



# 1012, 1014, 1016 AND 1018 GERRARD STREET EAST

Zoning By-law Amendment Application

**TORONTO & EAST YORK  
COMMUNITY COUNCIL –  
2025.TE27.20**

November 27, 2025



# EXISTING SUBJECT SITE



Street-view looking north





# EXISTING CONTEXT



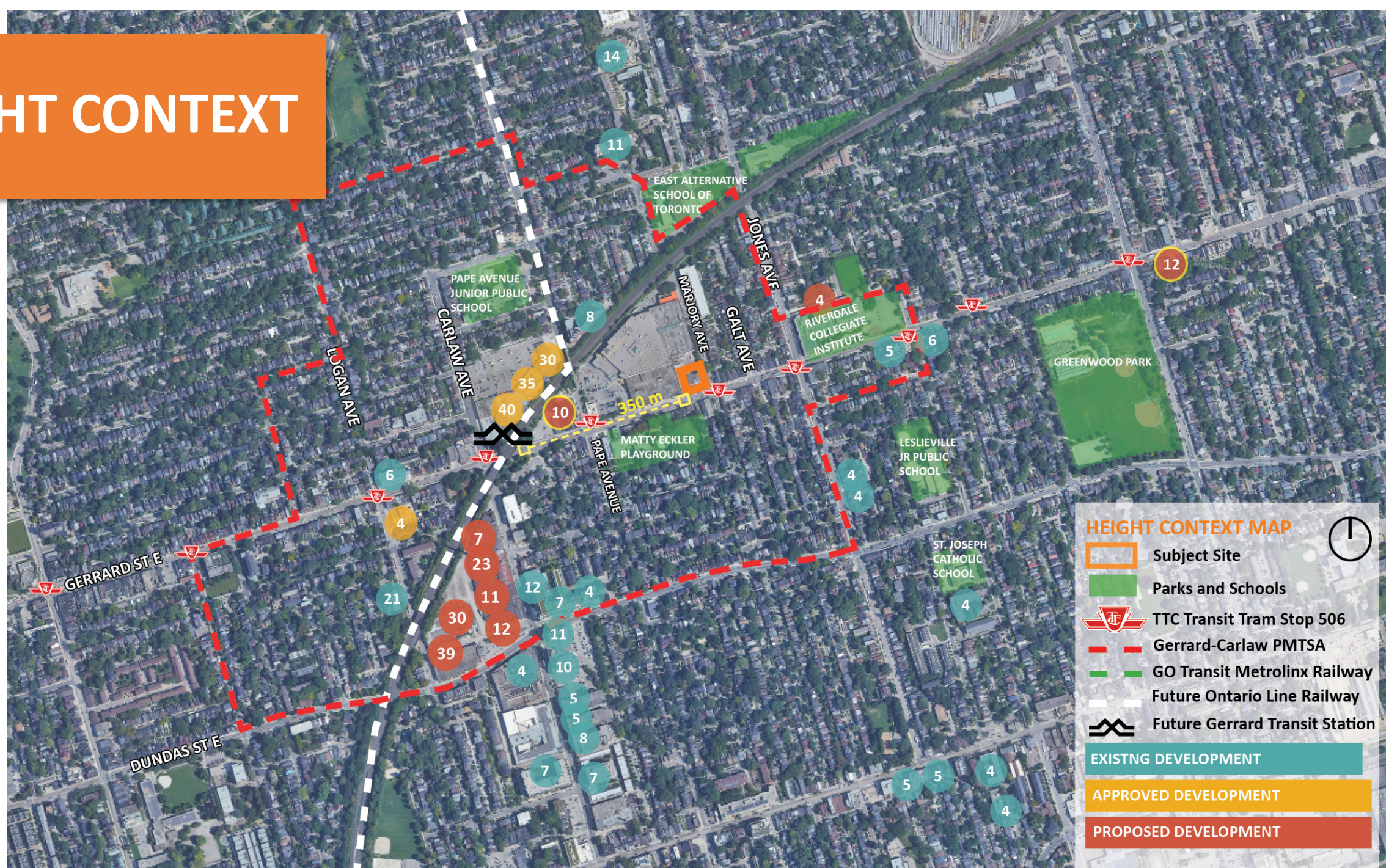
OL STOP

SUBJECT SITE





# HEIGHT CONTEXT

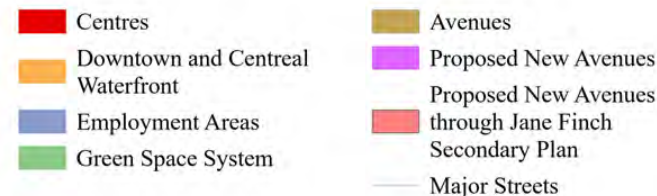
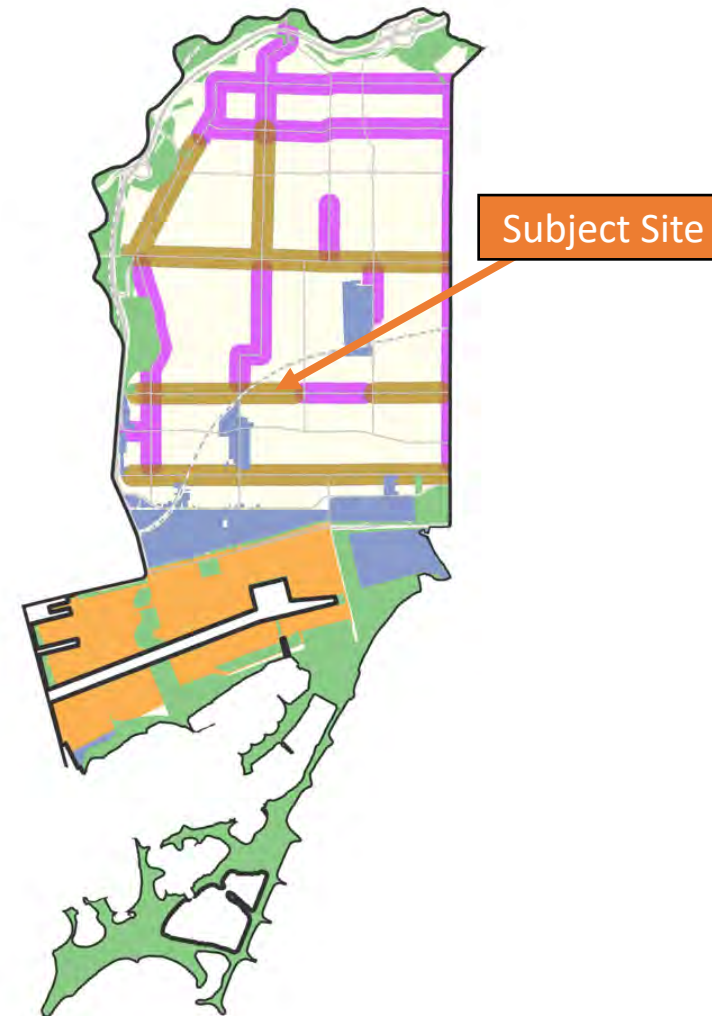




# AVENUES

- Official Plan Amendment 778 was enacted by Council on 11 February 2025 as By-law 103-2025. OPA 778 is now in effect
- OPA 778 purpose: to expand the Avenues identified on Map 2 of the OP, and update the Avenues policies under Chapter 2, among other amendments.
- New Official Plan Policy 2.2.3.3 b.):

OPA 778 establishes that development along ***Avenues in Mixed Use Areas*** and *Apartment Neighbourhoods* will be up to the height and scale of a mid-rise building, **while development along *Avenues in Mixed Use Areas* within a 500 to 800-metre walking distance of a subway station/LRT/GO rail station may go beyond the height and scale of a mid-rise building.**



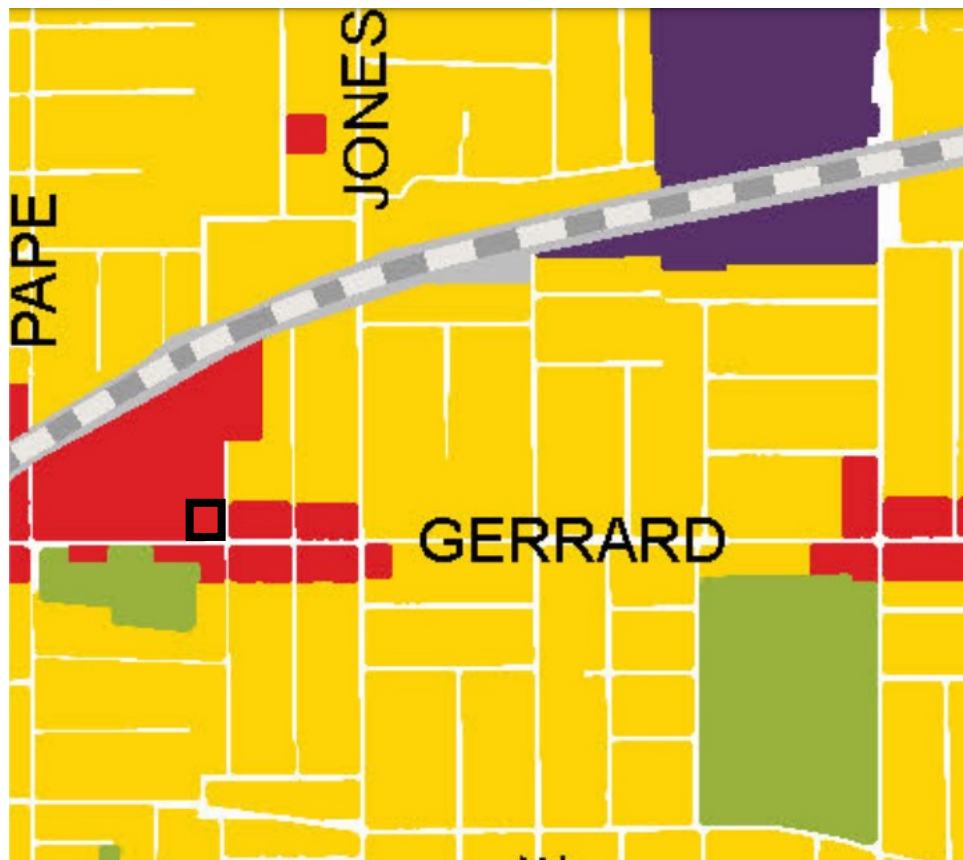
Ward: Toronto-Danforth

Toronto Official Plan  
Map 2: Urban Structure with  
Proposed New Avenues

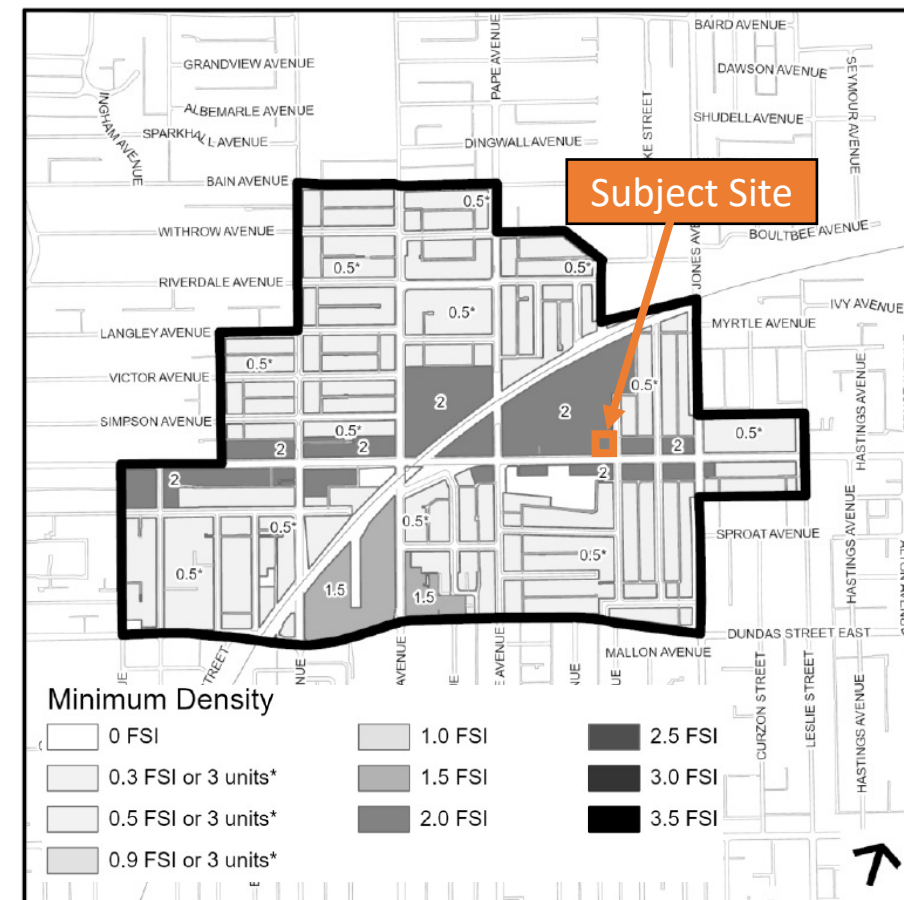
January 2025



# OFFICIAL PLAN



Map 21: Land Use Plan – Mixed Use Areas



Council-adopted Gerrard-Carlaw PMTSA (SASP 689)



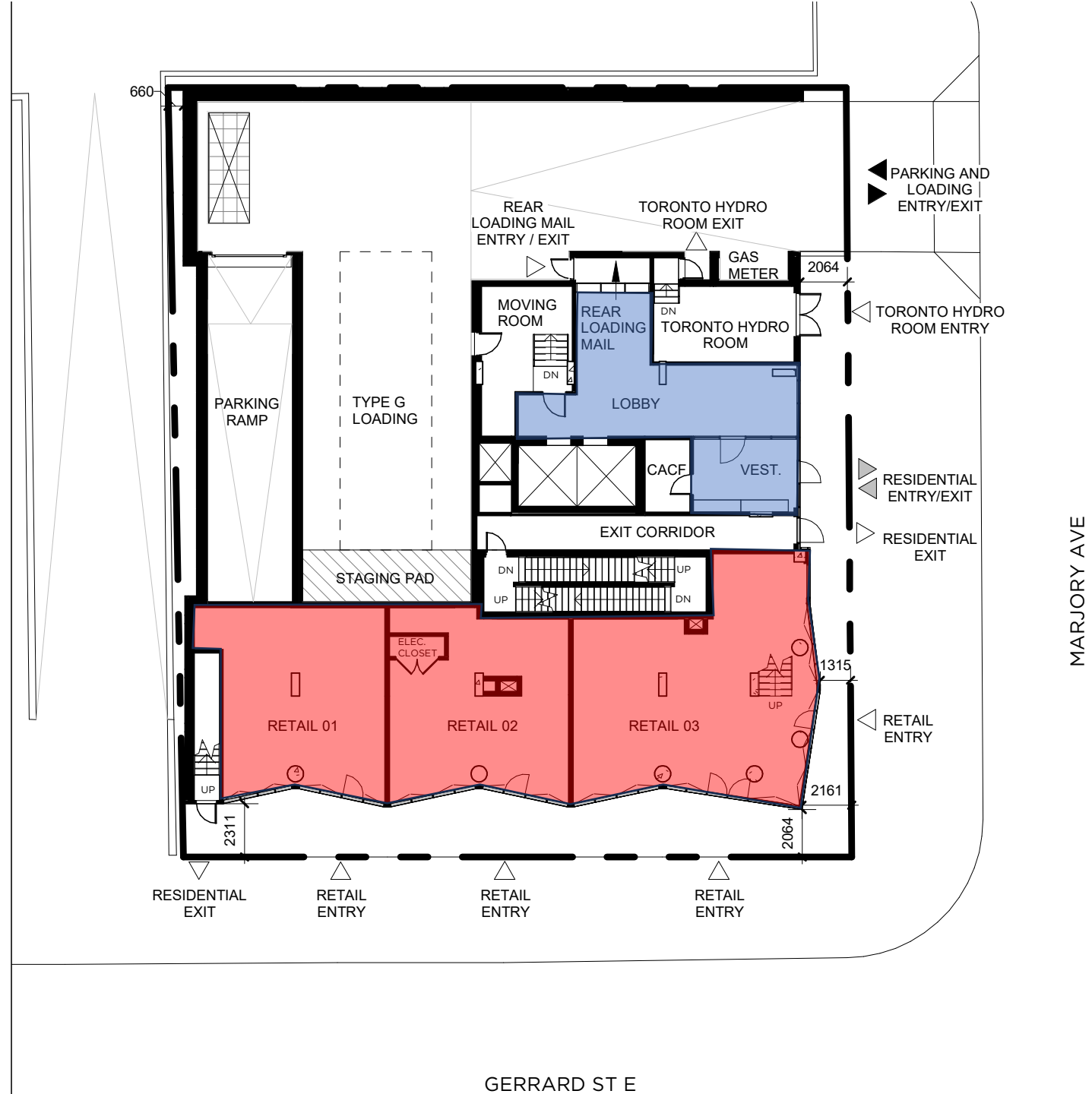
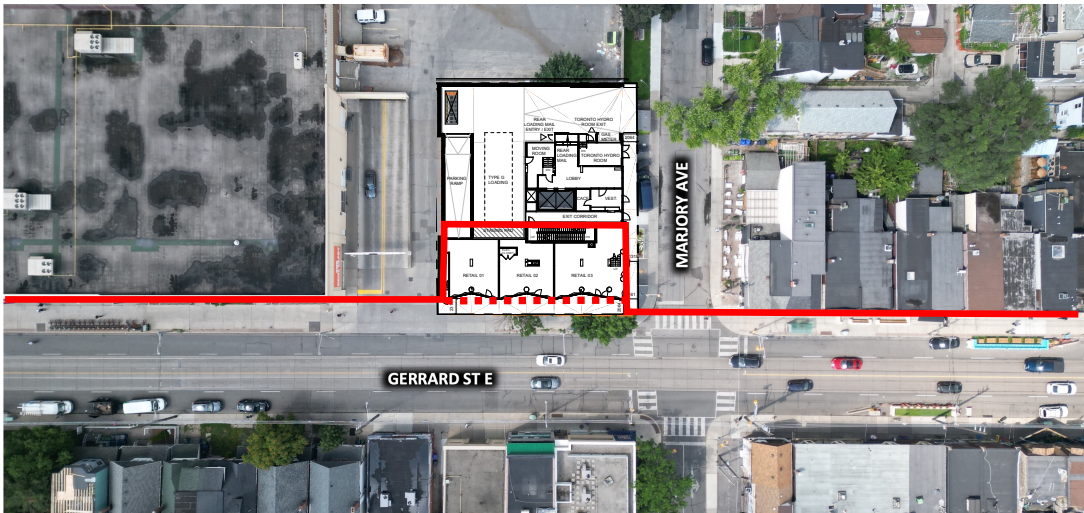
# DEVELOPMENT STATS

Height (storeys)	14 storeys (47 m excluding MPH)
FSI	8.33
Residential GFA (m <sup>2</sup> )	7,899
Retail GFA (m <sup>2</sup> )	290 (3 separate spaces)
Residential Unit Count and Composition	<p>Studio: 16</p> <p>1-bedroom: 61</p> <p>2-bedroom: 19 (17%)</p> <p>3-bedroom: 16 (14%)</p> <p>Total: 112</p>
Indoor/Outdoor Amenity Space (m <sup>2</sup> )	<p>226 (2.01 m<sup>2</sup>/unit) / 305 (2.72 m<sup>2</sup>/unit)</p> <p>4.73 m<sup>2</sup>/unit combined</p>
Vehicle Parking	<p>2 resident spaces</p> <p>7 visitor spaces</p> <p>4 accessible spaces (inclusive)</p>
Bicycle Parking	<p>34 short term (0.2/unit)</p> <p>102 long term (0.9/unit)</p>
Loading Spaces	1 Type G





## GROUND FLOOR PLAN





# PUBLIC REALM



Gerrard St E



Marjory Ave



# SUMMARY

## 1. CONTEXT:

- Gerrard Station (~350 metres) and the 506 streetcar
- Approved buildings up to 40 storeys within Gerrard-Carlaw PMTSA area

## 2. OFFICIAL PLAN POLICY:

- Within SASP 689 (Gerrard-Carlaw PMTSA)
- Within a greater block of lands designated *Mixed-Use Areas*
- Along an *Avenue*

## 3. PUBLIC REALM IMPROVEMENTS + NEW HOUSING:

- Replacing 10 surface parking spaces with three street-oriented retail spaces and 112 dwelling units above
- Replacing two street trees with seven new street trees
- Consolidating vehicular access away from the intersection







*Thank You*

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