT). On July 24, 2025 the OLT appeal scoped the appeals to site specific issues with all other portions coming into effect on

## THE SITE AND SURROUNDING LANDS

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### Description

The site is located on the south side of Gerrard Street East, two properties east of Greenwood Avenue. The site is generally rectangular in shape with some irregularity as it includes a narrow strip of land south to Richard Avenue and does not include the two properties at the corner of Gerrard Street East. The site has 74 metres of frontage along Gerrard Street East, 31 metres of frontage along Greenwood Avenue, and 2.7 metres of frontage along Richard Avenue.

The site is made up of 11 properties along the south side of Gerrard Street East, and 3 properties along the east side of Greenwood Avenue. The property at 249 Greenwood Avenue is not part of this application to amend the Zoning By-law.

The properties from 1291-1299 Gerrard Street East are currently occupied by 2-storey mixed use buildings. The property at 1301 Gerrard Street East is currently being used as a surface parking lot, and the property at 1303 Gerrard Street East is a 1-storey residential building. The remainder of the properties along Gerrard Street East making up this site (1305-1311 Gerrard Street East) are currently occupied by 2-storey residential dwellings. The properties at 243-247 Greenwood Avenue, which are also part of this application, are occupied by 2-3-storey mixed-use buildings. In total, there are 29 rental units currently on site. See Attachment 2 for the Location Map.

### Surrounding Uses

**North:** On the north east corner of Gerrard Street East and Greenwood Avenue is a 1-storey plaza and a 1-storey place of worship to the east. Moving east along the north side of Gerrard Street East are 2-3-storey mixed-use buildings and a 5-storey mixed use building at the corner of Glenside Avenue.

**South:** Residential properties fronting the north side of Richard Avenue.

**East:** A series of 2-storey mixed-use and residential properties in semi-detached house-form buildings, a 3-storey residential apartment building, a vacant lot, a 2-storey mixed use building, and a 1-storey auto repair shop at the corner of Highfield Road.

**West:** A 3-storey mixed use building at the corner of Greenwood Avenue, followed by 2-storey mixed use buildings and 2-storey residential buildings farther west along the south side of Gerrard Street East.

## THE APPLICATION

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### Description

This Zoning By-law Amendment application proposes a 12-storey (42.4 metre to the top of the mechanical penthouse) mixed-use building with 1 level of underground parking, retail on ground level fronting Gerrard Street East and Greenwood Avenue, 4 residential units facing south on the ground level, and 278 residential units on the upper floors. There are 29 rental replacement units and 6 affordable rental housing units proposed. The applicant has proposed the tenure for the residential units will be rental.

### Density

The proposal has a density of 6.15 times the area of the lot.

### Residential Component

The proposal includes 282 residential dwelling units, of which: 4 are studio (1%), 178 one-bedroom (63%), 67 two-bedroom (24%), and 33 three-bedroom units (12%).

### Non-Residential Component

The proposal includes 1,270 square metres of retail space.

### Access, Parking and Loading

There are 51 vehicular parking spaces proposed. The 31 residential spaces are designated EV spaces, including 3 accessible spaces. There are 17 visitor spaces, 1 retail space, and 2 car share spaces, all of which are also EV equipped spaces. A total of 322 bike parking spaces and 1 Type G loading space are proposed on the lower ground level within the building. There are 4 short-term bicycle spaces located near the retail entrance fronting Gerrard Street East and an additional 4 short-term bicycle spaces near the south end of the pedestrian connection to Richard Avenue. Access to loading and parking will be from Gerrard Street East at the east end of the site.

### 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/1291GerrardStE](http://www.toronto.ca/1291GerrardStE).

### Reasons for Application

The Zoning By-law Amendment application is required to create appropriate performance standards including building height, density, number of storeys, depth, building setbacks, and soft landscaping.

## APPLICATION BACKGROUND

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A pre-application consultation (PAC) meeting was held on August 30, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on May 5, 2023 and deemed complete on June 6, 2023, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at [www.toronto.ca/1291GerrardStE](http://www.toronto.ca/1291GerrardStE).

### Agency Circulation Outcomes

The application, together with the applicable reports noted above, have 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.

## POLICY & REGULATION CONSIDERATIONS

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### Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter must be consistent with the Provincial Planning Statement (2024), and must conform to provincial plans.

### Official Plan

The Official Plan Urban Structure Map 2 identifies the site as an Avenue, and Map 19 of the Official Plan designates the site as *Mixed Use Areas*. The narrow portion of land at the south end of the site connecting to Richard Avenue is designated *Neighbourhoods* and will remain as such. 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.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### Zoning

The subject site is zoned Commercial-Residential [CR 2.0 (c0.5;r2.0) SS2 (x1160)] under Zoning By-law 569-2013. The pedestrian connection to Richard Avenue is zoned Residential [R(d.06)] and will not change through this application to amend the Zoning By-law. The CR zoning classification allows for a mix of residential and non-residential uses within the same property. 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 Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- 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**

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### **Community Consultation**

On June 11, 2025 an in-person community consultation meeting took place. Approximately 68 members of the public participated in addition to City staff members, 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, a moderated question and answer discussion was held. Various members of the public also provided comments to City staff via emails and phone calls.

Comments and questions raised by the public include:

- The height is too large for the neighbourhood and results in shadow impacts;
- Support for the additional density in the neighbourhood and the height of the proposal;
- The proximity of windows and pedestrian entrances with the residential properties to the south, including the proposed access on Richard Avenue, could impact privacy;
- The blank walls facing onto the corners of Gerrard Street East and Greenwood Avenue is unwanted;
- The proposal should include retail spaces and have a built form to support retail;
- The development should include affordable dwelling units and unit sizes to accommodate families;
- The materiality of the façade should reflect the neighbourhood history and character, such as through the use of brick;
- Concern regarding impact to the tree canopy for adjacent properties on Richard Avenue;



- The impacts of construction such as dust and noise should be mitigated;
- The development should ensure that there will be no flooding impacts for the neighbourhood and consider local hydrogeological conditions; and
- Concerns regarding local parking demand impacts for the surrounding neighbourhood.

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 this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Planning Statement (PPS) 2024 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 has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

### **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 rental building, with a unit mix that meets the Growing Up Guidelines. Staff recommend provisions in the Draft Zoning Bylaw (Attachment 5) for a minimum percentage of 2-and-3-bedroom units to ensure the intent of the Growing Up Guidelines are maintained.

The proposal also includes the provision of 6 affordable rental housing units and 29 rental replacement units.

### **Rental Housing Demolition and Replacement**

A related Rental Housing Demolition application will be considered at the November 27, 2025, Toronto and East York Community Council meeting. This report recommends approval of a Rental Housing Demolition application which proposes to demolish and replace 29 rental dwelling units located at 1291-1299, 1303, and 1307-1311 Gerrard Street East, and 243-247 Greenwood Avenue. The 29 rental units are proposed to be replaced as part of the new development on the site including 7 affordable units, 2 mid-range affordable units, 10 mid-range moderate units, and 10 above mid-range units. 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.

## **In-Kind Community Benefit Charge (CBC)**

The CBC in-kind contribution would secure 6 of the proposed residential units as affordable rental housing units for a period of at least 25 years. The units would include 2 studio units, and 4 one-bedroom units (2 standard one-bedroom units and 2 one-bedroom plus den units). All units are of the same average size as the proposed market units by unit type. The units will be secured as rental units and at affordable rents for a period of at least 25 years. The units will be similar in design and finish to the market units and will include ensuite laundry and air conditioning. Tenants of the affordable units will have access to amenities, bike parking, and visitor parking on the same terms and conditions as any other resident of the building. Staff are of the opinion that the proposed in-kind CBC contribution is appropriate. Securing the 6 units as affordable rental housing units for a period of at least 25 years represents 100 percent of the Community Benefits Charge contribution.

## **Density, Height, Massing**

The Official Plan directs development within *Mixed Use Areas* to locate and mass new buildings to provide transition between areas of different development intensity and scale through means such as setbacks and stepbacks. The 12-storey (42.40 metres to the top of the mechanical penthouse) mixed-use building supports rental housing and fine-grain retail opportunities in proximity to transit.

Along the Gerrard Street East frontage, the setback from the property line varies from 1.3 metres along the east and west wings to 2.9 metres for the middle part of the building which provides a 4.9 to 7.8 metre curb to building face setback. This indent in the façade will create opportunities for an enhanced pedestrian zone, retail entrances and short-term bike parking. There is a 6-storey streetwall across most of the frontage with a 2.9 metre stepback at the 7th storey. A short part of the west end of the frontage has a streetwall of 10 storeys. Across all the frontage at the 10th storey is an additional 1.8 to 4.8 metre stepback with a further 6.9 metres stepback at the 11th storey to accommodate the outdoor amenity.

Along the Greenwood Avenue, most of the frontage has a 2.5 metre setback from the property line with a slight curve out at each end for a 1.9 metre setback at the closest point. This provides a setback distance from 4.8 to 5.3 metres from the curb to the building face. There is also a 6 storey streetwall on Greenwood Avenue with a 2.7 metre setback at the 7th storey and a 13.9 to 19.1 metre setback at the 10th level where additional outdoor amenity is located.

The south (rear) property line is irregular across the site. The majority of the building is setback 7.5 metres from the *Neighbourhoods*-designated properties fronting onto Richard Avenue with no balcony projections into this setback. There is a further stepback of 2.7 metres at the 7th storey. The west end of the building fronting onto Greenwood Avenue has no setback to the south property, however there is a 2.0 metre stepback at the 6th storey.

The proposal conforms with the applicable policies in the Official Plan and meets the intent of the Mid-rise Building Design Guidelines. The building would maintain an appropriate building scale adjacent to an Avenue and a Major Street while utilizing

sculpting to create appropriate transition to the low-rise residential buildings to the south.

## **Public Realm**

The proposed development has been designed to improve the public realm along Gerrard Street East and Greenwood Avenue in accordance with the Official Plan public realm and built form policy objectives.

Within the curb to building face setback, the proposal provides a minimum 2.3 metre pedestrian clearway along Gerrard Street East and Greenwood Avenue within the 4.8 metre distance between the building face and the curb. There is an additional 2.9 metre setback along the middle portion of the frontage on Gerrard Street East to allow for an enhanced and expanded 7.8 metre curb to building face pedestrian zone with tree planting and bike parking adjacent to retail entrances. Within the public right-of-way of Gerrard Street East, there is additional bike parking, seating and improved hardscaping. The bus stop on Greenwood Avenue will be retained. Entrances and window openings to the retail units along the frontages of both Gerrard Avenue and Greenwood Avenue will further activate the streetscape.

Blank walls are facing the southeast corner of the intersection of Gerrard Street East and Greenwood Avenue abutting the property at 249 Greenwood Avenue. Staff worked closely with the applicant to include appropriate articulation to the massing and include windows where possible.

## **Shadow Impact**

A detailed sun and shadow study was submitted in support of the proposed development which shows the extent of the shadow from the proposed building on the spring and fall equinoxes (March 21 and September 21).

Staff have assessed the incremental impact that would result from the proposed development, particularly on shadow-sensitive areas. There are shadows cast on the northern sidewalks of Gerrard Street East from 9:18am to 3:18pm on March 21 and from 9:18am to 2:18pm on September 21. Shadows are cast on Greenwood Avenue from 9:18am to 12:18pm. There is shadow cast on the *Neighbourhoods*-designated properties to the southwest at only 6:18pm on March 21 and September 21 and there are no shadows cast on Greenwood Park.

Given the existing and planned context for the subject property and surrounding area, staff find the study acceptable and are satisfied that the shadow impacts on the public realm have been minimized to the extent feasible through the inclusion of stepbacks from Gerrard Street East at the 7th and 10th storeys.

## **Wind Impact**

Pedestrian Level Wind Studies were submitted in support of the proposed development for both the original and revised submission and have been found acceptable by staff. The studies indicated that all grade-level areas within and surrounding the site are

predicted to experience conditions that are considered acceptable for the intended pedestrian uses throughout the year. The studies also indicated that all common amenity terraces will fully or partially experience suitable conditions for sitting throughout the year. Where an amenity area experiences partially acceptable conditions across the space, programming can be strategically placed so that seating located in the areas of the amenity space with the least wind.

### **Servicing and Stormwater Management**

The applicant has submitted a Functional Servicing and Stormwater Management Report in support of the proposal. The report concludes that the existing municipal storm sewer system and the proposed quantity control measures and service connection are anticipated to adequately support the proposed development without adversely affecting the existing system.

Engineering Review has reviewed the submitted materials and accepts the Functional Servicing and Stormwater Management report supporting the Zoning By-law Amendment application. The existing municipal services can service the proposed development and improvements to the existing infrastructure are not required. Detailed review of the stormwater management strategy will take place at the Site Plan Approval stage. As per City Wet Weather Flow Management Guidelines, developments in the City of Toronto must manage stormwater flows onsite.

### **Traffic Impact**

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 road, transit, pedestrian, and cycling networks can accommodate the minor increases in peak-hour vehicle trips generated by the proposal. No improvements to surrounding signalized and unsignalized intersections are required to support 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 the provision of bicycle parking adhering to the City-wide zoning requirements (including e-bike charging spaces) and the provision of the choice of a 2-year free car-share membership or 1-year bike share membership. The proposal also includes 2 car-share spaces.

Transportation Review staff have reviewed the Transportation Impact Study and accepted its conclusions.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

## **Access, Vehicular and Bicycle Parking and Loading**

Vehicular access for parking and loading is proposed from Gerrard Street East adjacent to the eastern limit of the site. The development includes an overall vehicular parking supply of 51 spaces (31 long-term residential, 17 residential visitor, 1 short term retail, and 2 car-share spaces) located in one level of underground parking. A Type 'G' loading space for combined residential and retail is located on the lower level of the first floor. The number and configuration of parking and loading spaces is acceptable.

A total of 322 bicycle parking spaces, including 264 long-term and 58 short-term spaces, are located within two separate bicycle rooms on the lower level of the first floor. A bicycle repair station and charging equipment for 40 e-bikes are located within the long-term bicycle room. The rooms accessed through the building's elevators the main pedestrian entrance off Gerrard Street East, through the lobby to the elevators. There are also 10 publicly accessible short-term spaces located within the public right-of-way along Gerrard Street East the frontage of the building.

## **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) and III (Private Tree by-law). The applicant has submitted an Arborist Report and is proposing to remove 5 private trees within the subject property and injure 6 private boundary/neighbour-owned trees.

Staff require the planting of 5 new trees to replace the 5 private trees proposed for removal. The planting of 8 new trees will be accommodated at the rear of the property and along both frontages where there is an increased building setback. Due to existing underground utilities, street trees are not possible along the frontages of Greenwood Avenue and Gerrard Street East on public property however the additional building setbacks will allow trees on private property.

## **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

## Conclusion

The proposed Zoning By-law Amendment is consistent with the PPS (2024) and conforms to the Official Plan. The proposal will introduce a range and mix of housing opportunities, along with retail uses in a *Mixed Use Area*. The proposal will introduce 282 residential rental units to the area, replacing 29 residential rental units and securing an additional 6 affordable housing rental units for a minimum of 25 years. The increased setbacks of the building from both Gerrard Street East and Greenwood Avenue will allow for a wider sidewalk and improved public realm. Community Planning recommends approval of this Zoning By-law Amendment application.

## CONTACT

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## SIGNATURE

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Carly Bowman, M.Sc.Pl., MCIP, RPP  
Director, Community Planning  
Toronto and East York District

## ATTACHMENTS

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### 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: North Elevation
- Attachment 8: South Elevation
- Attachment 9: East Elevation
- Attachment 10: West Elevation
- Attachment 11: 3D Model Looking Southwest
- Attachment 12: 3D Model Looking Northeast

## Attachment 1: Application Data Sheet

**Municipal Address:** 1291 GERRARD ST E      **Date Received:** May 2, 2023  
**Application Number:** 23 140447 STE 14 OZ  
**Application Type:** Rezoning  
**Project Description:** This application proposes to amend the Zoning By-law to permit a 12-storey residential building containing 282 residential units, 1271 square metres of GFA of retail on the ground floor, 51 vehicle parking spaces, and 322 bicycle parking spaces.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
BOUSFIELDS INC	Mike Dror	bnkc	GERRARD GREENWOOD PROPERTY INC

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR	Heritage Designation: N/A
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m):	3,246	Frontage (m):	104	Depth (m):	66
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,804	<b>1,804</b>
Residential GFA (sq m):	1,204		18,690	<b>18,690</b>
Non-Residential GFA (sq m):			1,271	<b>1,271</b>
<b>Total GFA (sq m):</b>	<b>1,204</b>		<b>19,961</b>	<b>19,961</b>
Height - Storeys:	3		11	<b>11</b>
Height - Metres:	9		40	<b>40</b>

Lot Coverage Ratio (%):	55.58	Floor Space Index:	6.15
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	18,690	
Retail GFA:	1,271	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			29	<b>29</b>
Freehold:				
Condominium:			253	<b>253</b>
Other:				
<b>Total Units:</b>			<b>282</b>	<b>282</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		4	178	67	33
<b>Total Units:</b>		<b>4</b>	<b>178</b>	<b>67</b>	<b>33</b>

#### **Parking and Loading**

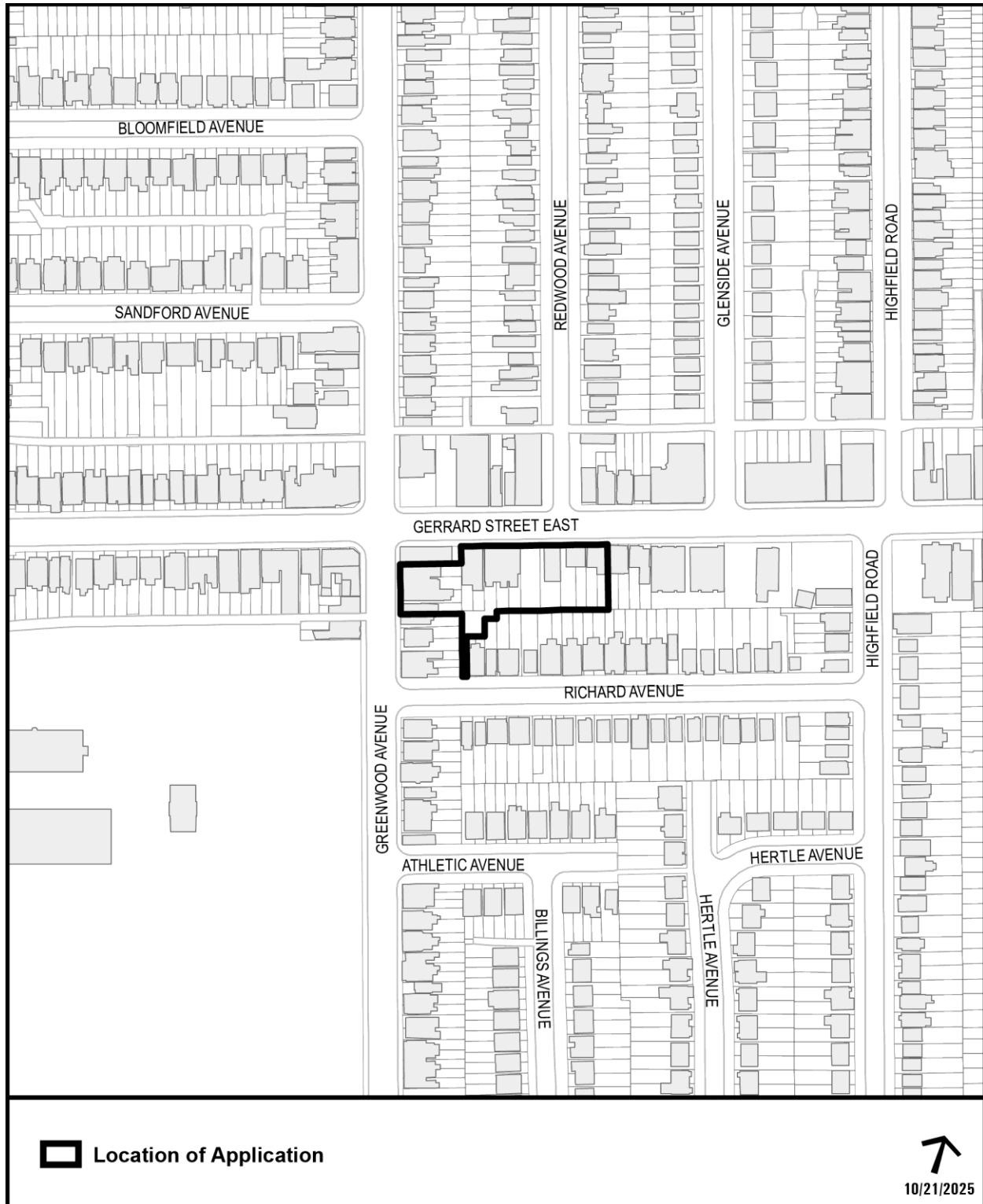
Parking Spaces: 51      Bicycle Parking Spaces: 322      Loading Docks: 1

#### **CONTACT:**

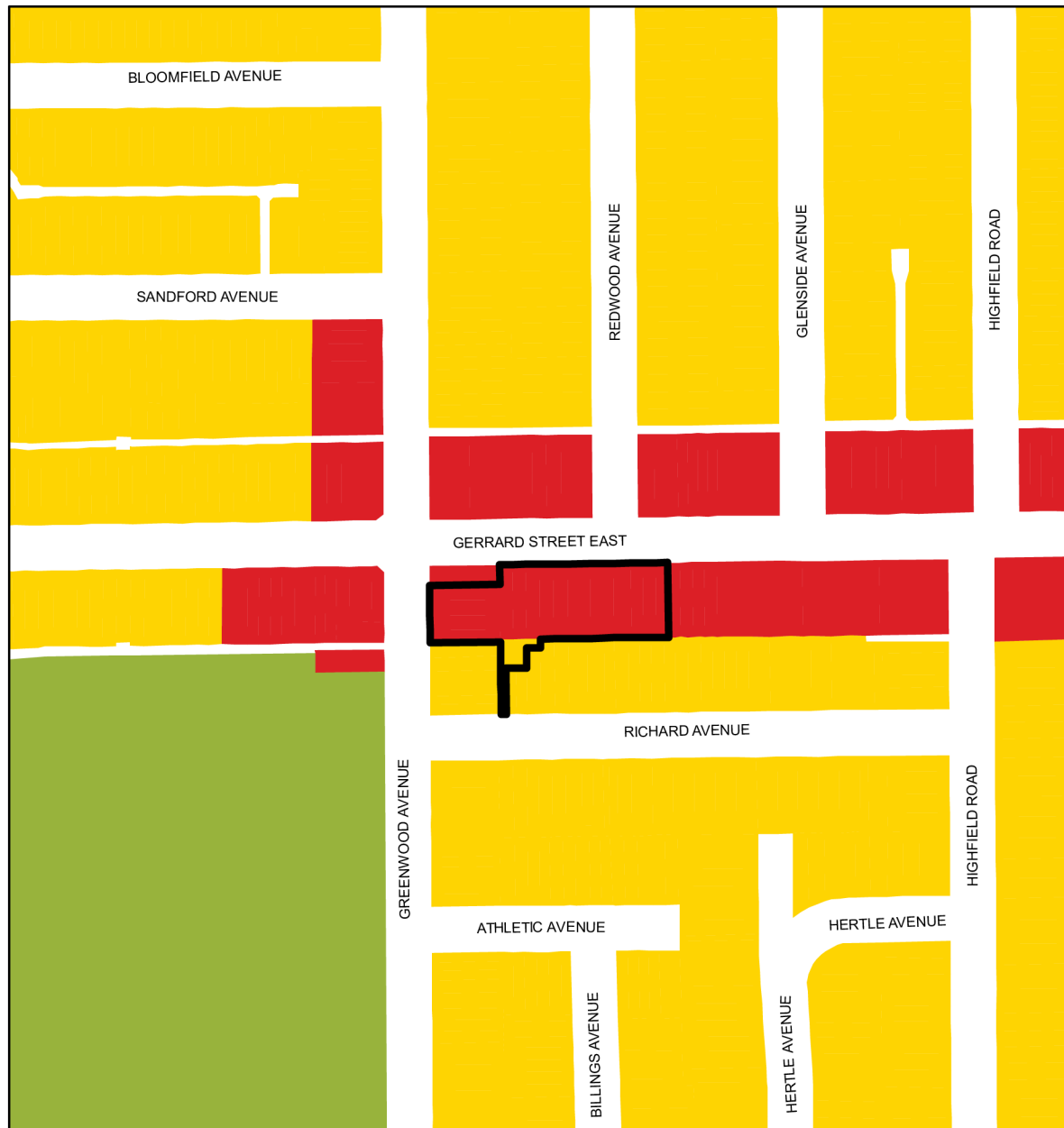
Kirk Hatcher, Senior Planner, Community Planning  
(416) 392-0481  
Kirk.Hatcher@toronto.ca



## Attachment 2: Location Map



## Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map # 21

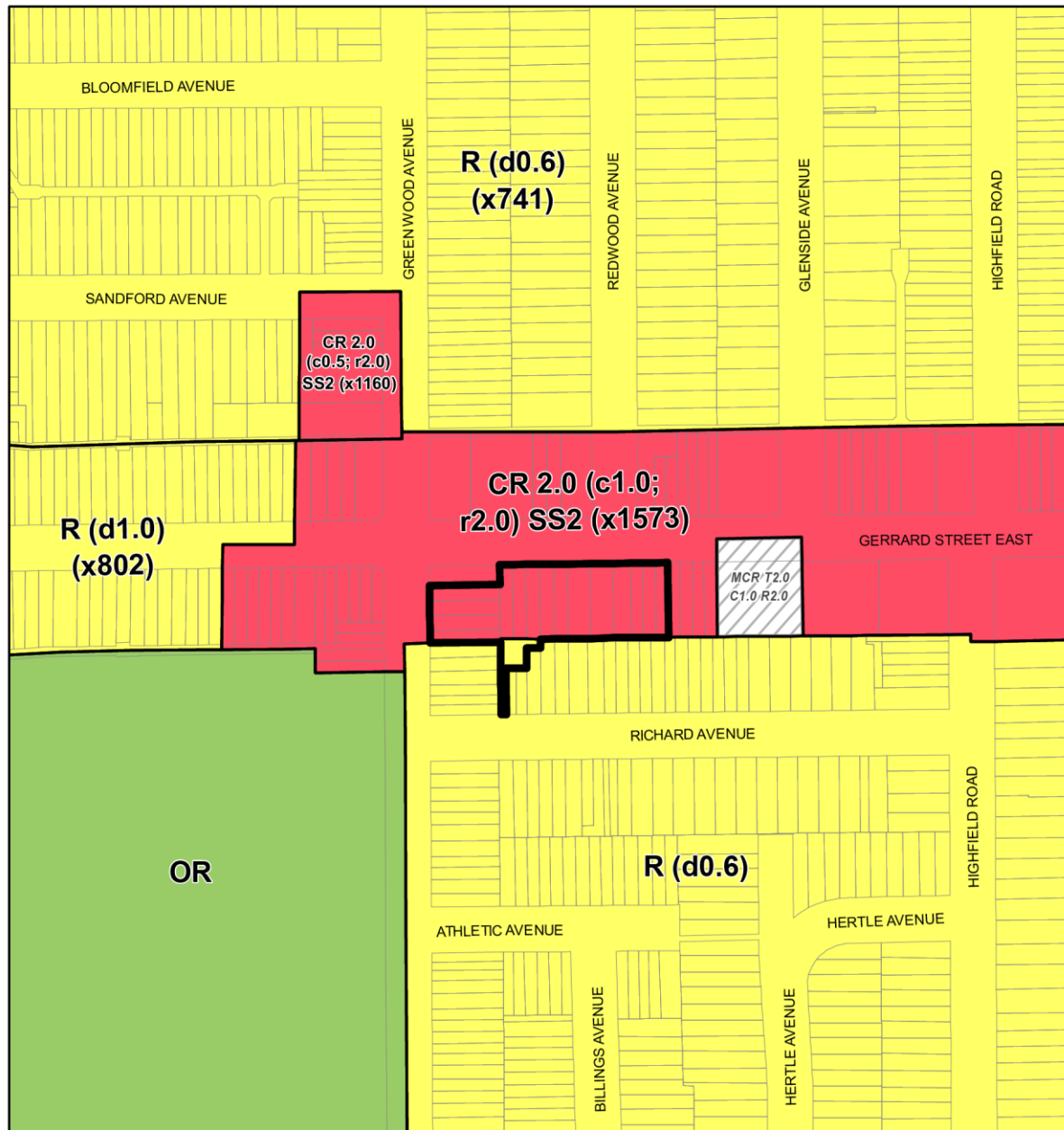
1291 Gerrard Street E

File # 23 140447 STE 14 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks

  
Not to Scale  
Extracted: 10/21/2025

## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1291 Gerrard Street E

File # 22 140447 STE 14 0Z

Location of Application

R Residential  
 CR Commercial Residential  
 OR Open Space Recreation

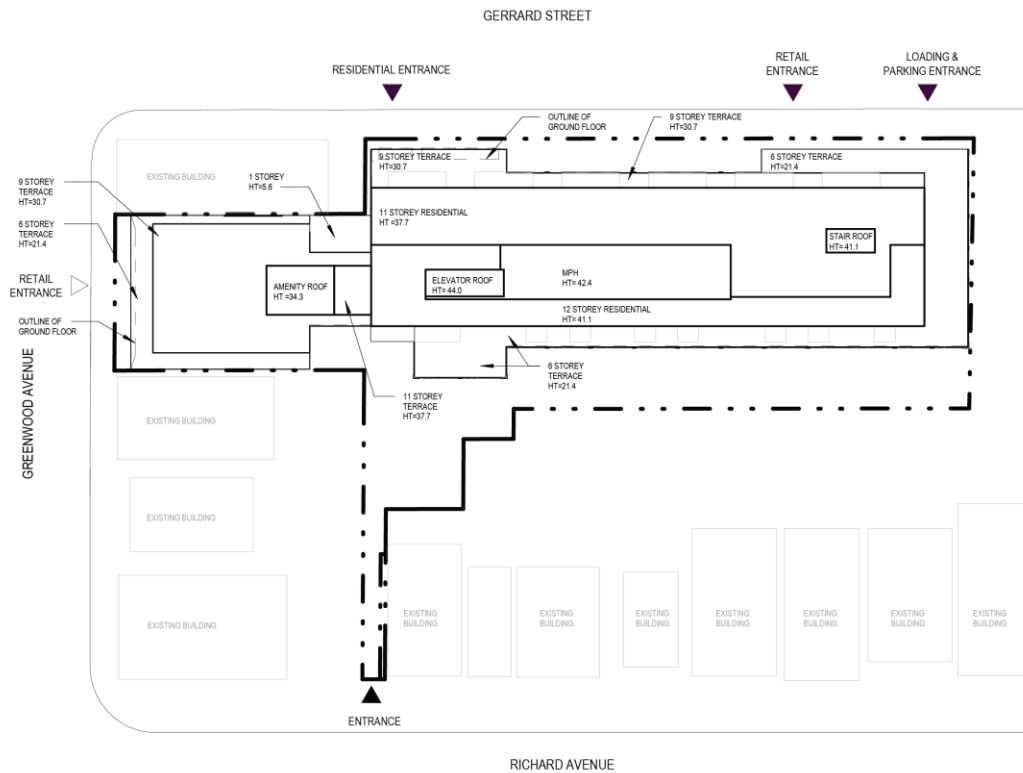
See Former City of Toronto By-law No. 438-86  
**MCR** Mixed-Use District

Not to Scale  
 Extracted: 10/21/2025

## **Attachment 5: Draft Zoning By-law Amendment**

To be provided prior to the November 27, 2025 meeting of Toronto and East York Community Council.

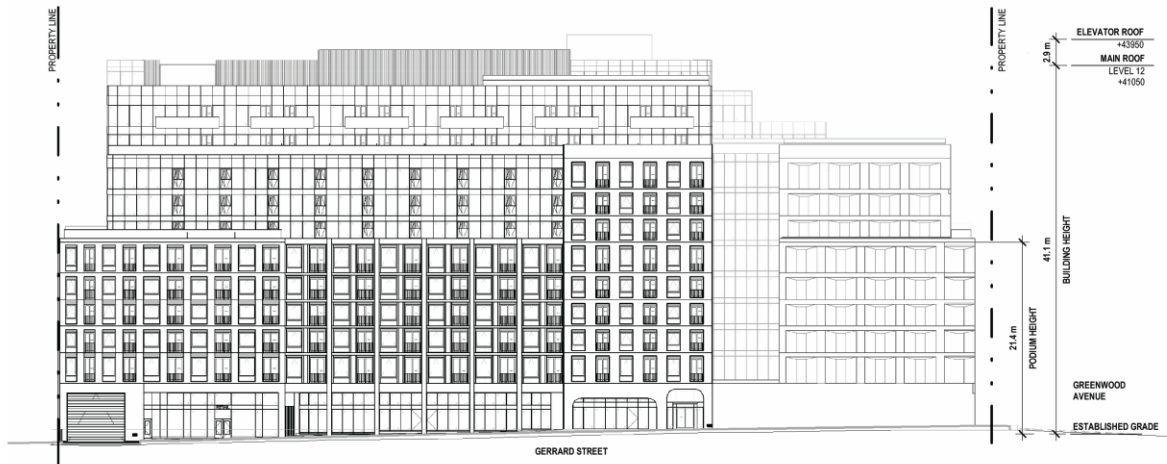
## Attachment 6: Site Plan



Site Plan



## Attachment 7: North Elevation



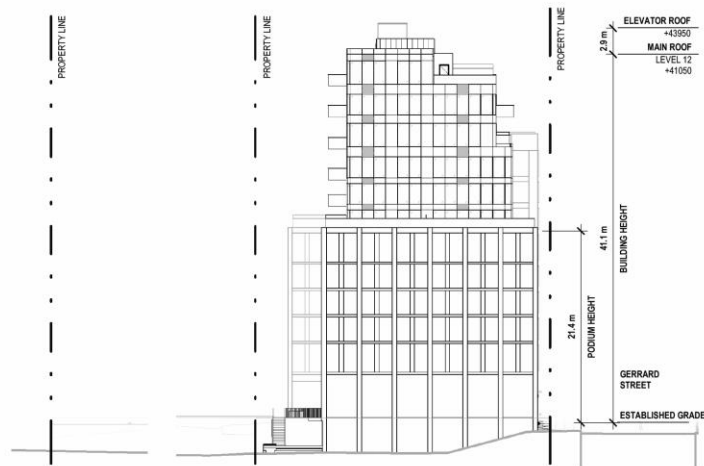
North Elevation

## Attachment 8: South Elevation



South Elevation

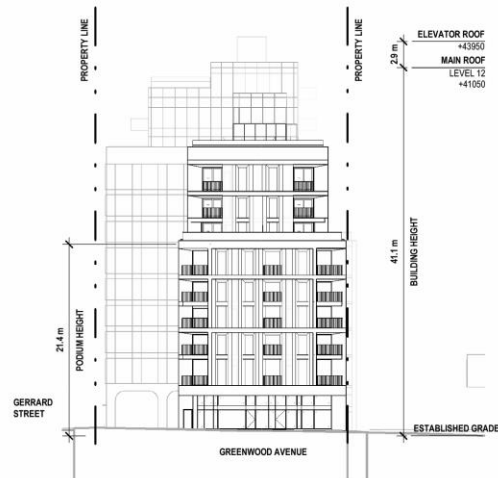
## Attachment 9: East Elevation



East Elevation

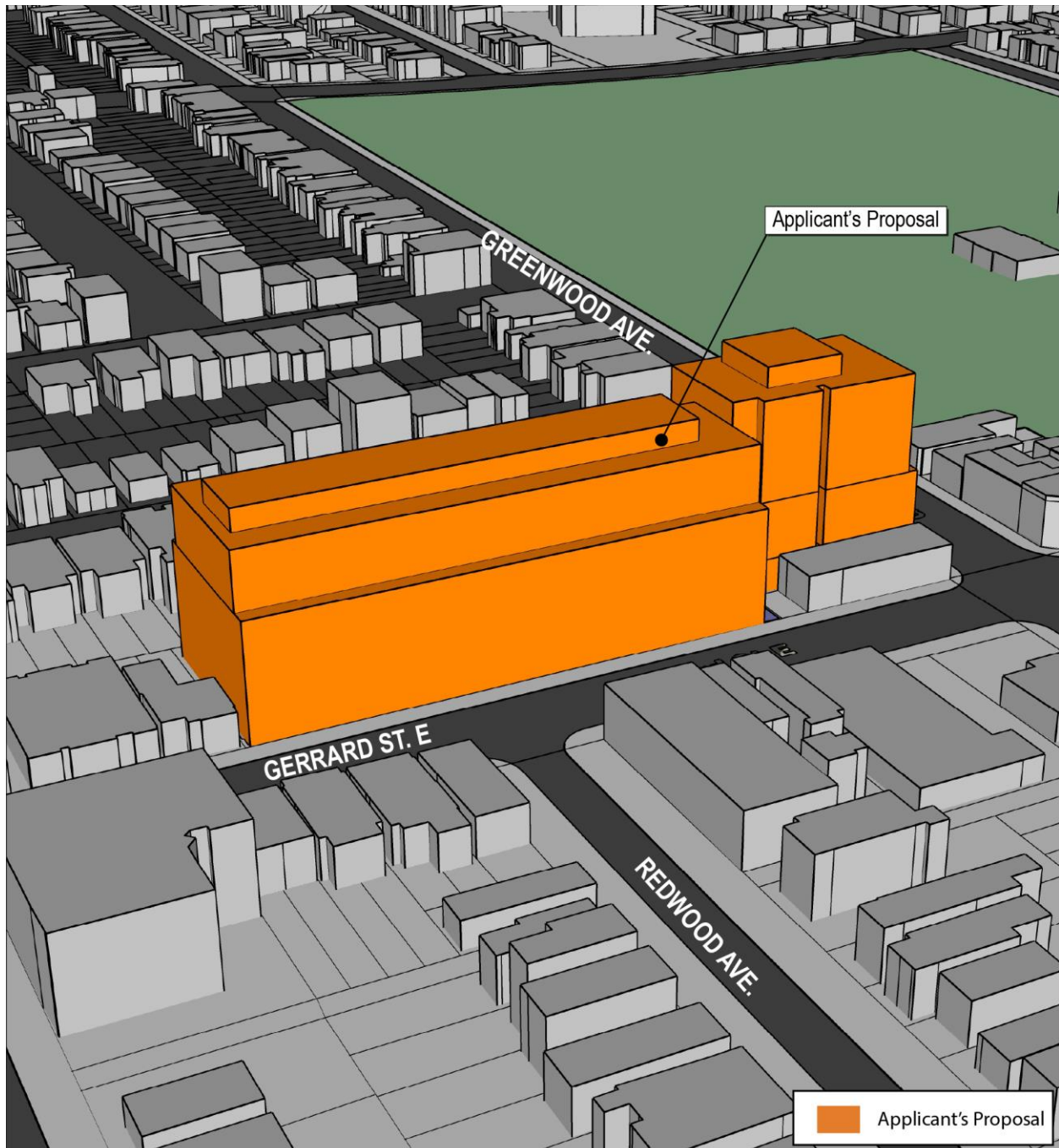


## Attachment 10: West Elevation



West Elevation

## Attachment 11: 3D Model looking Southwest

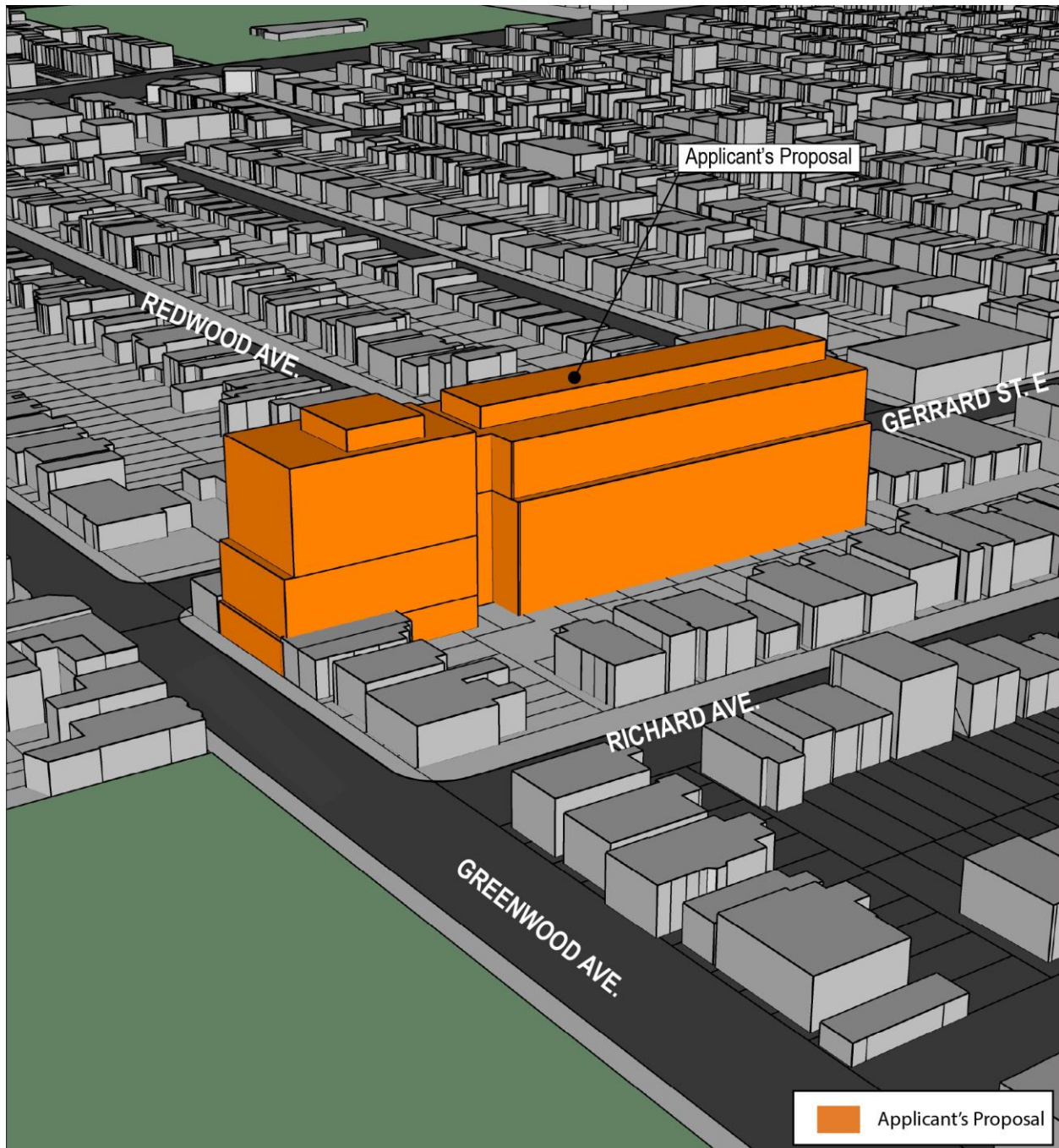


View of Applicant's Proposal Looking Southwest



10/21/2025

## Attachment 12: 3D Model Looking Northeast



View of Applicant's Proposal Looking Northeast



10/21/2025