

4 Gilead Place – Official Plan and Zoning Amendment Application – Decision Report – Refusal

Date: June 12, 2026

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 26 141014 STE 13 OZ

SUMMARY

This report recommends refusal of the application to amend the Official Plan and Zoning By-law to permit a 20-storey (80.5 metres, including mechanical penthouse) residential building containing 297 residential dwelling units at 4 Gilead Place.

An Official Plan Amendment is required to permit a tall building on the site and to allow for a reduction in the provision of two- and three-bedroom units in the building.

The proposed development does not fit the existing or planned context of the site and surrounding area. The application has not demonstrated that the site can appropriately accommodate the proposed form of development. The proposed building massing, including setbacks and stepbacks, together with the proposed building height, are not acceptable given the site's size, configuration, and location, and do not achieve the intent of the planning framework applicable to the site.

RECOMMENDATIONS

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

1. City Council refuse the application for the Official Plan and Zoning By-law Amendment (Application No. 26 141014 STE 13 OZ) for the lands municipally known as 4 Gilead Place for the reasons identified in this Report.
2. City Council authorize the City Solicitor, together with appropriate City Staff, to appear before the Ontario Land Tribunal in support of City Council's decision to refuse the application, in the event that the decision is appealed to the Ontario Land Tribunal.
3. City Council authorize the City Solicitor and other appropriate City Staff to take any necessary steps to implement City Council's decision, including requesting any

conditions of approval that would be in the City's interest, in the event an appeal of Council's decision is allowed by the Ontario Land Tribunal, in whole or in part.

FINANCIAL IMPACT

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.

THE SITE

Description

The site consists of a portion of the property at 4 Gilead Place, located on the west side of Gilead Place between King Street East and Eastern Avenue. The site is irregularly shaped, with an area of 1,232 square metres and an approximate frontage of 36.4 metres and depth of 37.5 metres. A City-owned "L" shaped laneway (Ln S King W Gilead Pl) is located to the north of the site. See Attachment 2 for the Location Map.

Existing use

The site contains a one-storey industrial building, which is listed on the City of Toronto Heritage Register, and an associated surface parking lot.

THE APPLICATION

Description

A 20-storey (80.5 metres, including mechanical penthouse) residential building containing 297 residential dwelling units.

Density

The proposal has a density of 11.6 times the area of the lot.

Residential Component

The proposal includes 297 dwelling units, consisting of 148 studio (49.8%), 94 one-bedroom (31.6%), 37 two-bedroom (12.5%), and 18 three-bedroom units (6.1%).

Amenity Space

The proposal provides 771.2 square metres of amenity space comprised of 437.2 square metres (1.4 square metres per dwelling unit) of indoor amenity space, and 334.0 square metres (1.1 square metres per dwelling unit) of outdoor amenity space.

Access, Parking, and Loading

The proposal includes 174 bike parking spaces (40 short-term and 136 long-term), three pick-up and drop-off vehicular parking spaces, and one Type 'G' loading space. The pick-up and drop-off and loading spaces are proposed on the ground floor and accessed from Gilead Place.

To satisfy the Official Plan requirement of a 6.0-metre-wide right-of-way for the City-owned lane north of the site, 1.82- and 1.94-metre road widening dedications are required along the east-west and north-south portions of the lane, respectively.

Heritage

The property is listed on the City of Toronto Heritage Register and is proposed to be demolished.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a 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: <https://www.toronto.ca/4GileadPI>.

Reasons for Application

An Official Plan Amendment is required to amend the policies of the Downtown Plan and King-Parliament Secondary Plan to permit a tall building on the site and to amend the required minimum number of two- and three-bedroom units.

A Zoning By-law Amendment is required to establish site-specific performance standards including building height, density, setbacks, and amenity space to implement the development.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 10, 2026. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on April 13, 2026 and was deemed complete on April 16, 2026, satisfying the City's minimum application requirements.

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.

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 (PPS).

Official Plan

The site is identified as *Downtown and Central Waterfront Area* and is designated *Mixed Use Areas*. See Attachment 3 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.

Downtown Plan

The Downtown Plan identifies the site as Mixed Use Areas 4 – Local. Development in Mixed Use Areas 4 will be in the form of a low-rise scale and contain residential, small-scale office, institutional, service, and retail uses that generally serve the needs of the local community. See Attachment 4 for the Downtown Plan Mixed Use Areas Map.

King-Parliament Secondary Plan

The site is designated Mixed Use Areas 'A' (Corktown) in the in-force King-Parliament Secondary Plan. Lands in Mixed Use Area 'A' are considered stable and gradual change is encouraged. New development will consist primarily of small-scale infill development and building conversions that are sensitive to the existing character and form of the community. See Attachment 5 for the King-Parliament Secondary Plan Land Use Map.

A new King-Parliament Secondary Plan was adopted by City Council in May 2021; however, it has been appealed to the Ontario Land Tribunal in its entirety and is therefore not in force. The site falls within the Corktown Policy Area in the updated Plan.

Protected/Major Transit Station Area (PMTSA)

The site is within a delineated Protected Major Transit Station Area (PMTSA). It is within 500 metres of the centre point of the delineated Corktown Station PMTSA associated with Site and Area Specific Policy (SASP) 764 in Chapter 8 of the Official Plan. Map 2 of SASP 764 identifies this site as having a minimum 1.0 FSI.

The area is planned for a minimum population and employment target of 400 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 P/MTSA. 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 located between 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6.0 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 when the work is finalized.

Downtown Tall Buildings (SASP 517)

SASP 517 provides development criteria for tall building development proposals within the downtown, identifies that proposals shall have regard for a comfortable pedestrian realm, and provides for consideration of development proposals on other sites within the block, access to sunlight, views between towers, and wind conditions on and around the site.

Zoning

The subject site is zoned Industrial (I3 D3) under Zoning By-law 438-86. This zoning category permits a height of 12 metres and a broad range of manufacturing, workshops and studios, warehousing and storage, transportation and auto-related, limited retail and service shops, and community uses. See Attachment 6 for the existing Zoning By-law Map.

Zoning By-law Amendments for the King-Parliament Secondary Plan area were adopted by City Council in May 2021. The site would be zoned Commercial Residential (CR SS2 (x341)) under Zoning By-law 569-2013. This zoning category permits a wide range of commercial, residential and institutional uses. However, these amendments are under appeal and are not in-force for the site. See Attachment 7 for the Zoning By-law Map (not in force).

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- King-Parliament Urban Design Guidelines
- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities

The City's design guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>.

PUBLIC ENGAGEMENT

Community Consultation

On May 27, 2026, a virtual community consultation meeting was hosted by City staff. Approximately 40 members of the public attended along with the applicant and Ward Councillor. Following presentations by City staff and the applicant about the planning framework, development review process, and details of the proposal, City staff facilitated a discussion about the application.

Issues raised by attendees at the meeting and through other correspondence include:

- Lack of consistency with the King-Parliament Secondary Plan policies;
- Support for the retention of the existing building that is listed on the Heritage Register;
- Excessive scale, height, and density of the proposed building;
- Lack of block planning and the location of the proposed building in the block;
- Fit with and transition to the surrounding built form and context;
- Shadow, privacy, noise, and wind impacts on the public realm and nearby properties;
- Inadequacy of the proposed tower setbacks and stepbacks;
- Narrow width of the Gilead Place right-of-way, traffic impacts, and functionality to accommodate loading, servicing, and emergency vehicles;
- Lack of sidewalk connections, accessibility, and pedestrian safety along Gilead Place;
- Desire for community and public realm improvements along Gilead Place;
- Impacts to trees;
- Stormwater and snow management on Gilead Place resulting from the proposed development;
- Proposed unit mix, desire for additional family-sized units, and concerns about short-term rentals;
- Lack of vehicle parking within the proposed development;
- Negative impact to the existing private children's daycare facility; and
- Construction impacts to nearby properties.

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.

COMMENTS

Provincial Planning Statement

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.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies including Downtown Plan and King-Parliament Secondary Plan policies, SASP 517, and the design guidelines described in the Policy and Regulation Considerations Section of this report.

Block Plan

The proposed development is in the middle of the block between King Street East and Eastern Avenue. Development of the centre of the block would benefit from a comprehensive plan for the balance of the lands and the consideration of future development. Matters such as streetscape design, access, and built form need to be considered for both the site and the adjacent lands.

Density, Height, Massing

The proposed tower form and building massing, including setbacks, stepbacks and resulting separation distances from internal shared property lines and the east side of Gilead Place, height, and transition to adjacent areas are not acceptable, do not conform to, nor are consistent with the policy intent of the Official Plan, Downtown Plan, King-Parliament Secondary Plan, and SASP 517, and do not meet the intent of the applicable built form design guidelines.

The proposed development does not reinforce the low-rise small-scale infill development as contemplated within the Downtown Plan and King-Parliament Secondary Plan. The proposed building does not provide an adequate ground floor setback from Gilead Place as described in the Public Realm section of this report. The proposal does not provide any stepback from the base to the tower portion of the development, and does not provide adequate setbacks from the north, west, or south property lines to the tower, resulting in inadequate separation distances between existing and future buildings on the site and abutting properties. The proposed massing along Gilead Place overwhelms the narrow street, does not provide a pedestrian-scaled form of development, and does not meet the existing or planned context for the site.

The proposal does not meet the intent of SASP 517 or the Tall Building Design Guidelines, which identify appropriate tower setbacks from side and rear lot lines to allow for access to sunlight, sky view, and privacy. The proposed tower floor plate of 784 square metres, in conjunction with the setbacks described above, results in a disproportionate relationship between the size and scale of the building and its compatibility with the site and integration within the existing and planned context. Given the site's size, configuration and location, the proposed building is overscaled and does not achieve the intent of the planning framework applicable to the site.

While the site is located within the Corktown PMTSA, SASP 764 establishes a minimum density requirement of 1.0 FSI in this location. The proposed development, at 11.7 FSI, exceeds this minimum requirement, and should be considered with all appropriate policies of the Official Plan, Downtown Plan, and King-Parliament Secondary Plan, including matters of heritage, built form and public realm, servicing, natural areas, parks and open spaces, and others.

Public Realm

The proposed streetscape is not acceptable. Gilead Place is a local two-way road with a total right-of-way width of 6.5 metres, with no existing sidewalk on its west side. Although the ground floor to the third floor of the proposed building is set back from the east (front) property line by 2.2 metres, the proposed pedestrian clearway is proposed entirely on the site and does not result in any continuous or accessible pedestrian connections to King Street East or Eastern Avenue.

Above the ground floor setback, the tower fully cantilevers above this setback up to the western edge of Gilead Place. No trees or other planting is proposed as part of the development.

The surrounding context generally consists of 2- to 3-storey low-rise buildings. The proposed building does not provide a similarly-scaled overall development or prominent base building component along any frontage, but most notably along its Gilead Place street frontage. A majority of the frontage of the proposed building is dedicated to car pick-up and drop-off spaces, loading, secondary exits, and other back-of-house uses. Separate access is proposed from Gilead Place for each of the three pick-up and drop-off spaces and the loading space, creating separate wide curb cuts along the frontage, interrupting the limited pedestrian realm along the street and reducing any opportunities for planting or other pedestrian amenities.

The proposed development provides an inadequate public realm with unacceptable pedestrian-level conditions.

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. The Downtown Plan requires a minimum of 10% three-bedroom units, 15% two-bedroom units, and an additional 15% two- or three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design

measures. The Growing Up Guidelines support these policies and provide further guidance for large units in tall buildings.

This proposal would result in a residential building with a unit mix of 12.5% two-bedroom units and 6.1% three-bedroom units, which does not meet the intent of the relevant Official Plan and Downtown Plan policies, nor the Growing Up Guidelines.

Heritage

The site contains a listed property on the City's Heritage Register and is adjacent to various listed properties along Trinity Street. Heritage Planning evaluated the property in accordance with Ontario Regulation 9/06 to determine its eligibility for designation under the *Ontario Heritage Act* and found the property does not meet the criteria for designation.

The proposal should be designed to mitigate any impacts on the cultural heritage value of the adjacent heritage resources, and to ensure that the proposed development conserves and enhances the cultural heritage value of the adjacent properties.

Amenity Space

The proposed development has a combined amenity space ratio of 2.56 square metres per dwelling unit. The proposed amenity space ratio and resulting provision of indoor and outdoor amenity space is not acceptable.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and are currently under review by Development Engineering.

In the event that the application is appealed to the Ontario Land Tribunal (OLT), the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Director, Engineering Review, Development Review, or the determination of whether holding provisions are required in the Zoning By-law amendment.

Lane Widening

To satisfy the Official Plan requirement of a 6.0-metre-wide right-of-way for the lane north of the site, 1.82- and 1.94-metre road widening dedications are required along the east-west and north-south portions of the lane, respectively.

Access, Vehicular and Bicycle Parking, and Loading

An unobstructed pedestrian clearway and a Pedestrian Clearway Easement along the Gilead Place frontage are required, as well as a functional plan for the ultimate design of the Gilead Place right-of-way. Transportation Review staff also have concerns with the site access and loading configuration, as well as pedestrian safety. Toronto Fire Services staff require additional information to determine an appropriate fire access route for the site.

The Planning Act prohibits minimum parking requirements in the Corktown PMTSA. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

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, 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

Staff require the planting of three new trees to replace the one healthy private tree proposed for removal. No trees are currently proposed as the built form provides no space for tree planting. Should an application be approved, a tree planting deposit is required to ensure the planting and survival of new trees.

Further Issues

Should the decision to refuse the application be appealed to the OLT, and staff continue to receive additional or supplementary information regarding this application or be required to review a revised proposal, Staff may refine or identify further issues and/or supplement the reasons provided in this Report.

Conditions to Any Tribunal Order

Should the refusal of Council's decision be appealed to the OLT, and not resolved or otherwise approved by City Council, and the OLT decides to allow the appeal, in whole or in part, the following is a preliminary list of conditions that should be imposed on the issuance of any final order of the OLT:

- The final form and content of the Official Plan Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;
- The final form and content of the Zoning By-law Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;
- The owner has, at its sole expense:
 - Submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including a Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services ("Chief Engineer"), in consultation with the General Manager, Toronto Water ("GM of TW");
 - Secured the design and construction of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports and in order to support the development, and has provided financial securities in respect of same, all to the satisfaction of the Chief Engineer and the

GM of TW, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Chief Engineer and the GM of TW;

- Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required.

CONTACT

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SIGNATURE

David Driedger
Acting 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: Downtown Secondary Plan Mixed Use Areas Map
Attachment 5: King-Parliament Secondary Plan Land Use Map
Attachment 6: Existing Zoning By-law Map
Attachment 7: Zoning By-law Map (not in-force)

Applicant Submitted Drawings

Attachment 8: Site Plan
Attachment 9: Elevations
Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 4 Gilead Place Date Received: April 9, 2026

Application Number: 26 141014 STE 13 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: 20-storey residential building.

Applicant	Agent	Architect	Owner
Lifetime Developments	Lifetime Developments	Turner Fleischer	Eastern Trinity GP Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASPs 764, 517

Zoning: Industrial (I3 D3) Heritage Designation: Y

Height Limit (m): 12 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,232 Frontage (m): 34 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	358		961	961
Residential GFA (sq m):			14,258	14,258
Non-Residential GFA (sq m):	358			
Total GFA (sq m):	358		14,258	14,258
Height - Storeys:	1		20	20
Height - Metres:			67	67

Lot Coverage Ratio (%): 77.99 Floor Space Index: 11.57

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 14,258

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			297	297
Freehold:				
Condominium:				
Other:				
Total Units:			297	297

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		148	94	37	18
Total Units:		148	94	37	18

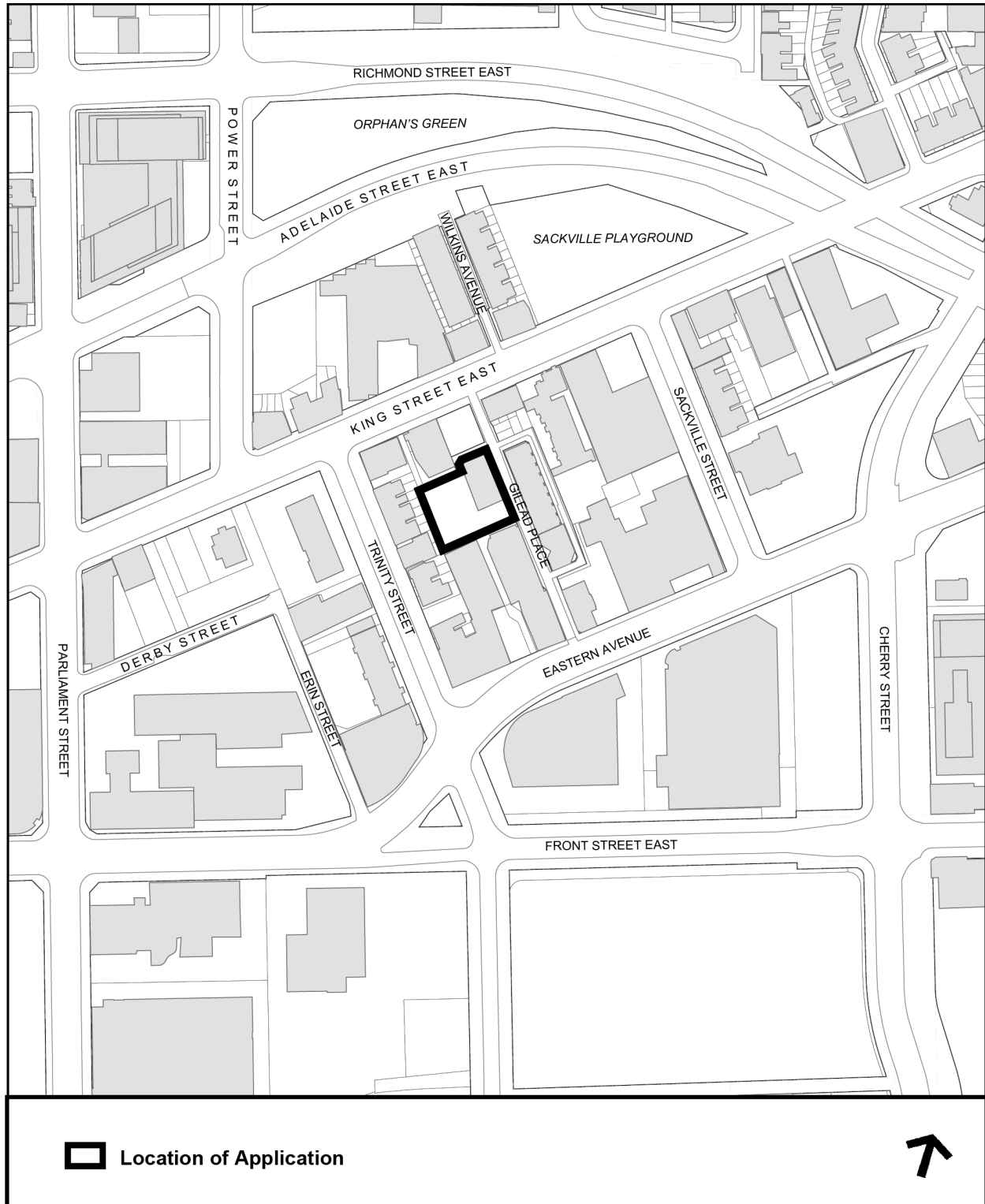
Parking and Loading

Parking Spaces:	3	Bicycle Parking Spaces:	174	Loading Docks:	1
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CONTACT:

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Christy.Chow@toronto.ca

Attachment 2: Location Map



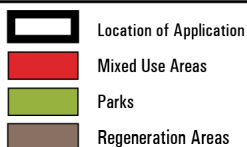
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

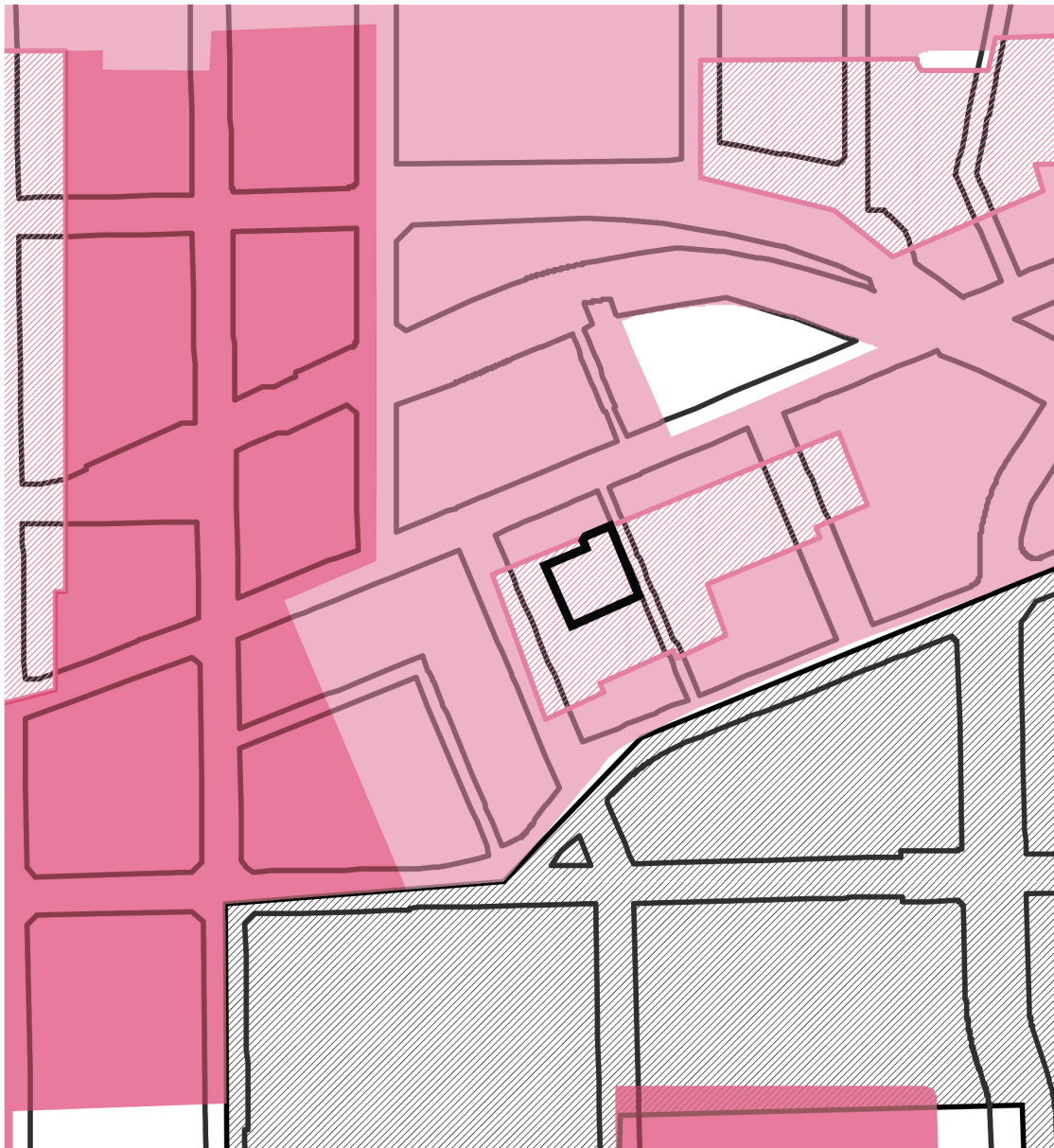
4 Gilead Place

File # 26 141014 STE 13 OZ



Not to Scale
Extracted: 04/13/2026

Attachment 4: Downtown Secondary Plan Mixed Use Areas Map



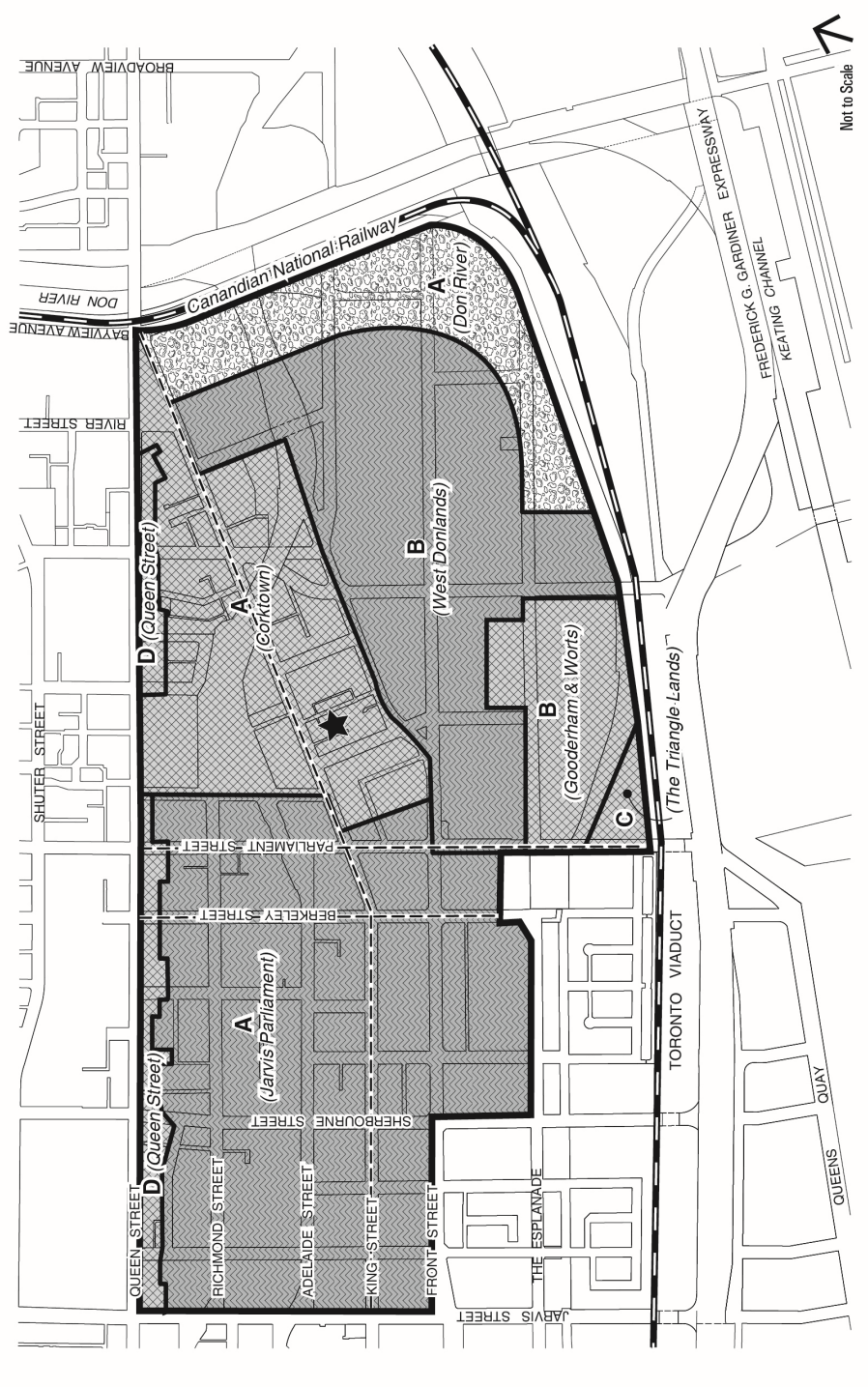
Downtown Plan
MAP 41-3 Mixed Use Areas

4 Gilead Place
File # 26 141014 STE 13 0Z

- | | |
|----------------------------------|-----------------------------------|
| Downtown Plan Boundary | Central Waterfront Secondary Plan |
| Mixed Use Areas 1 - Growth | Location of Application |
| Mixed Use Areas 2 - Intermediate | |
| Mixed Use Areas 3 - Main Street | |
| Mixed Use Areas 4 - Local | |

Not to Scale
Extracted: 05/28/2026

Attachment 5: King-Parliament Secondary Plan Land Use Map



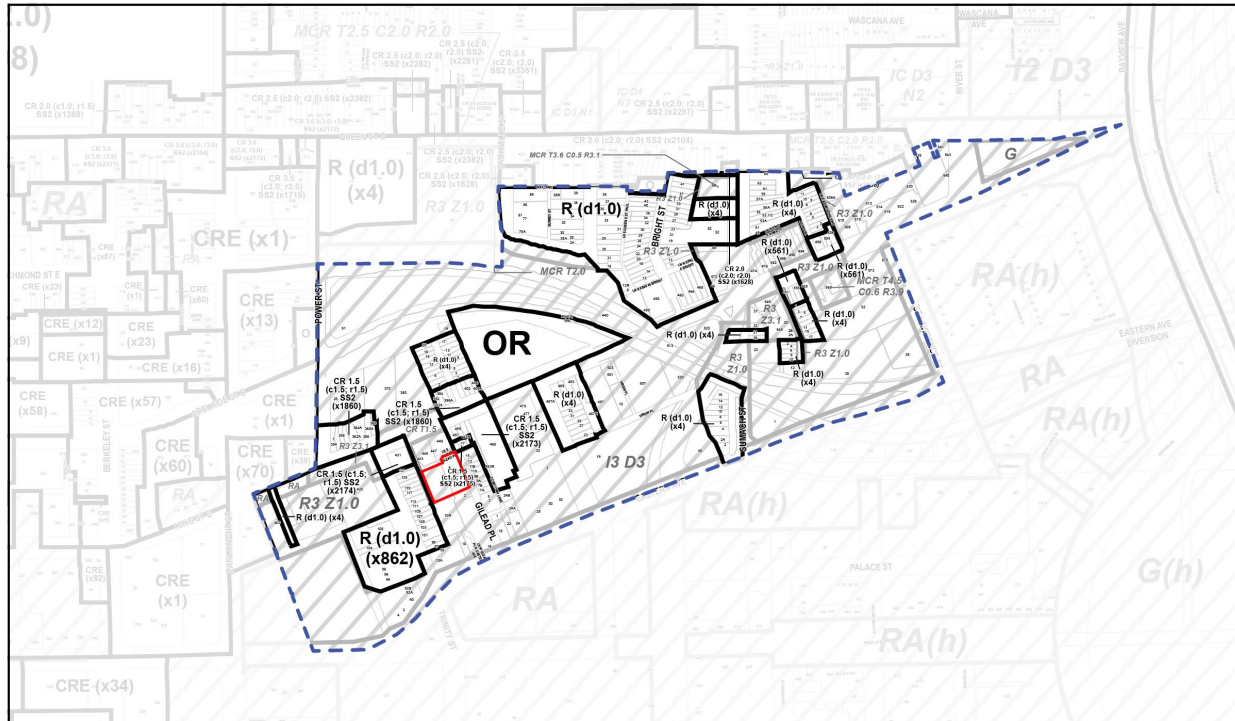
King-Parliament Secondary Plan
MAP 15-1 Land Use Plan

4 Gilead Place
File # 26 141014 STE 13 0Z

- Secondary Plan Boundary
- Special Streets
- Location of Application
- Mixed Use Areas
- Regeneration Areas
- Parks and Open Space Areas

Not to Scale
Extracted: 05/28/2025

Attachment 6: Existing Zoning By-law Map



In-Force Zoning - Corktown Policy Area

Policy Area



Location of Application



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

R Residential
CR Commercial Residential
CRE Commercial Residential Employment

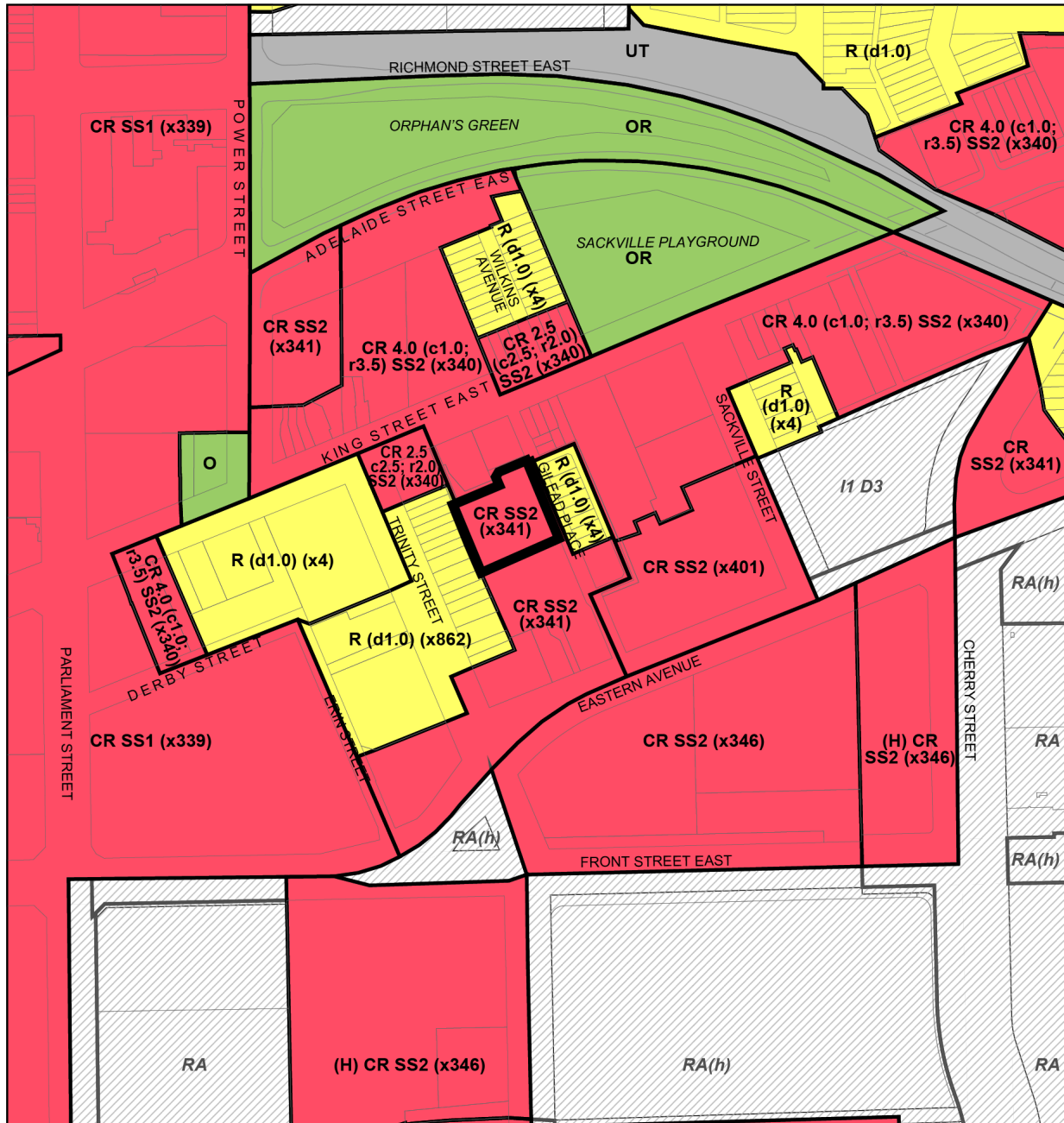
O Open Space
OR Open Space Recreation

R3 Residential District
CR Mixed Use District
MCR Industrial District
RA Industrial District
RA(h) Industrial District
G Parks District



Not to scale
11/18/2021

Attachment 7: Zoning By-law Map (not in-force)



Zoning By-law 569-2013

4 Gilead Place

File # 26 141014 STE 13 0Z

Location of Application

Residential
 Commercial Residential
 Open Space
 Open Space Recreation

UT Utility and Transportation

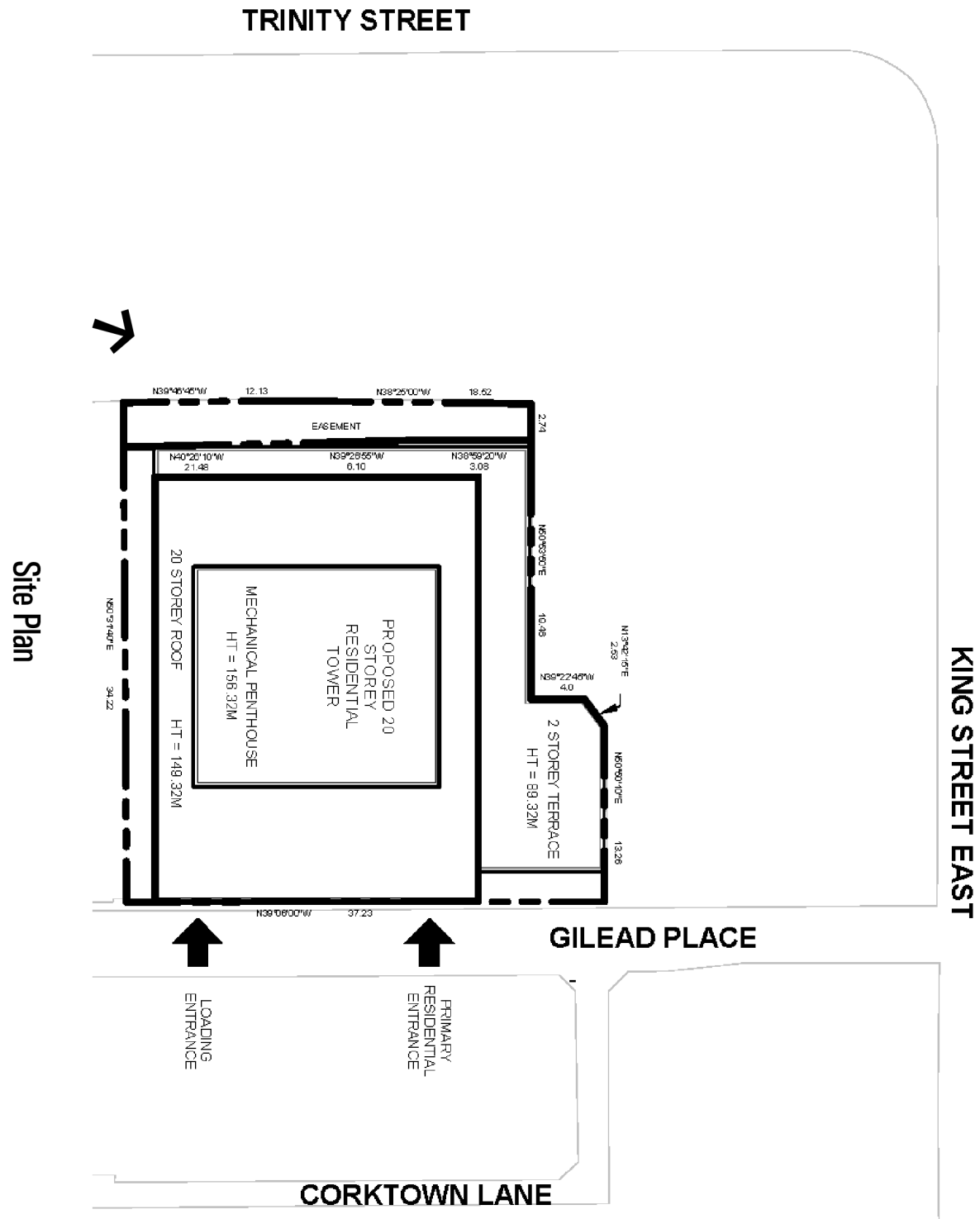
See Former City of Toronto By-law No. 438-86

Industrial District
 Mixed-Use District

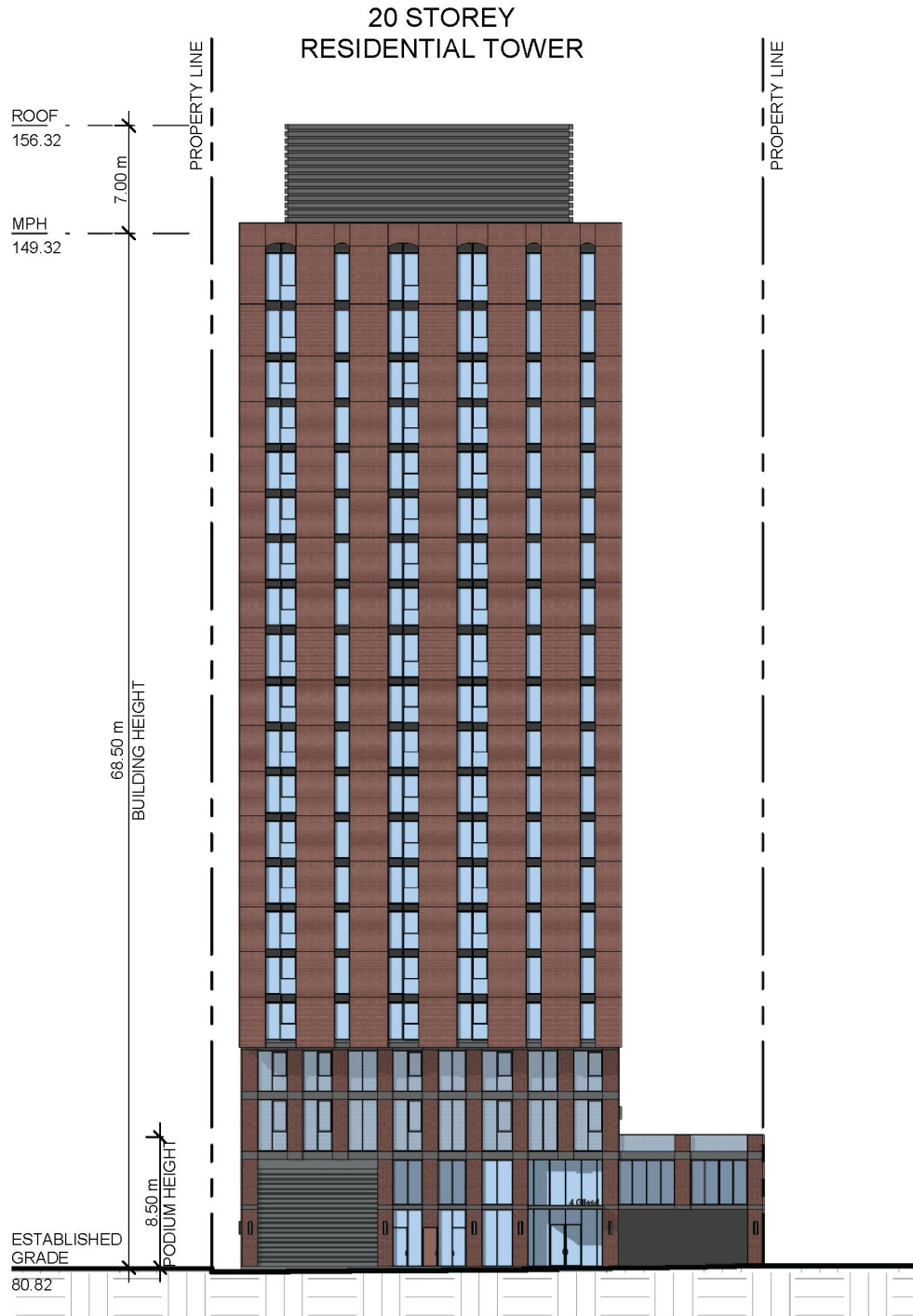


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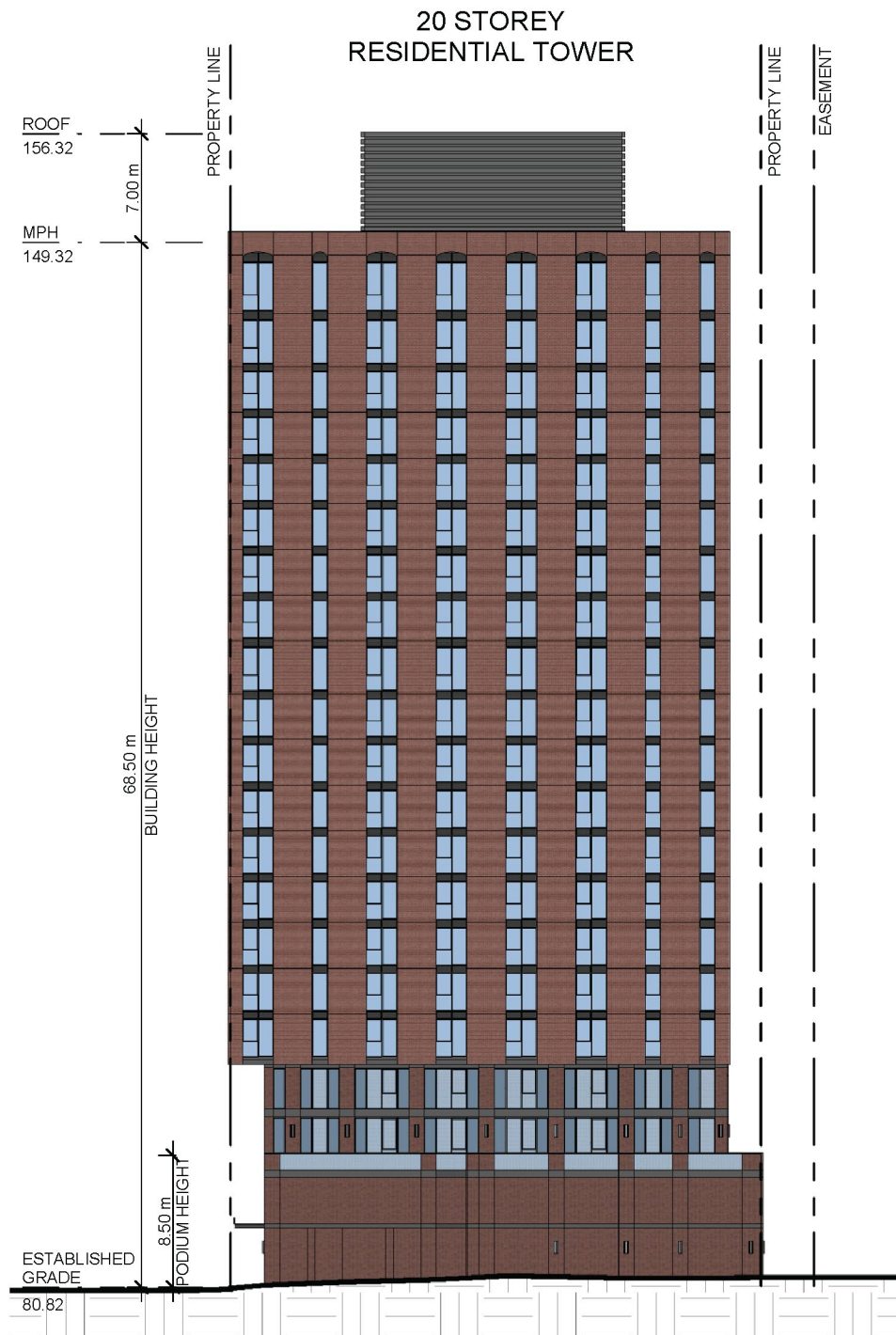
Attachment 8: Site Plan



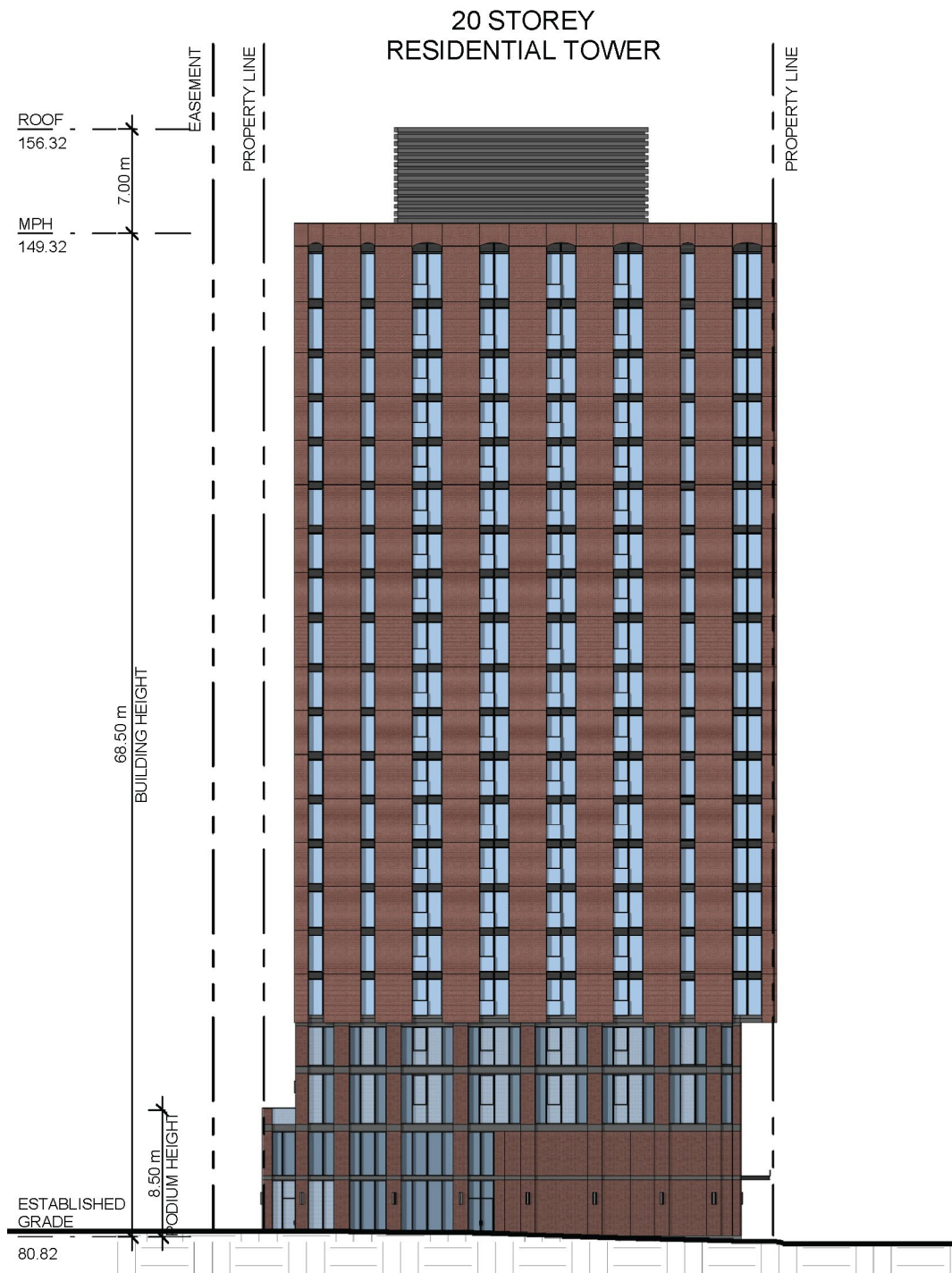
Attachment 9: Elevations



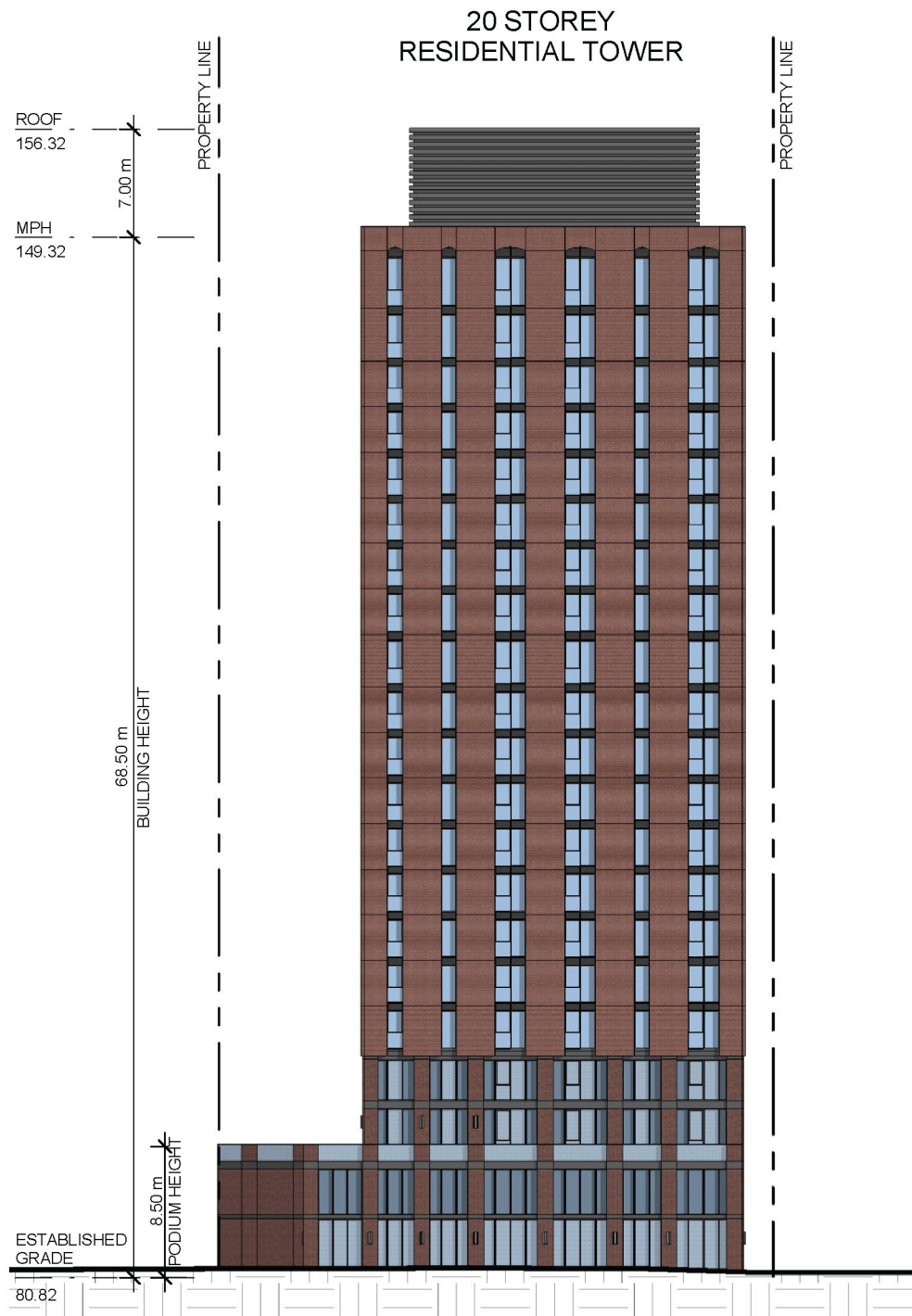
East Elevation



North Elevation



South Elevation



West Elevation

Attachment 10: 3D Massing Model

