



November 27, 2025

# Toronto East York Community Council

**1291-1311 Gerrard Street East &  
243-247 Greenwood Avenue**  
City of Toronto



# Subject Site

## Aerial

### Legend

 TTC Route











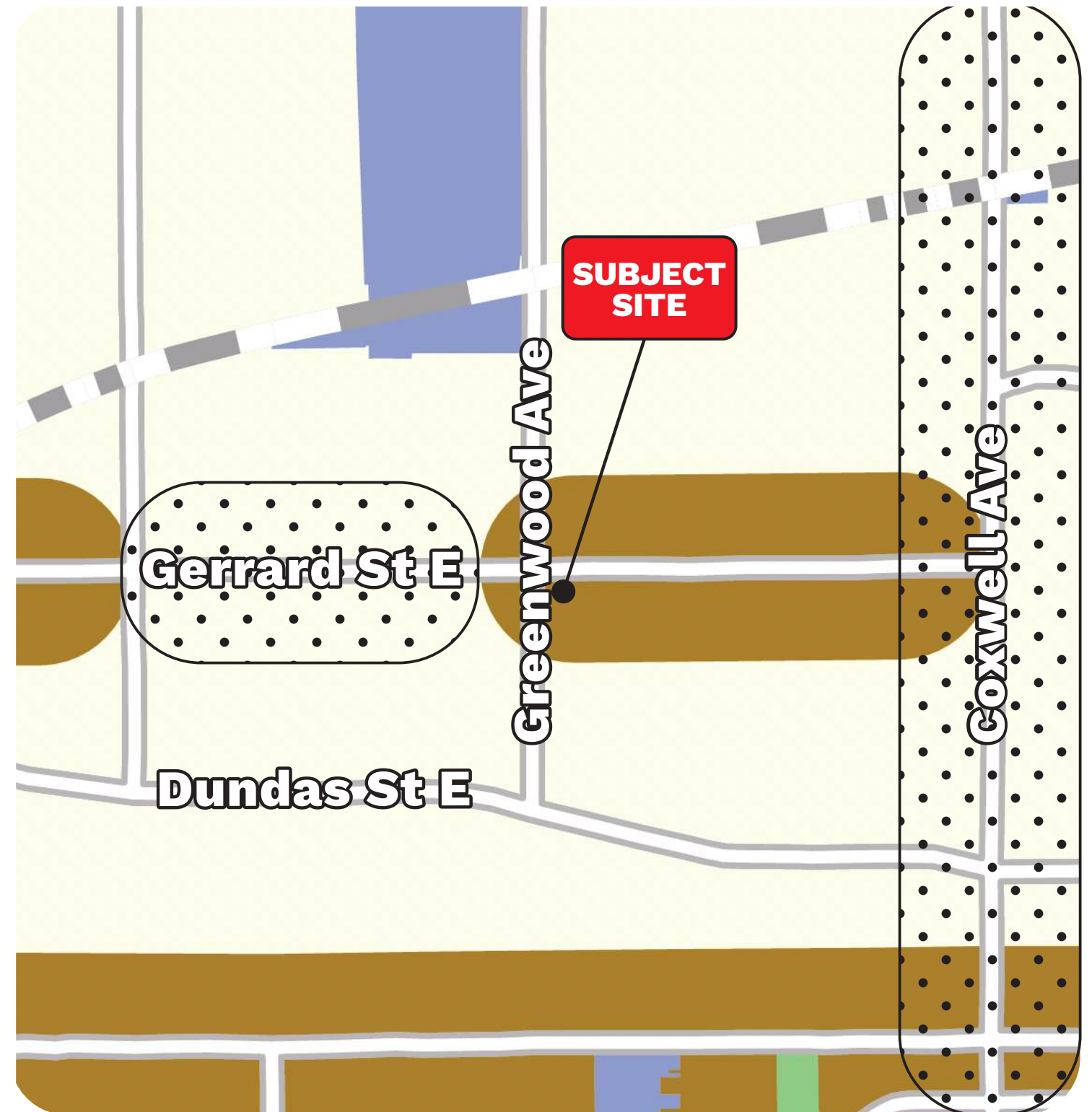


# Policy & Planning Context

## Map 2 - Urban Structure

### Legend








-  Avenues
-  Centres
-  Employment Areas
-  Downtown and Central Waterfront
-  Green Space System
-  Greenbelt Protected Countryside
-  Greenbelt River Valley Connections
-  Proposed New Avenues

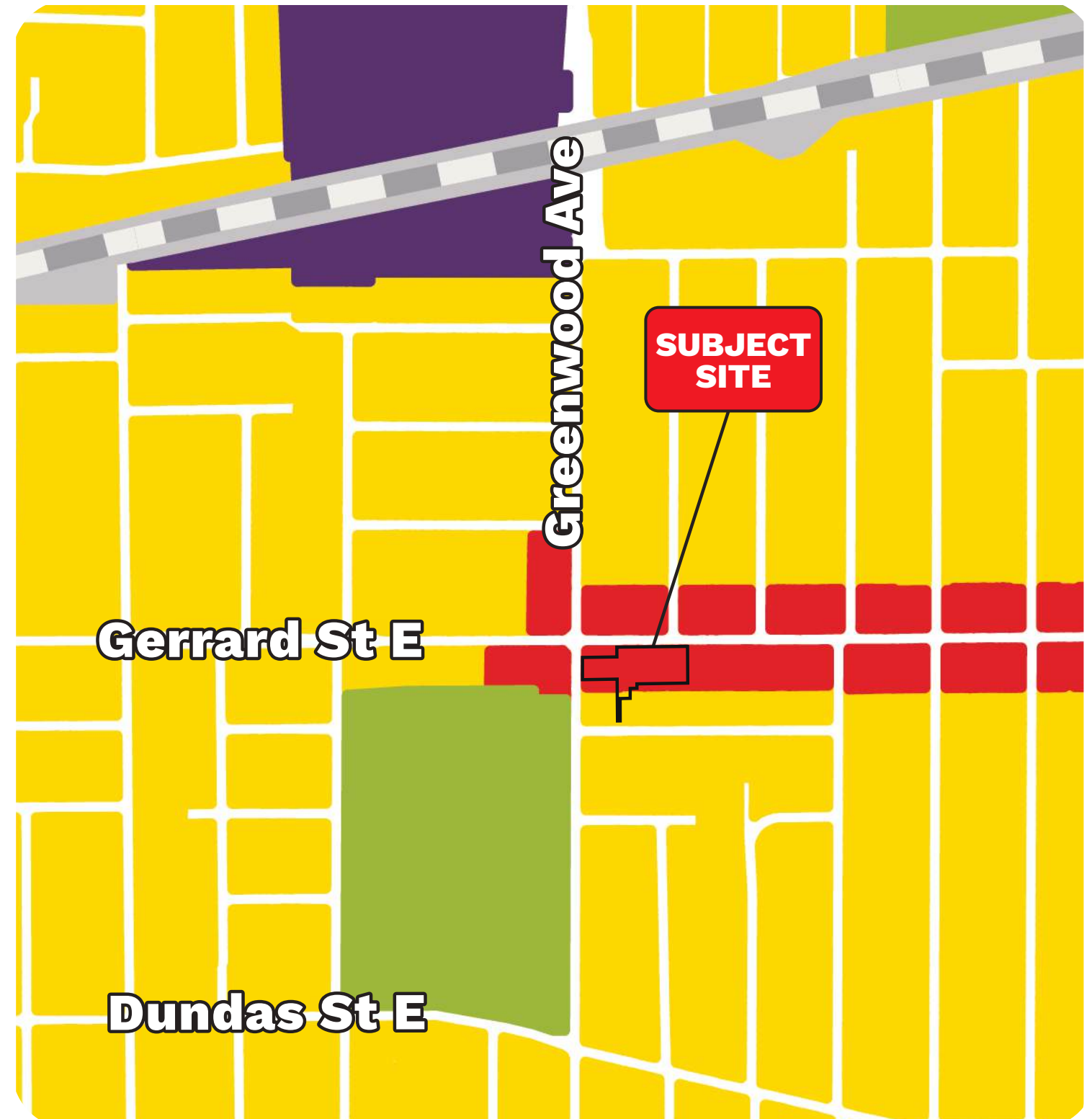


# Policy & Planning Context

## Map 2 - Urban Structure

### Legend

-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Core Employment Areas
-  Utility Corridors
-  Hydro Corridors
-  Railway Lines



# Proposal Highlights



Purpose Built  
Rental Tenure



Includes 29 Rental  
Replacement Units



Introduced 6 Affordable  
Housing Units



Introduced 1,271m<sup>2</sup> of  
Ground Floor Retail Space



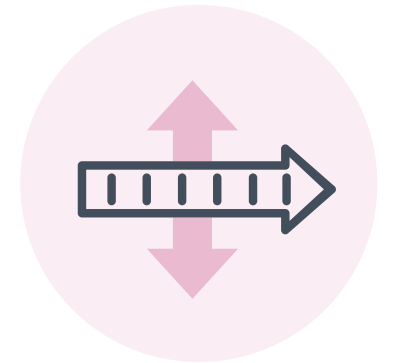
Reduced height  
to 9 storeys along  
Greenwood Ave



Sculpted Massing to  
Minimize Shadow Impacts &  
Improve Transition

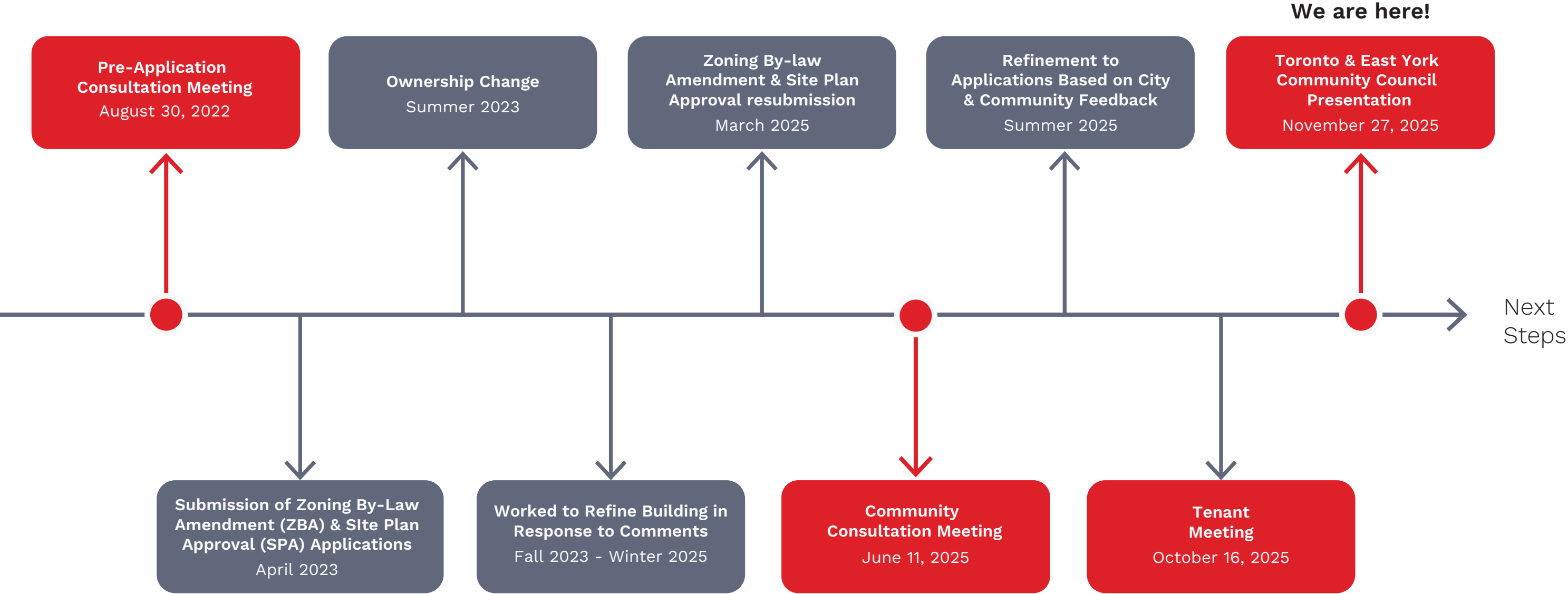


Introduced Street Trees  
Along Gerrard St E



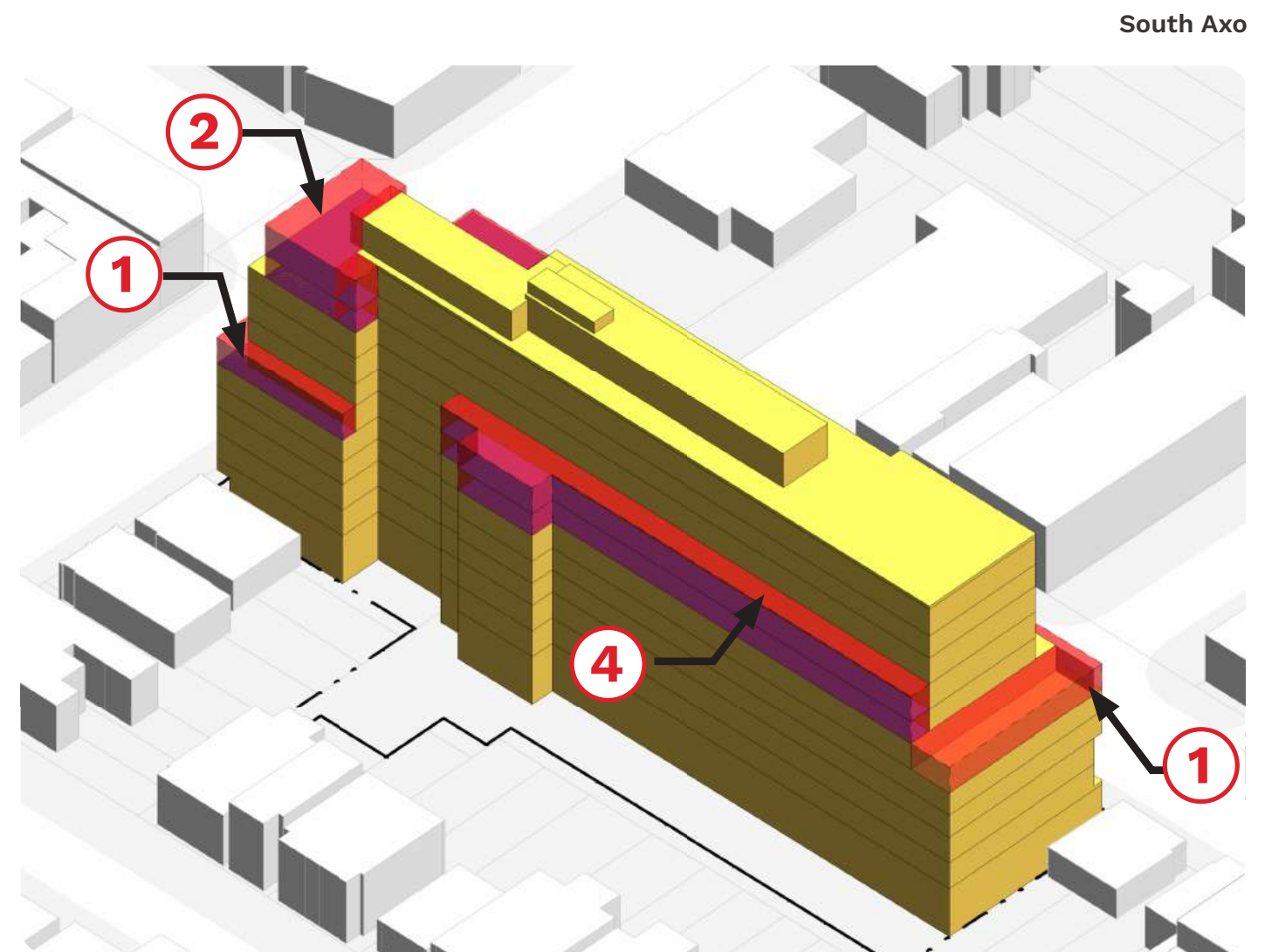
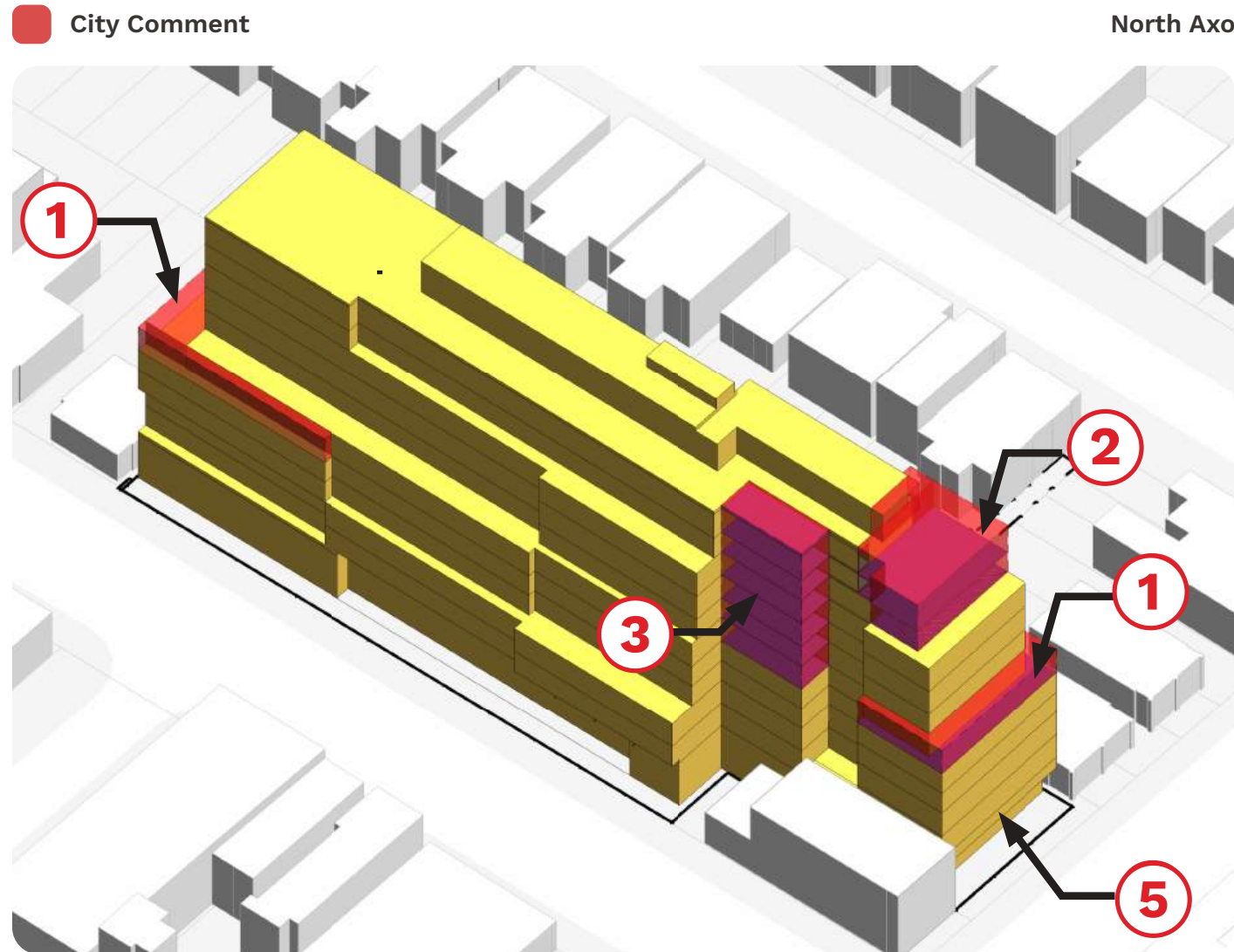
Widened  
Sidewalk Zone

# Project Timeline



# City Planning & Public Comments

June 2025



- ① **Gerrard & Greenwood** - Adjust the streetwall height to correspond with the 20m right-of-way on Greenwood and Gerrard.
- ② **West** - Reduce the building height along Greenwood Avenue with a minimum 15m setback at level 9/10.

- ③ **North** - Increase the single-loaded portion of the upper floors to reduce shadow impact on Gerrard Street East.
- ④ **South** - Provide the rear transition setback at level 7 in place of level 9.

- ⑤ **Greenwood** - Additional commercial space is encouraged to support a vibrant and complete community.

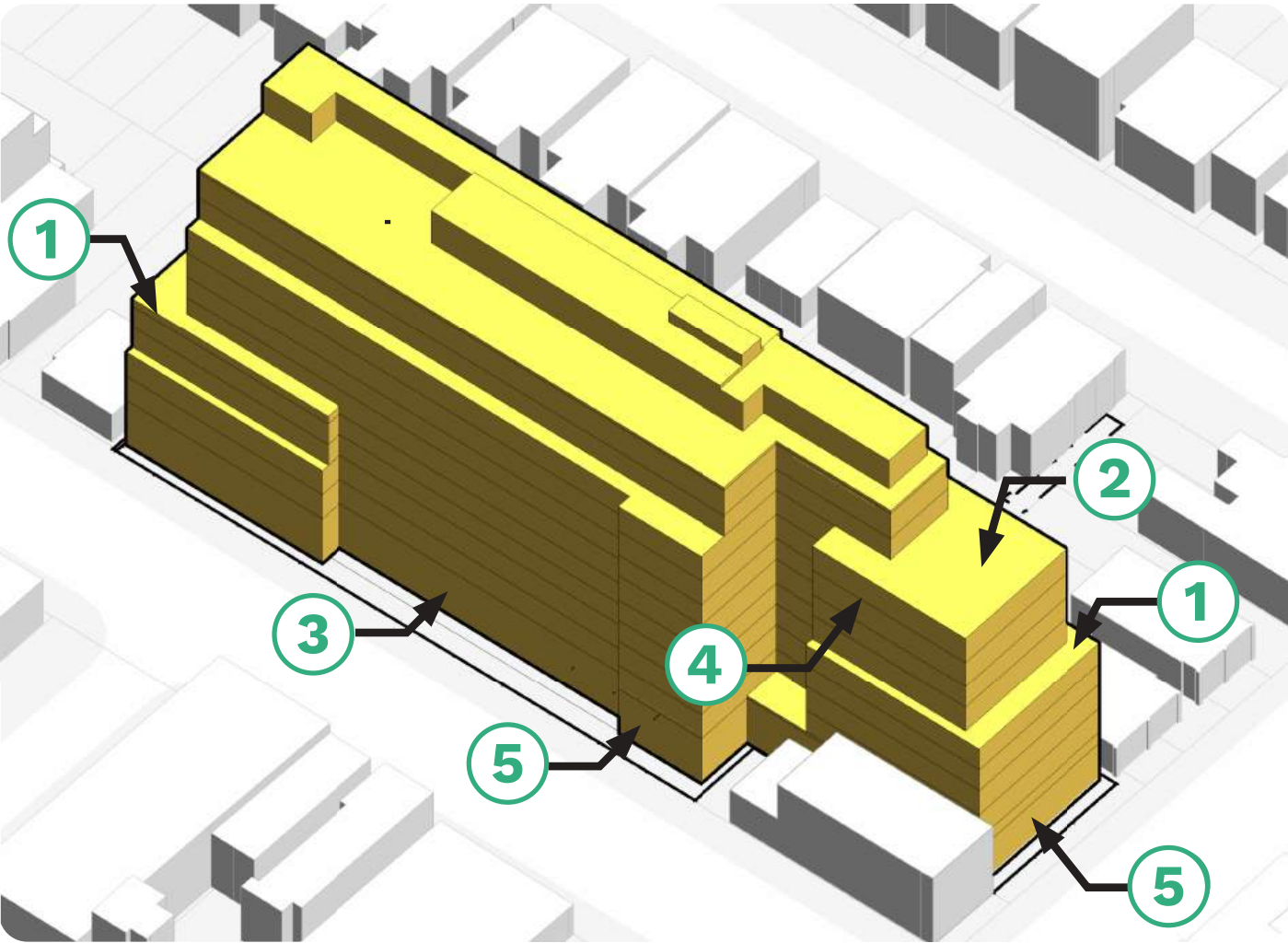


# Massing Refinement

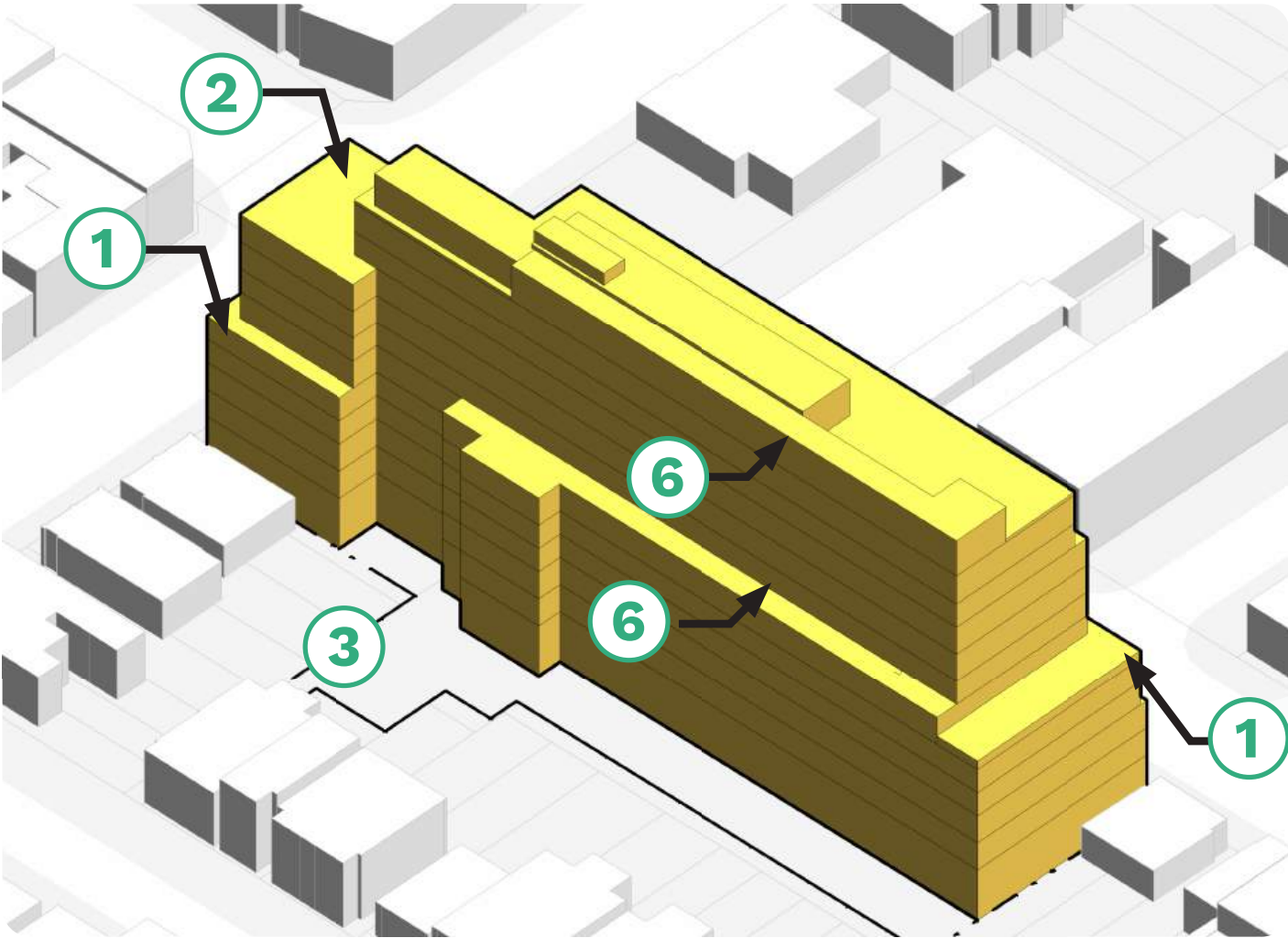
Summer 2025

City Comment

North Axo



South Axo



- ① **Gerrard & Greenwood** - Above the 5th floor, the building massing steps back to correspond with the 20-metre right-of-way.
- ② **West** - The building height along Greenwood Avenue has been reduced through a minimum 15-metre setback at levels 9/10.

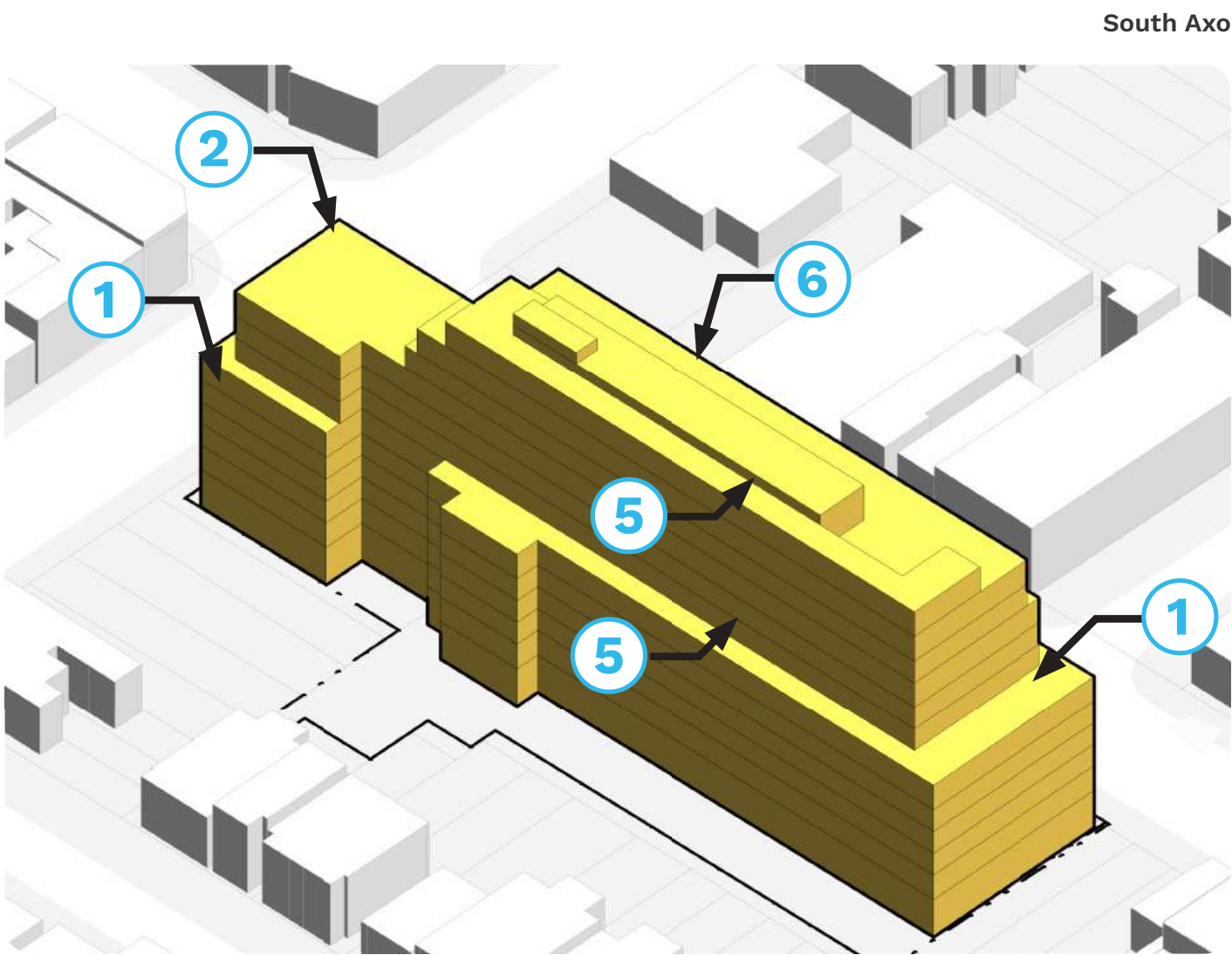
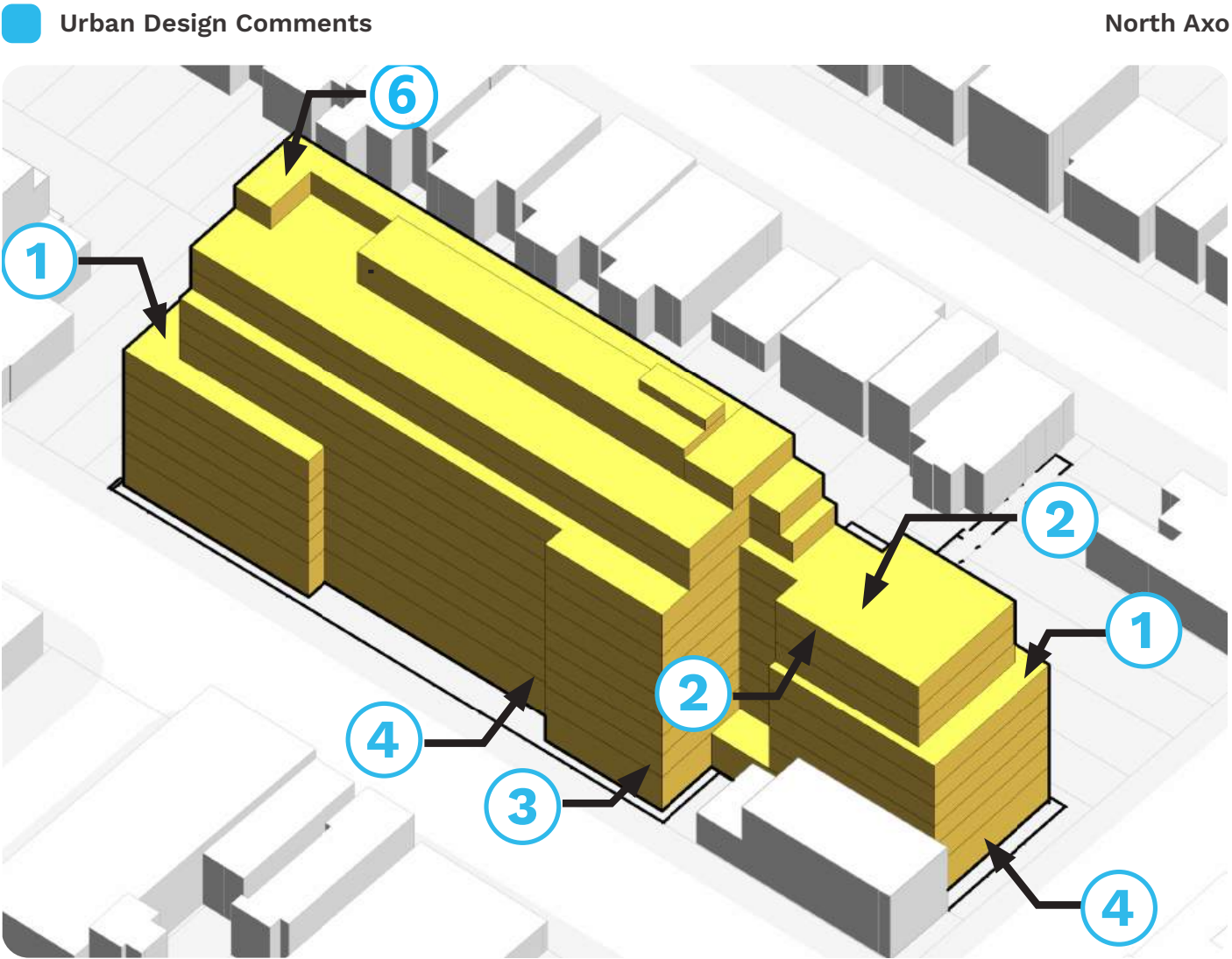
- ③ **Gerrard** - The massing has been refined to reflect neighborhood character and break up scale.
- ④ **Gerrard** - Massing has been shifted to enhance visual balance.

- ⑤ **Gerrard & Greenwood** - More retail has been introduced along Gerrard and Greenwood.
- ⑥ **South** - The rear transition setback has been provided at level 7 instead of level 9/Mechanical penthouse has been wrapped with residential



# Current Proposal

June 2025



- ① **Gerrard & Greenwood** - Above the 6th floor, the building massing steps back to correspond with the 20-metre right-of-way
- ② **West** - The building steps back above Level 9 along Greenwood Avenue, with massing shifted to enhance visual balance.

- ③ **Gerrard** - The massing has been refined to reflect neighborhood character and break up scale.
- ④ **Gerrard & Greenwood** - More retail has been introduced along Gerrard and Greenwood.

- ⑤ **South** - The rear transition setback has been provided at level 6. / Family-sized units have been relocated to the top floor.
- ⑥ **Height** - Height reduced to ~40m (including MPH) via mezzanine removal and floor height adjustments.



# Current Proposal







Questions &  
Answers

Thank  
You