

Block Context Plan

2451-2495 Danforth Avenue
City of Toronto

Prepared For
FCHT Holdings (Ontario) Corporation

November 2024



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1 Introduction

This Block Context Plan (“BCP”) report has been prepared in support of an application by FCHT Holdings (Ontario) Corporation to amend the City of Toronto Official Plan and the City-wide Zoning By-law 569-2013, as amended with respect to a 0.77-hectare site located at the southeast corner of Danforth Avenue and Westlake Avenue, within the Danforth Village neighbourhood, municipally known as 2451-2495 Danforth Avenue (“subject site”).

The proposed Official Plan and Zoning By-law Amendments would permit the redevelopment of the subject site with a mixed use development featuring a 35-storey tower within the eastern portion of the site and a 13-storey mid-rise building within the western portion of the site, with both elements connected by a 2-storey podium base building.

The Block Context Plan provides an analysis of how the physical form of the proposed development fits within the existing and planned context within the defined Study Area boundary. The BCP includes an inventory and assessment of the physical features of the subject site and surrounding area, including the existing built form context and recent development activity, as well as the transportation and pedestrian network. It also provides an inventory of the planned context, with consideration for relevant Official Plan policy and area guidelines.

It also demonstrates how the physical form of the proposed development fits within the existing, planned, and emerging built form context of the area, and demonstrates conceptual massing for potential redevelopment sites within the Study Area.

This document serves as a companion document to the Planning and Urban Design Rationale report prepared by Bousfields Inc. and should be reviewed with the other reports and technical studies comprising these applications.

Legend

- Study Area Boundary
- Subject Site

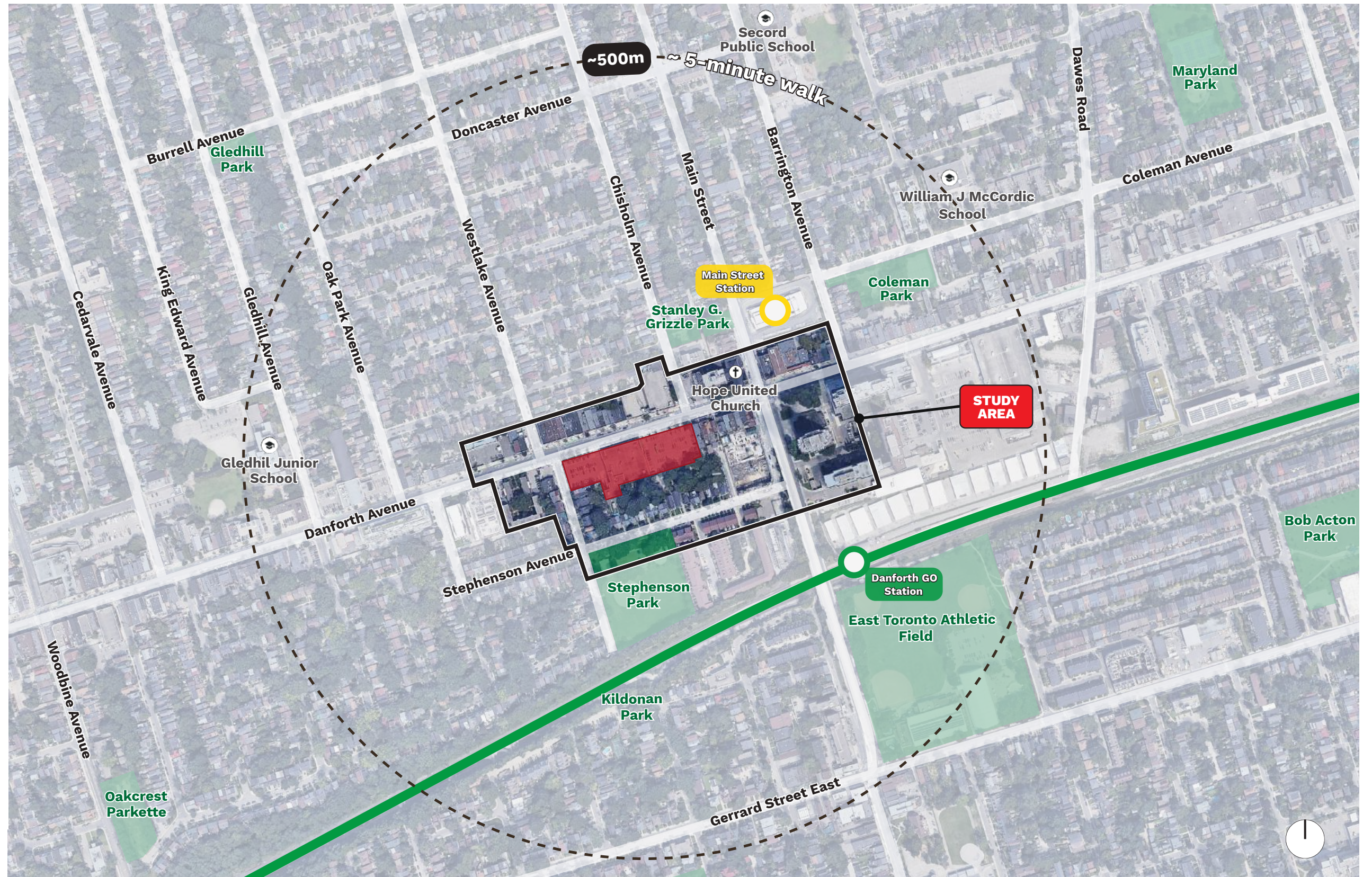


Figure 1 - Study Area within Surrounding Context - Aerial Photo

- Legend**
- Study Area Boundary
 - Subject Site
 - Main Street PMTSA (SASP 621)
 - Danforth GO PMTSA (SASP 623)
 - TTC Bus Route
 - TTC Streetcar Route
 - TTC Line 2 Subway (Bloor/Danforth)
 - Lakeshore GO Train Line

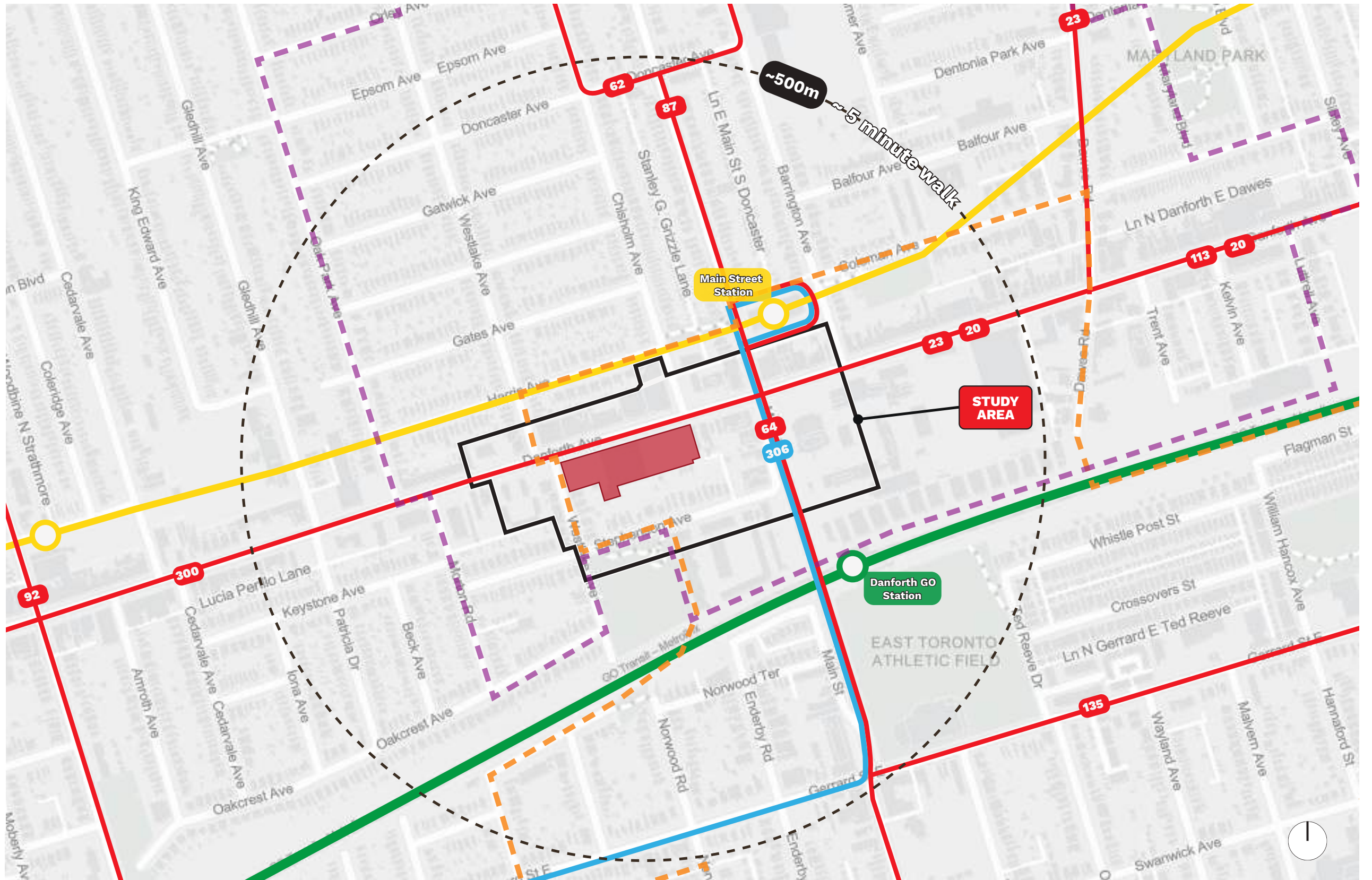


Figure 2 - Study Area within Transit / PMTSA Context

2 Study Area and Existing Condition

The Block Context Plan Study Area boundary was determined in conjunction with City of Toronto Planning staff. As illustrated in **Figure 3**, the Study Area is bounded by properties fronting the north side of Danforth Avenue (from the west side of Westlake Avenue to Barrington Avenue) to the north, Barrington Avenue (extending south of Danforth Avenue) to the east, the south side of Stephenson Avenue to the south, and the properties fronting the west side of Westlake Avenue, as well as the property at 2375-2385 Danforth Avenue, to the west.

The majority of the lands comprising the Study Area are designated *Mixed Use Areas* in the City's Official Plan, with the exception of those properties fronting only Westlake Avenue south of Danforth Avenue, the properties fronting only Stephenson Avenue west of Main Street, and the lands southwest of the intersection of Chisholm Avenue and Harris Avenue, which are designated *Neighbourhoods*. The lands on the south side of Stephenson Avenue southeast of its intersection with Westlake Avenue are designated *Parks*.

The Study Area also falls within the northwest portion of the Danforth GO PMTSA and the southwest portion of the Main Street PMTSA, with excellent access to a variety of forms of transit.

Legend

- Study Area Boundary
- Subject Site
- Development Under Construction
- Low-Rise Residential
- Mid-Rise Residential
- High-Rise Residential
- Low-Rise Commercial
- Mid-Rise Mixed Use
- High-Rise Mixed Use
- Low-Rise Institutional
- Low-Rise Place of Worship
- Existing Parks
- Approved Park
- # Height (Storeys)

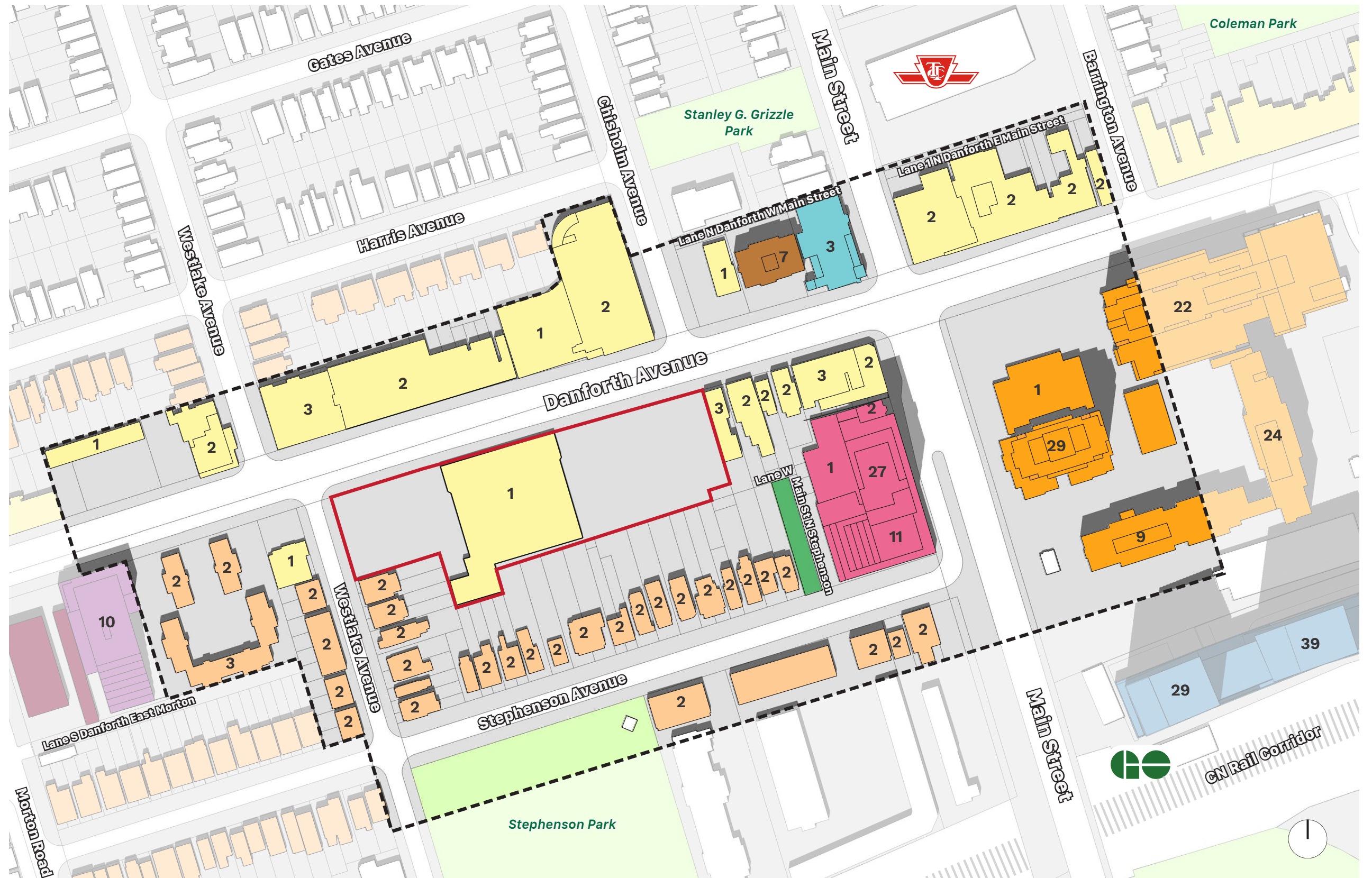


Figure 3 - Existing Built Form Character and Use

Legend

- Study Area Boundary
- Subject Site
- Listed Heritage Buildings
- Heritage Buildings Designated Under Part IV Of The Heritage Act
- Existing Parks
- Approved Park

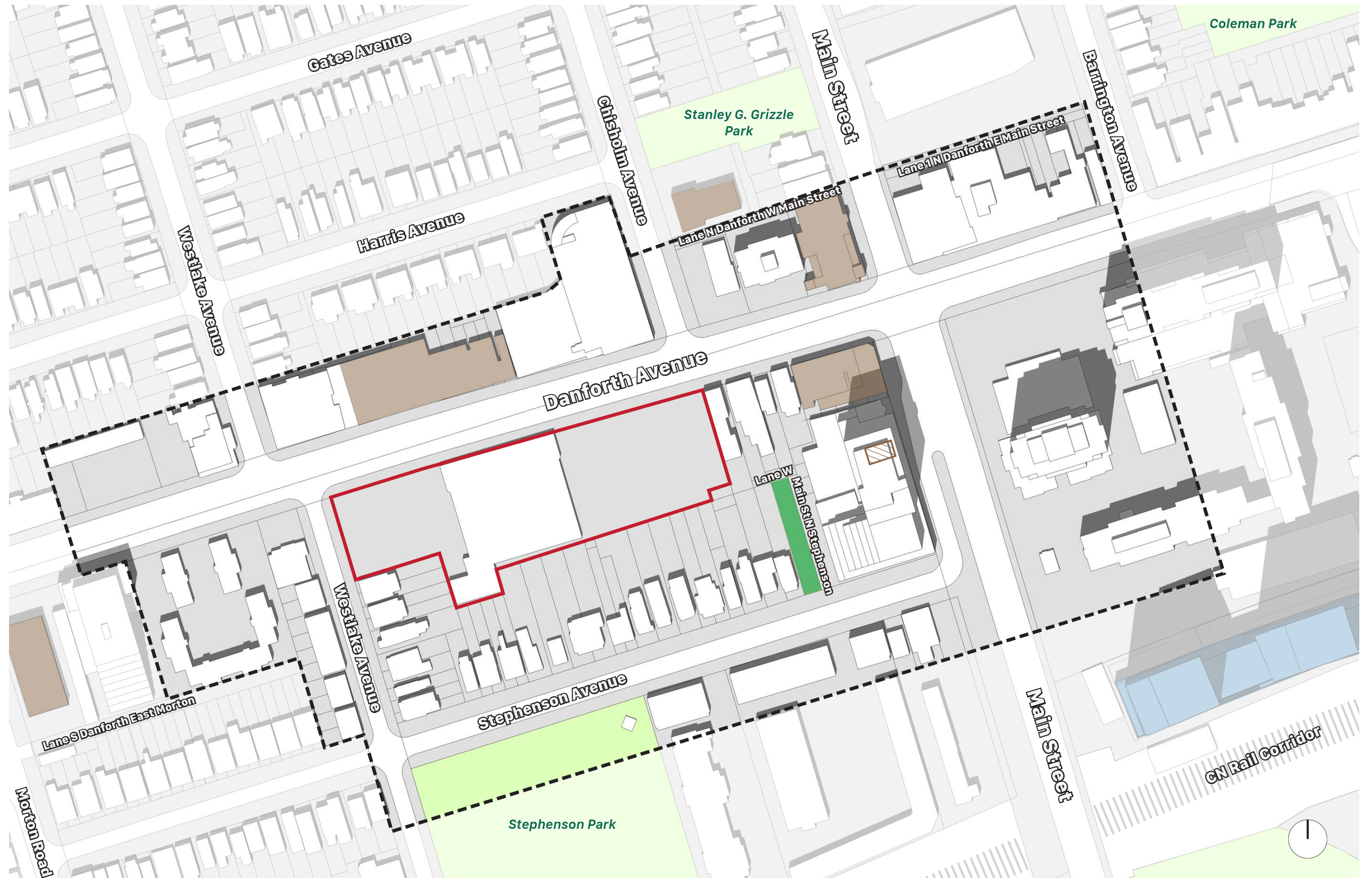


Figure 4 - Existing Heritage Buildings

Legend

Study Area Boundary

Subject Site

Development Under Construction

Land Use Designations

Mixed Use Areas

Neighbourhoods

Parks

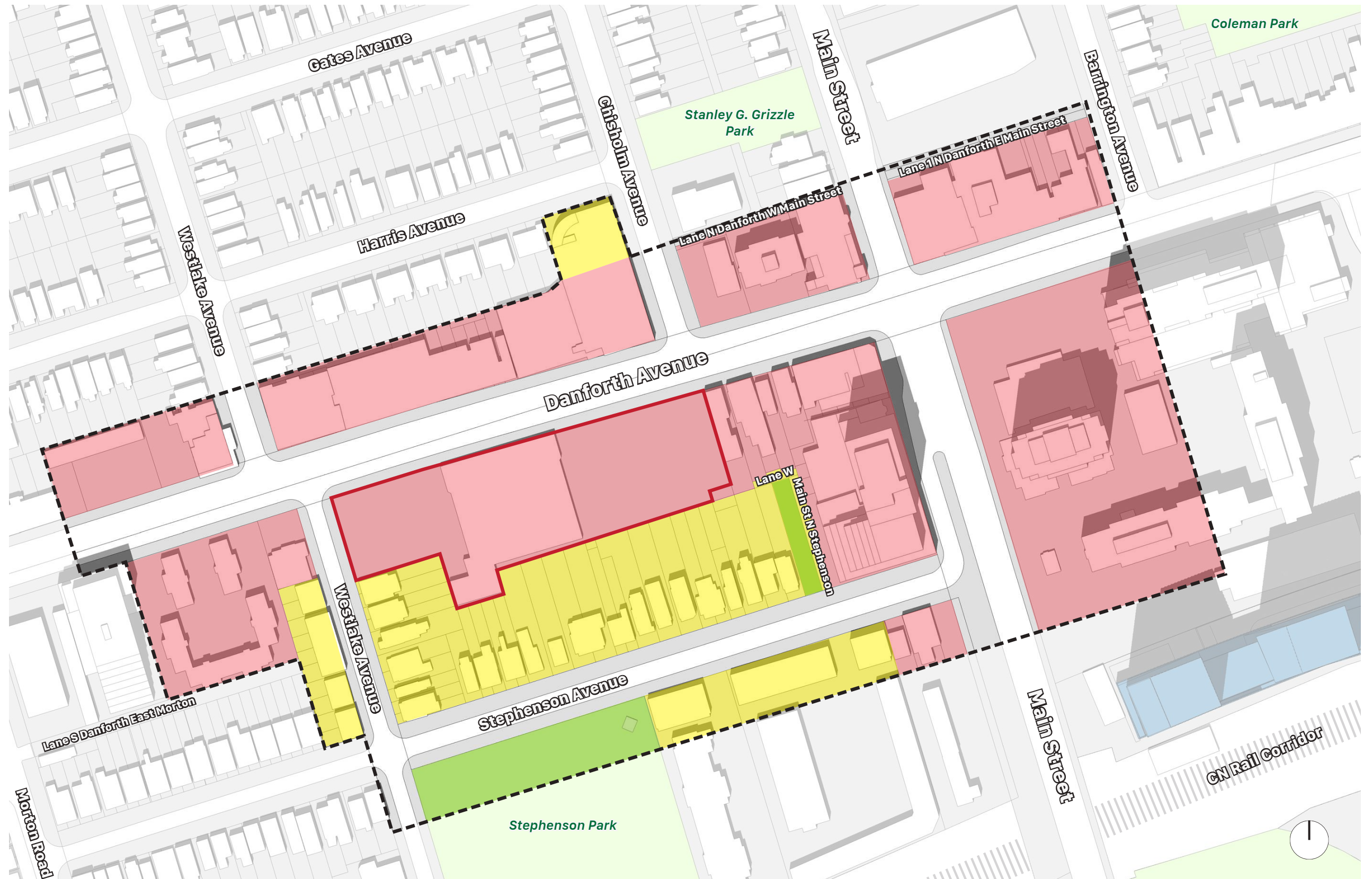


Figure 5 - Existing Land Use Designations - Official Plan - Map 21

Legend

Study Area Boundary

Subject Site

Existing Parks

Approved Park

Mixed Use Character Areas Plan - Main Street Planning Study- Map 5

Character Area A

Character Area C

Danforth Avenue Planning Study - SASP 552

Potential Sidewalk Widening - 4.8m min.

Potential Opportunity for Parks

Potential Opportunity for POPS

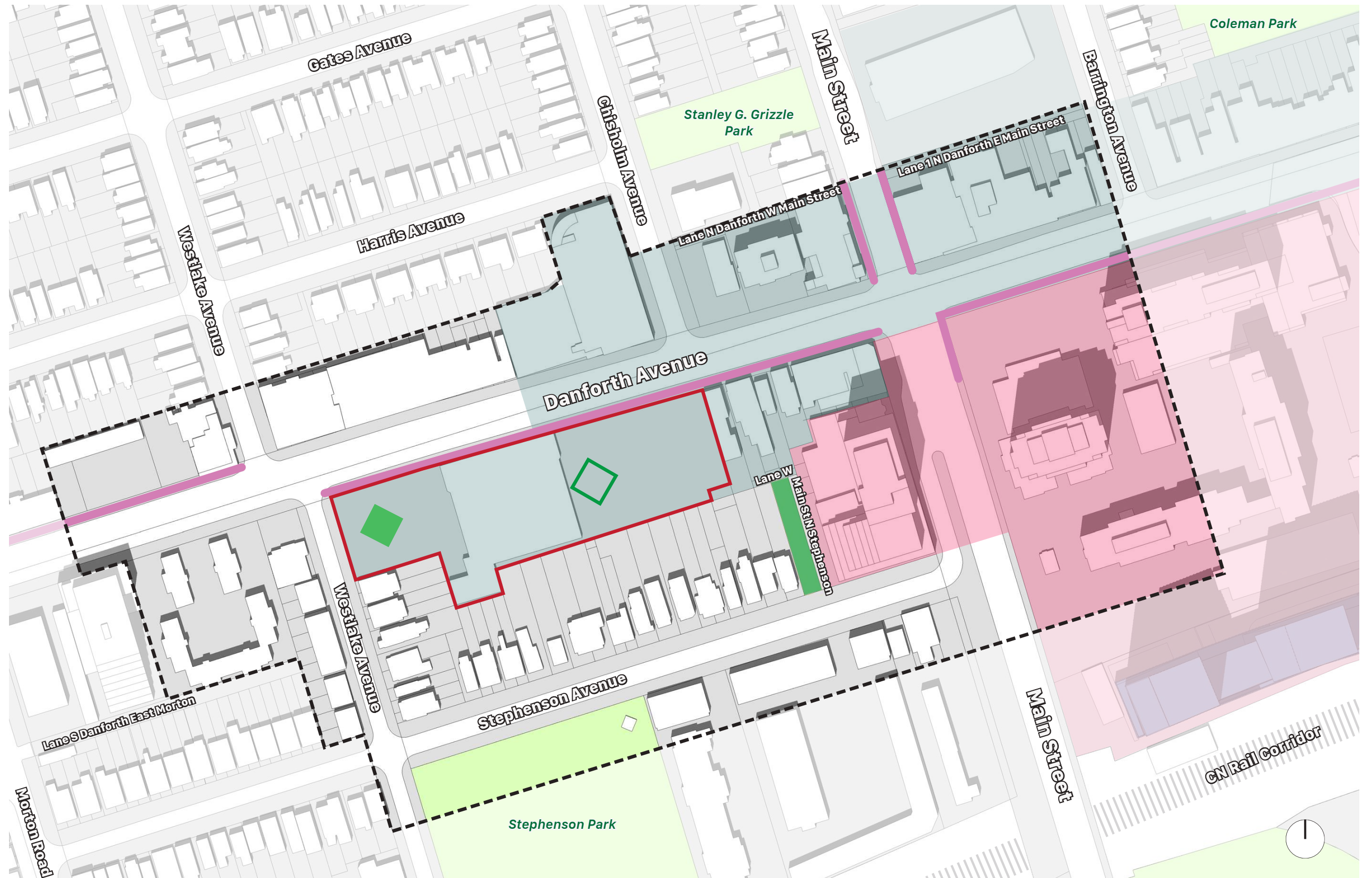















Figure 6 - Planned Condition as per SASP 552 and Main Street Planning Study

- Legend**
-  Study Area Boundary
 -  Subject Site
 -  Development Under Construction
 -  Existing Parks
 -  Approved Park
 -  Major Arterial
 -  Minor Arterial
 -  Local
 -  Laneway
 -  TTC Transit Route
 -  TTC Bus Stop
 -  TTC Main Street Station
 -  Danforth GO Station

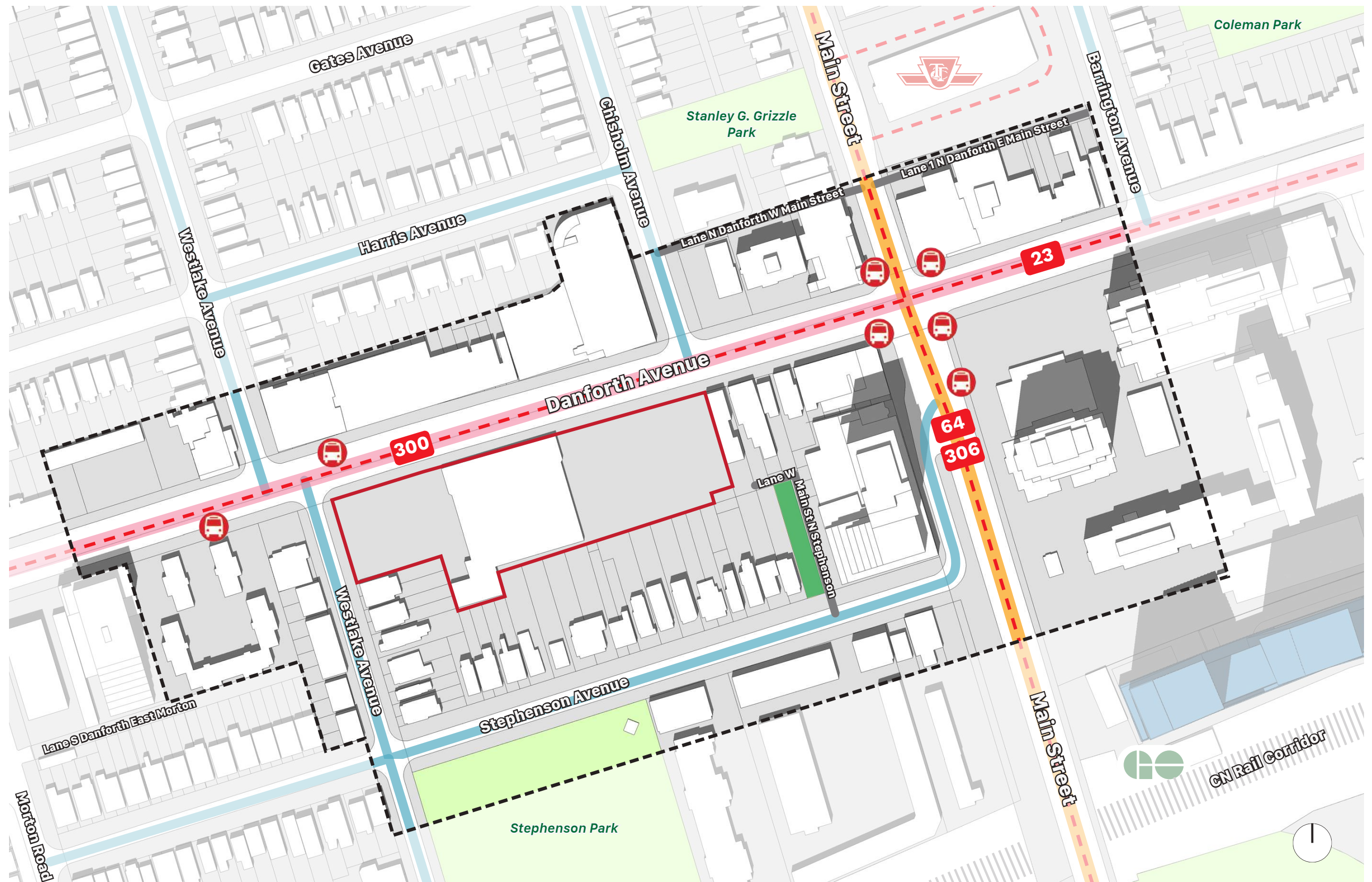


Figure 7 - Existing Road Network and Transit Connections

Legend

- Study Area Boundary
- Subject Site
- Development Under Construction
- Existing Parks
- Approved Park
- Crosswalk
- Pedestrian Route
- Cycle Track
- Shared Cycling Connection
- Signalized Intersection
- Toronto Bike Share Location

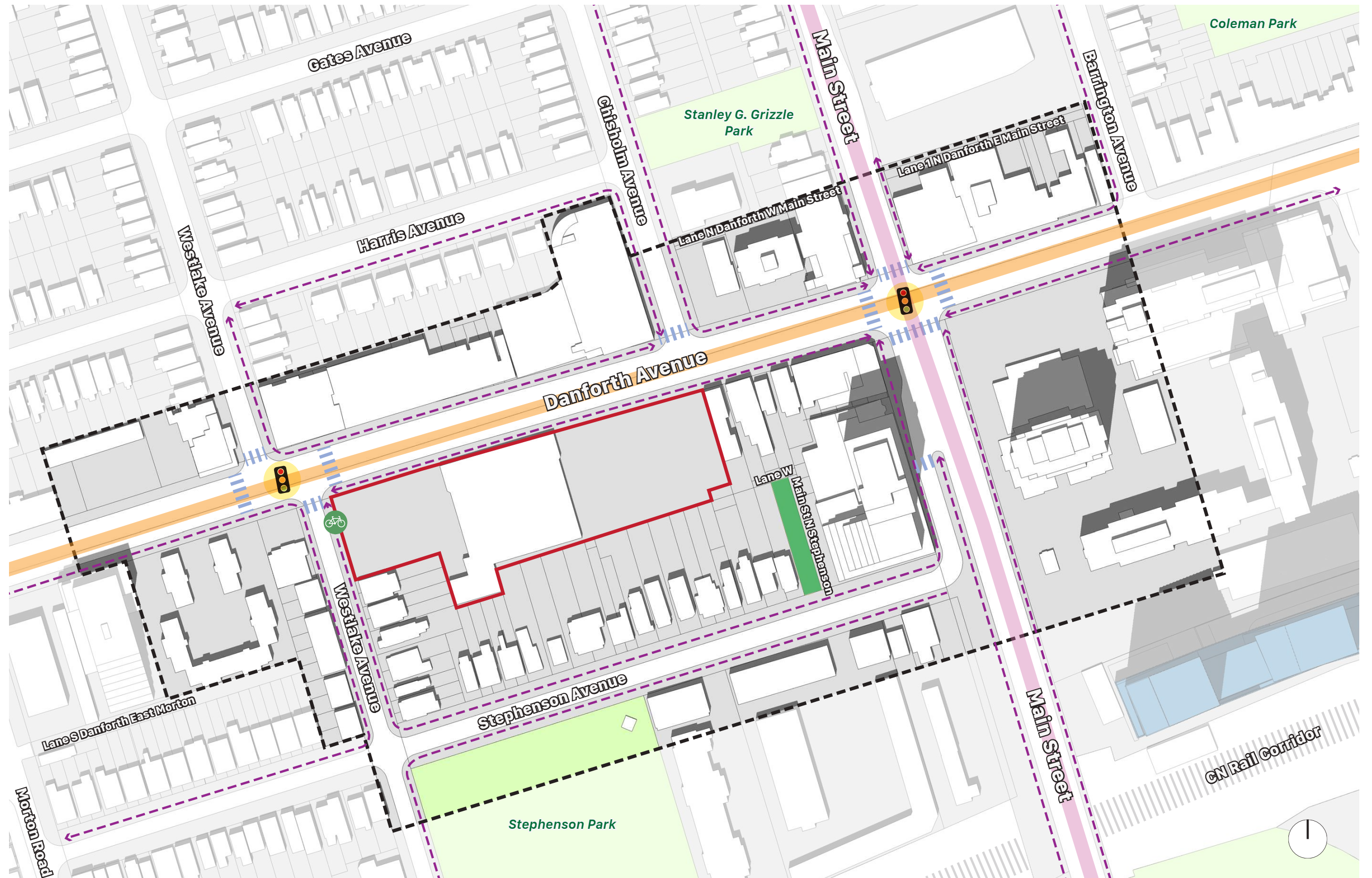
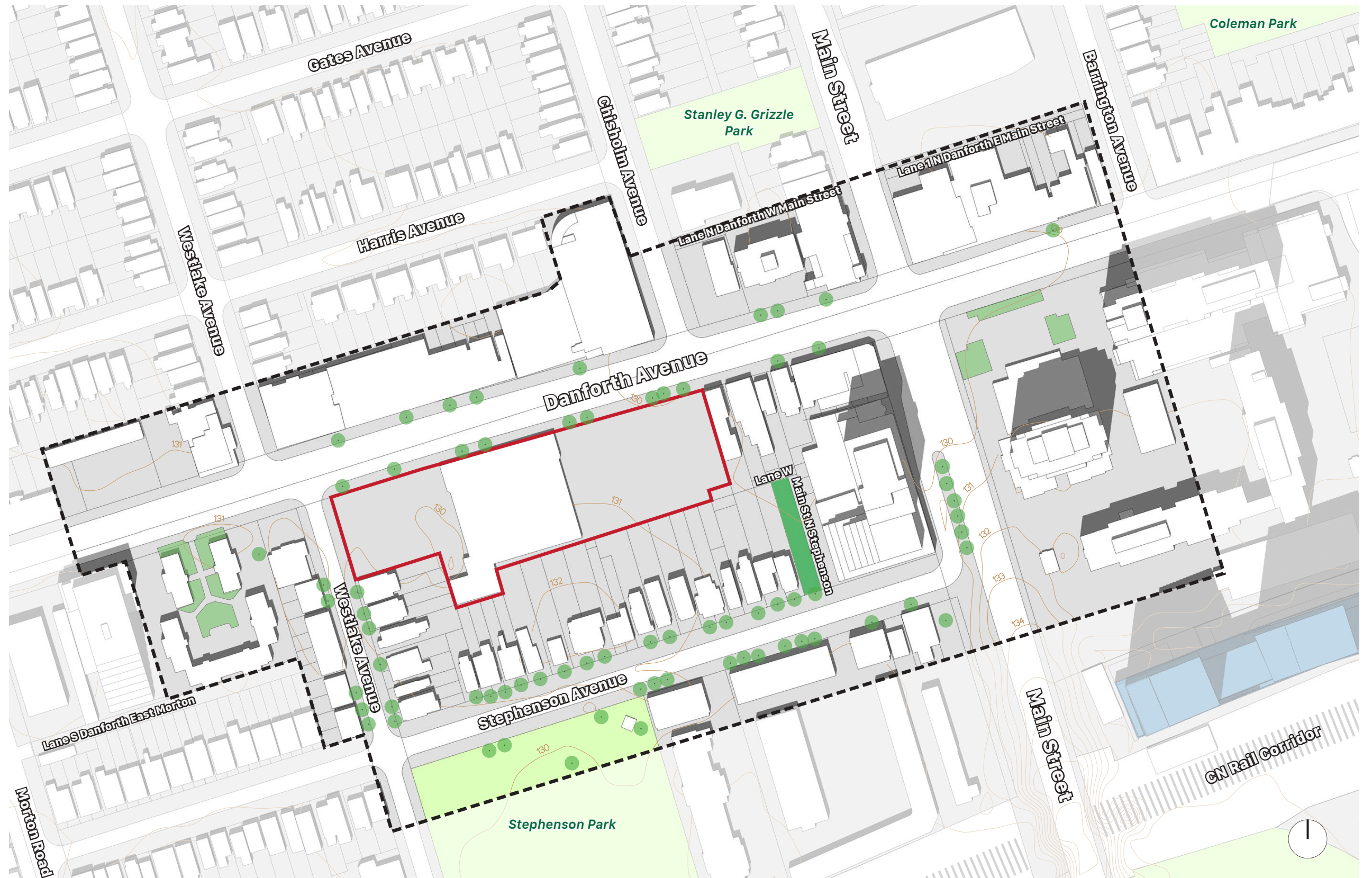


Figure 8 - Existing Pedestrian and Cycling Connections

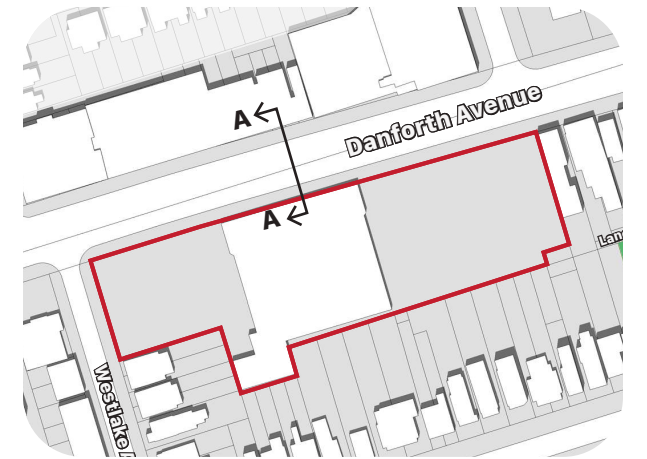
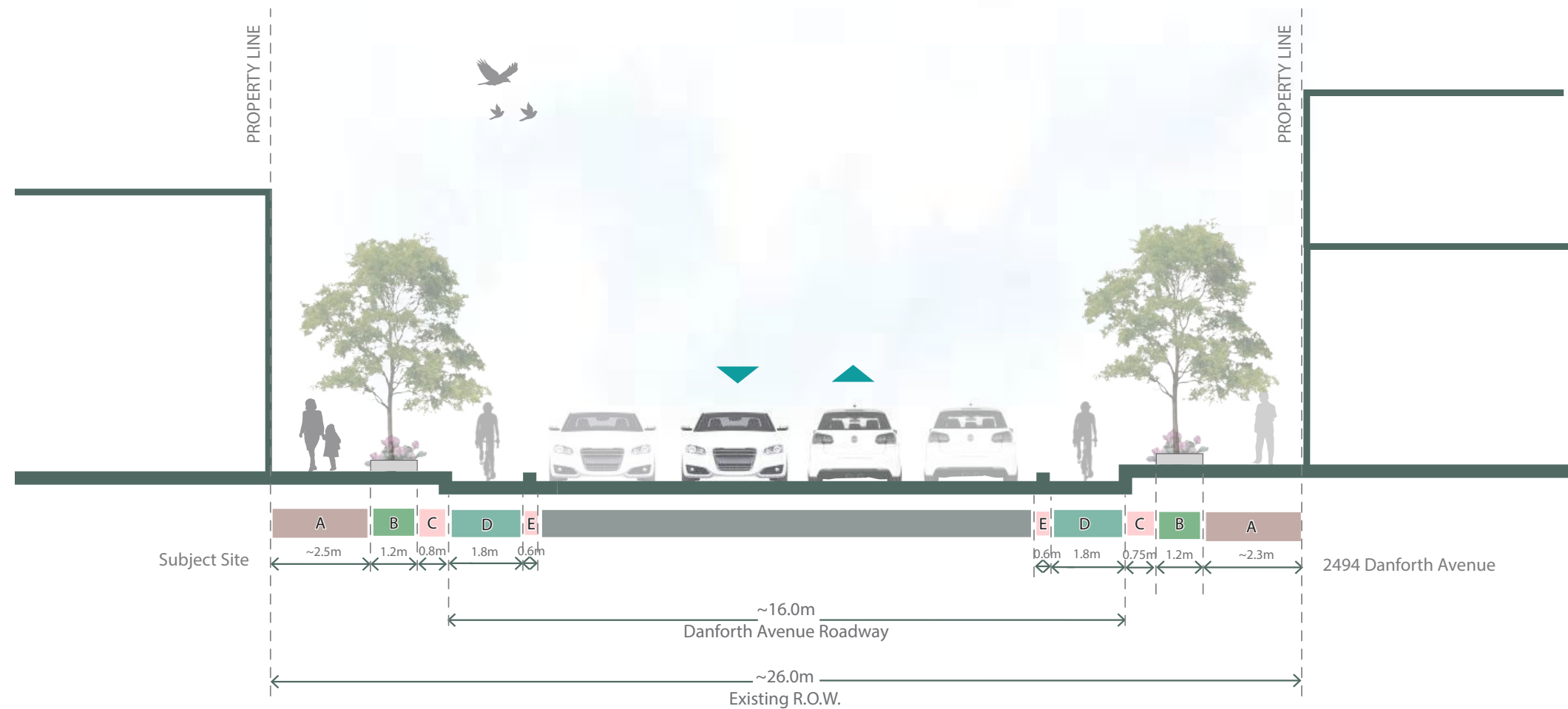
Legend

- Study Area Boundary
- Subject Site
- Topographic Contours (1.0m intervals)*
- Existing Parks
- Approved Park
- Landscape Area
- Existing Tree (Location Approximate)



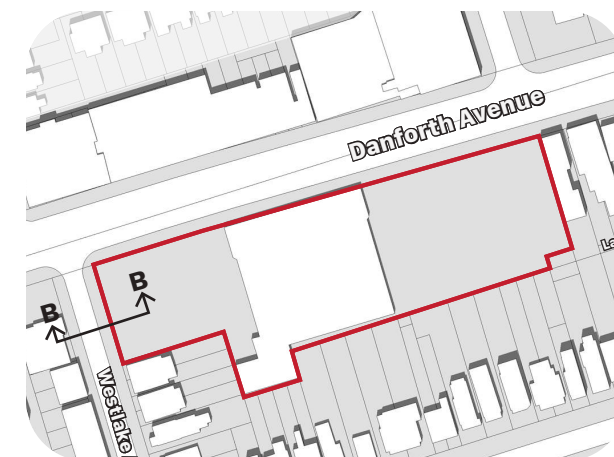
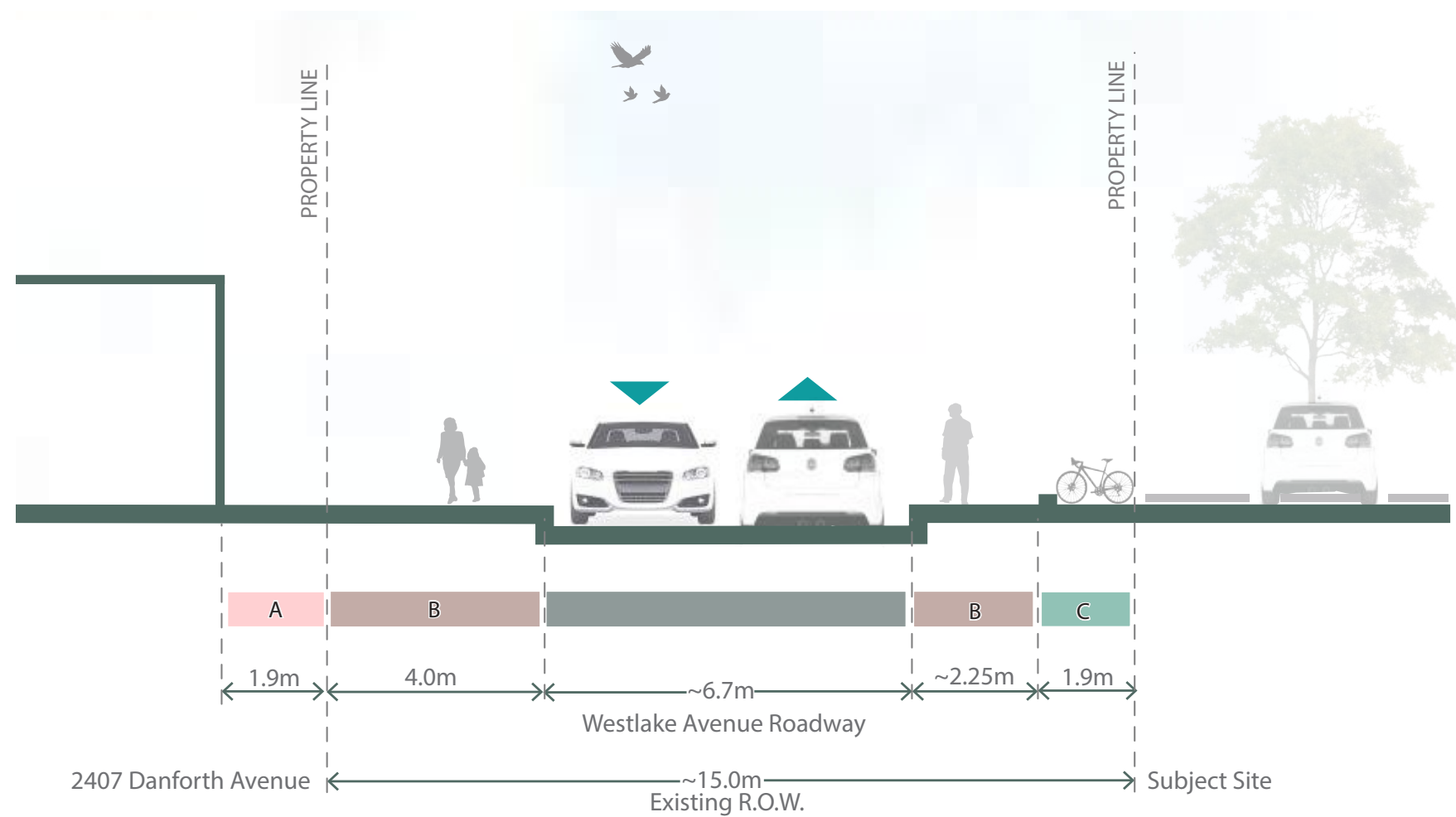
*Contour lines derived from the publicly accessible Open Data Library, University of Toronto

Figure 9 - Existing Public Realm and Landscaped Areas



- A - Pedestrian Zone
- B - Planting Zone
- C - Transition Zone
- D - Cycle Track
- E - Cycle Track Buffer

Figure 10 - Existing Danforth Avenue Section Looking West (A-A)



- A - Building Setback
- B - Pedestrian Zone
- C - Bike Share Station

Figure 11 - Existing Westlake Avenue Section Looking North (B-B)

Legend

-  Study Area Boundary
-  Subject Site
-  Development Under Construction
-  Approved Development
-  Existing Parks
-  Approved Park

Development Activity

- 1** 2494 Danforth Avenue
(Height: 10 Storeys)
- 2** 2575, 2625, 2681 and 2721
Danforth Avenue
(Height: 15-55 Storeys)
- 3** 6 Dawes Road
(Height: 17-39 Storeys)



Figure 12 - Recent Development Activity

Legend

- Study Area Boundary
- Subject Site
- Easement
- Approved Park

Land Owners

- FCHT Holdings (Ontario) Corporation
(2451-2495 Danforth Avenue)
- Harpal Arora
(2505 Danforth Avenue)
- Maria & Traianos Triantfillou
(2513 Danforth Avenue)
- Donald George Stephenson
- Jinnan Li
(134 Stephenson Avenue)
- Forward 9 Community Development Co-operative
(136-140 Stephenson Avenue)
- Lane W Main Street N Stephenson

SASP 552 Policy 4.2 directs that:

“the existing public and private laneway system associated with Danforth Avenue, between Coxwell Avenue and Victoria Park Avenue, will expand over time to comprise a complete and connected laneway system that is publicly-owned and generally serves all properties fronting onto Danforth Avenue.”

Although the conveyance of a public laneway along the south edge of the subject site would provide for a continuous public laneway from Westlake Avenue to Stephenson Avenue, there are site-specific constraints

that make the extension of a public laneway challenging and limit its overall benefit. At the western limit of the existing access easement extending from the Lane West of Main Street North of Stephenson is remnant parcel of land owned by Donald George Stephenson, for which there are no determined heirs. This remnant parcel directly flanks the southeastern portion of the subject site. The existence of the remnant parcel restricts the ability to for a public laneway to fully extend from Westlake Avenue across the subject site to Stephenson Avenue.

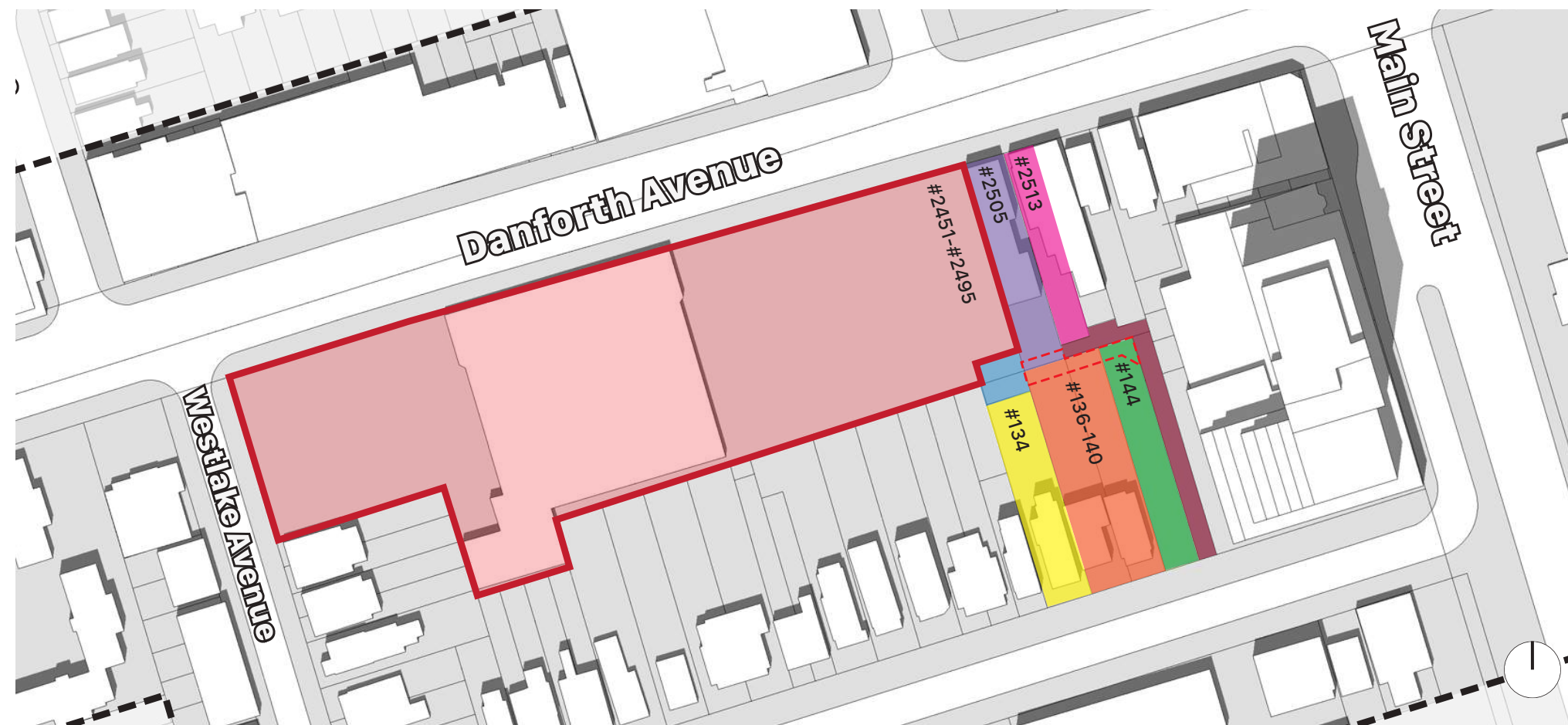


Figure 13 - Ownership and Easement Map

3 Long-term Conceptual Redevelopment

This Block Context Plan demonstrates how the development proposal fits with the existing, planned, and emerging context within the Study Area. Moreover, it identifies potential soft sites that may develop in a manner that is generally consistent with the planned and/or emerging built form pattern within the immediate area. The built form principles used to develop the demonstration massing concepts for each soft site are consistent with the City's built form policy and guideline framework and are widely accepted as appropriate standards in urban design practice.

A summary of the urban design principles applied to the conceptual redevelopment demonstrated for the soft sites is provided below:

- Enhanced public realm should be provided with active street frontages that are visually and physically accessible to the surrounding street network;
- Buildings should be sited and massed to adequately limit shadow impacts on adjacent streets, parks, and low-rise residential neighbourhoods;
- Base elements and mid-rise, street-related buildings should provide a continuous street-wall edge supporting an animated public realm through the inclusion of active at-grade uses;

- Base elements and mid-rise, street-related buildings should be located parallel to the street with a consistent front yard setback that appropriately widens the adjacent right-of-way, where necessary;
- Base buildings and tower elements both should be sited and massed to fit within the existing and planned context, through a contextually appropriate and pedestrian-scaled streetwall with a tower stepback above;
- Key terminus sites and intersections should be enhanced and be made visually prominent through massing, architectural articulation, or landscape features; and
- Tower elements should be scaled and appropriately separated from each other in keeping with the City's Tall Building Design Guidelines.

Within the Study Area, there are two approved developments. As demonstrated on **Figure 14**, these developments include 2494 Danforth Avenue and 2575 Danforth Avenue.

Seven soft sites within the Study Area have been identified as being underutilized and having the potential for intensification, illustrated on **Figure 15**. The demonstrated conceptual massing on these soft sites, illustrated on **Figure 16**, has been conceptualized with regard for the development criteria and built form policies of the Official Plan and the key elements of the Tall Buildings Design Guidelines and Performance Standards for Mid-Rise Buildings as appropriate.

The proposed massing and design for all conceptual redevelopment sites has been based on contextual considerations including:

- the size and depth of the site;
- the ability to consolidate multiple sites together;
- proximity and orientation to *Neighbourhoods* and *Parks*;
- proximity to existing and planned transit infrastructure;
- surrounding built form context; and
- preliminary analysis of shadow impacts (conceptual heights and scale for tall and mid-rise buildings have been established with regard for potential shadow impacts on adjacent *Neighbourhoods*-designated lands, parks, and open space areas)

Generally, the conceptual soft site massing demonstrated has been based on the following built form parameters, where applicable and as appropriate:

- Provide streetwall height that relates to, and frames, the adjacent right-of-way with good proportion;
- In general, provide a floor-to-floor height of 4.5 metres at grade, with all subsequent floors above to achieve a floor-to-floor height of 3.0 metres;
- Generally provide a typical 3.0-metre stepback above the streetwall for mid-rise and tall buildings (unless responding to the condition of existing adjacent or incorporated heritage-listed built form);
- Provide an appropriate transition in scale to lower-scaled buildings, parks and open spaces, either through stepping of height or increased spatial separation;
- Provide an enhanced public realm with active street frontages that are visually and physically accessible to the surrounding street network;
- Locate tall buildings to protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space and other shadow sensitive areas;

- Locate the base of tall buildings to frame the edges of streets, parks, and open spaces to fit harmoniously with the existing context;
- Design the base building to fit harmoniously within the existing context of neighbouring building heights, and to respect the scale and proportion of adjacent streets, parks and public or private open spaces;
- Provide a typical approximate building depth for mid-rise forms between 21.5 metres and 27.0 metres;
- Generally limit tower floor plate areas to 750 square metres (GCA);
- Provide a separation distance of 25.0 metres minimum between towers, measured from the exterior walls of the buildings; and
- Where soft sites include existing buildings listed on the City’s Heritage Register, these buildings have been assumed to be incorporated into the conceptual massing or commemorated with a comparable streetwall scale demonstrated.

In assessing the possible constraints for the conceptual redevelopment of the soft sites identified in this BCP, several important factors to be considered include:

- The redevelopment of the conceptual soft sites would require property assembly or consolidation, which may or may not occur; and
- For soft sites that do not comply with the existing policy context, an Official Plan Amendment, rezoning, and/or minor variance application would be required, which may or may not be approved.

In our opinion, the proposed built form approach, if applied to the conceptual soft sites, would generally not result in adverse impacts on the surrounding context and will support provincial and municipal policy directions for growth.

Legend

- Study Area Boundary
- Subject Site
- Proposed Development
- Approved Development
- Development Under Construction
- Proposed POPS
- Existing Parks
- Approved Park
- # Height (Storeys)

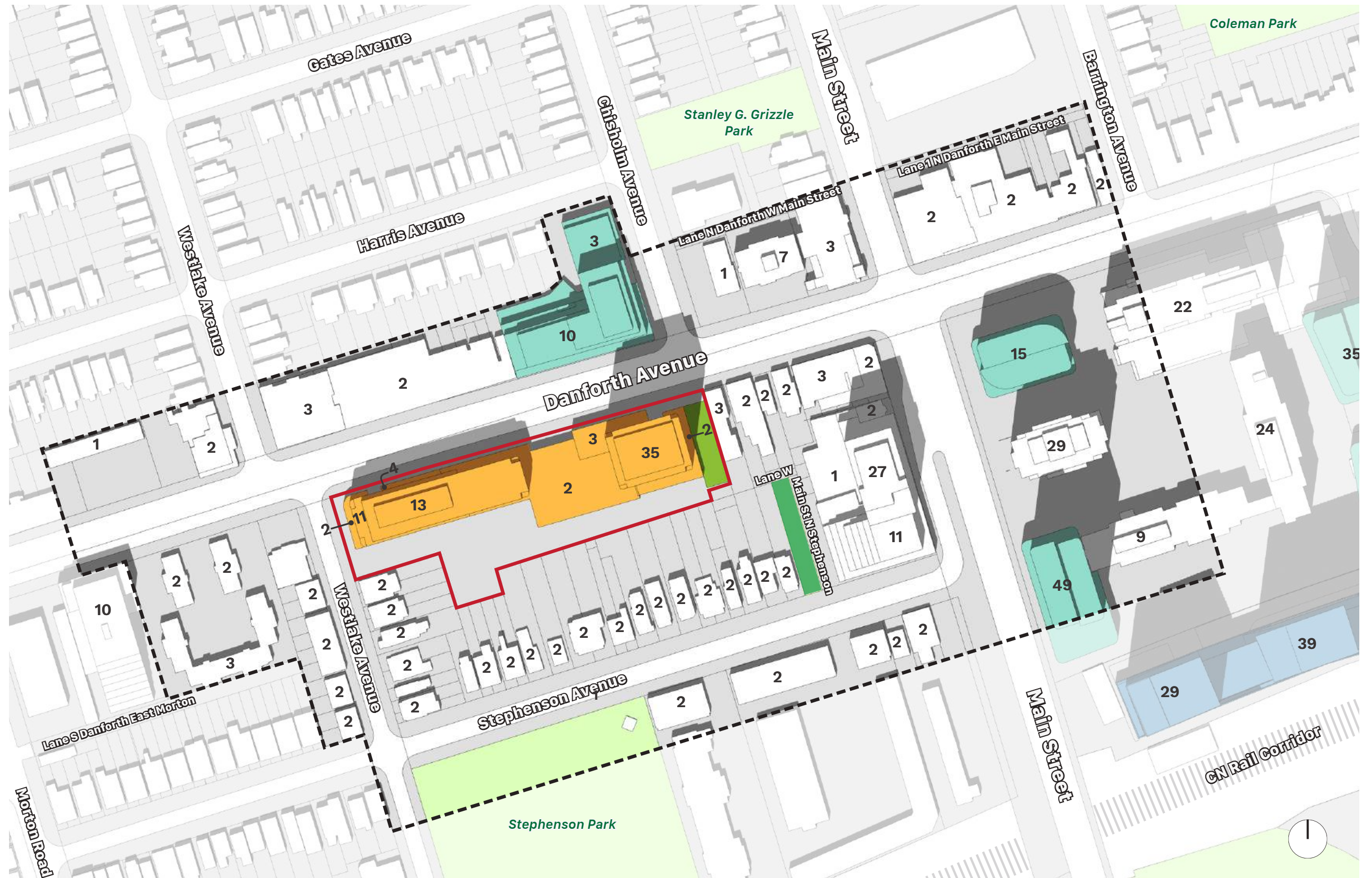


Figure 14 - Proposal within Development Context

Legend

- Study Area Boundary
- Subject Site
- Proposed Development
- Approved Development
- Development Under Construction
- Potential Future Redevelopment Site
- Proposed POPS
- Existing Parks
- Approved Park

- Redevelopment Site 1**
2388-2406 Danforth Avenue
- Redevelopment Site 2**
69-73 Westlake Avenue & 2408-2440 Danforth Avenue
- Redevelopment Site 3**
2442-2476 Danforth Avenue
- Redevelopment Site 4**
13 Chisholm Avenue & 2500 Danforth Avenue
- Redevelopment Site 5**
299-305 Main Street & 2554-2600 Danforth Avenue
- Redevelopment Site 6**
298-300 Main Street & 2505-2547 Danforth Avenue
- Redevelopment Site 7**
2375-2407 Danforth Avenue

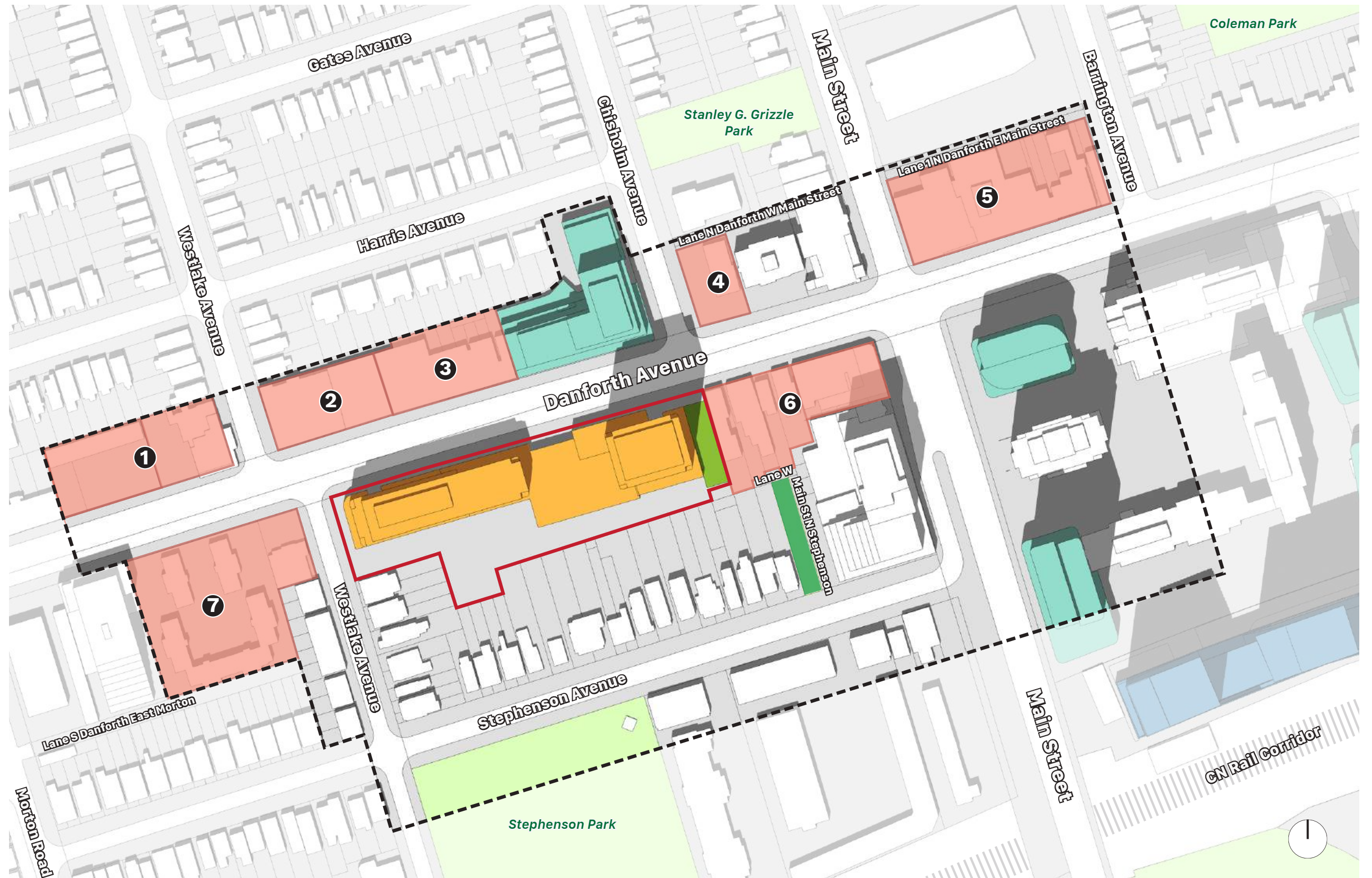


Figure 15 - Potential Long-term Redevelopment Sites

Legend

- Study Area Boundary
- Subject Site
- Proposed Development
- Approved Development
- Development Under Construction
- Conceptual Massing
- Proposed POPS
- Existing Parks
- Approved Park
- # Height (Storeys)

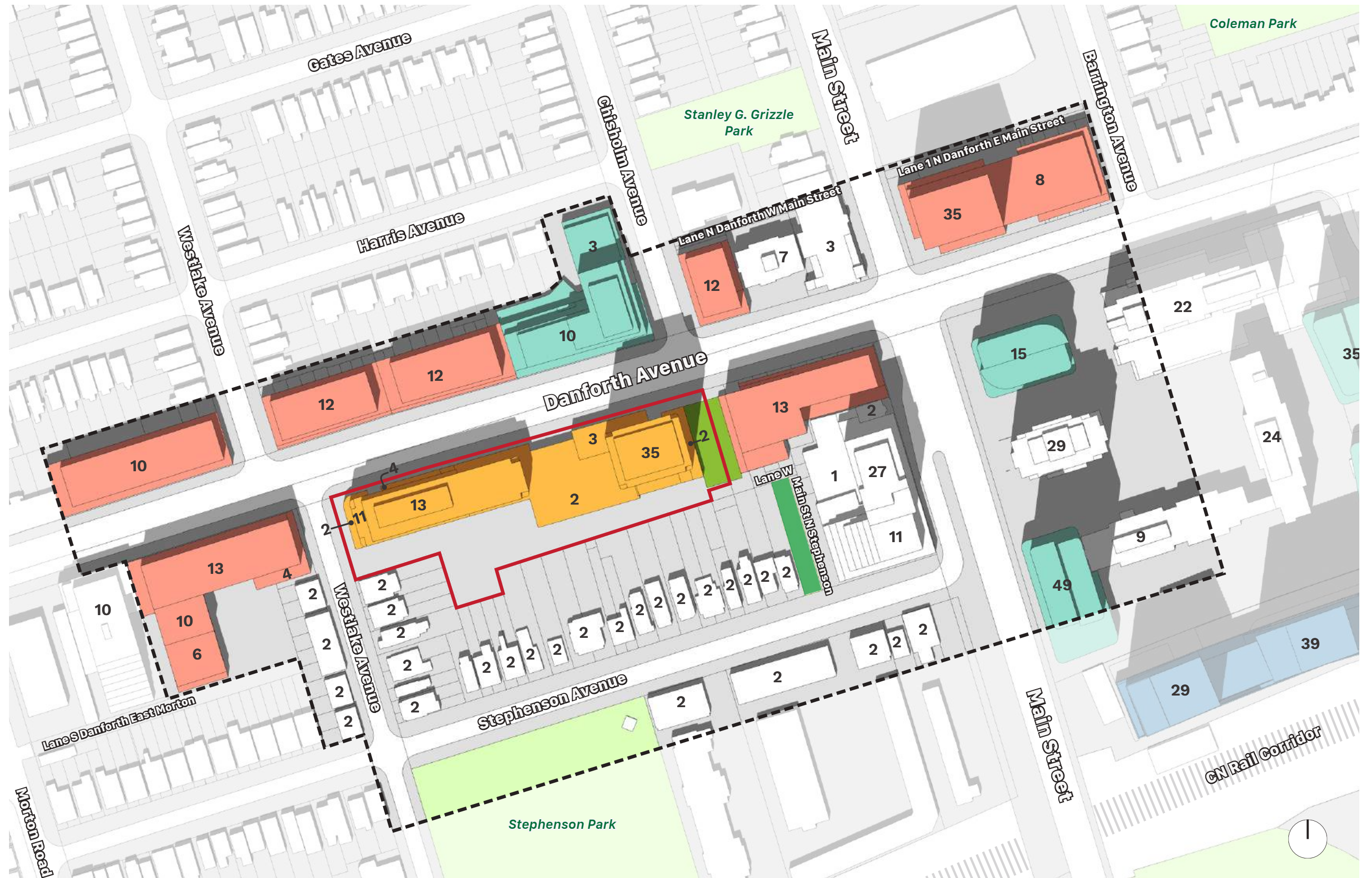


Figure 16 - Conceptual Redevelopment of Study Area

Legend

- Study Area Boundary
- Subject Site
- Proposed Development
- Approved Development
- Development Under Construction
- Conceptual Massing
- Proposed POPS
- Existing Parks
- Approved Park
- Setbacks and Separation Distances
- Height (Storeys)

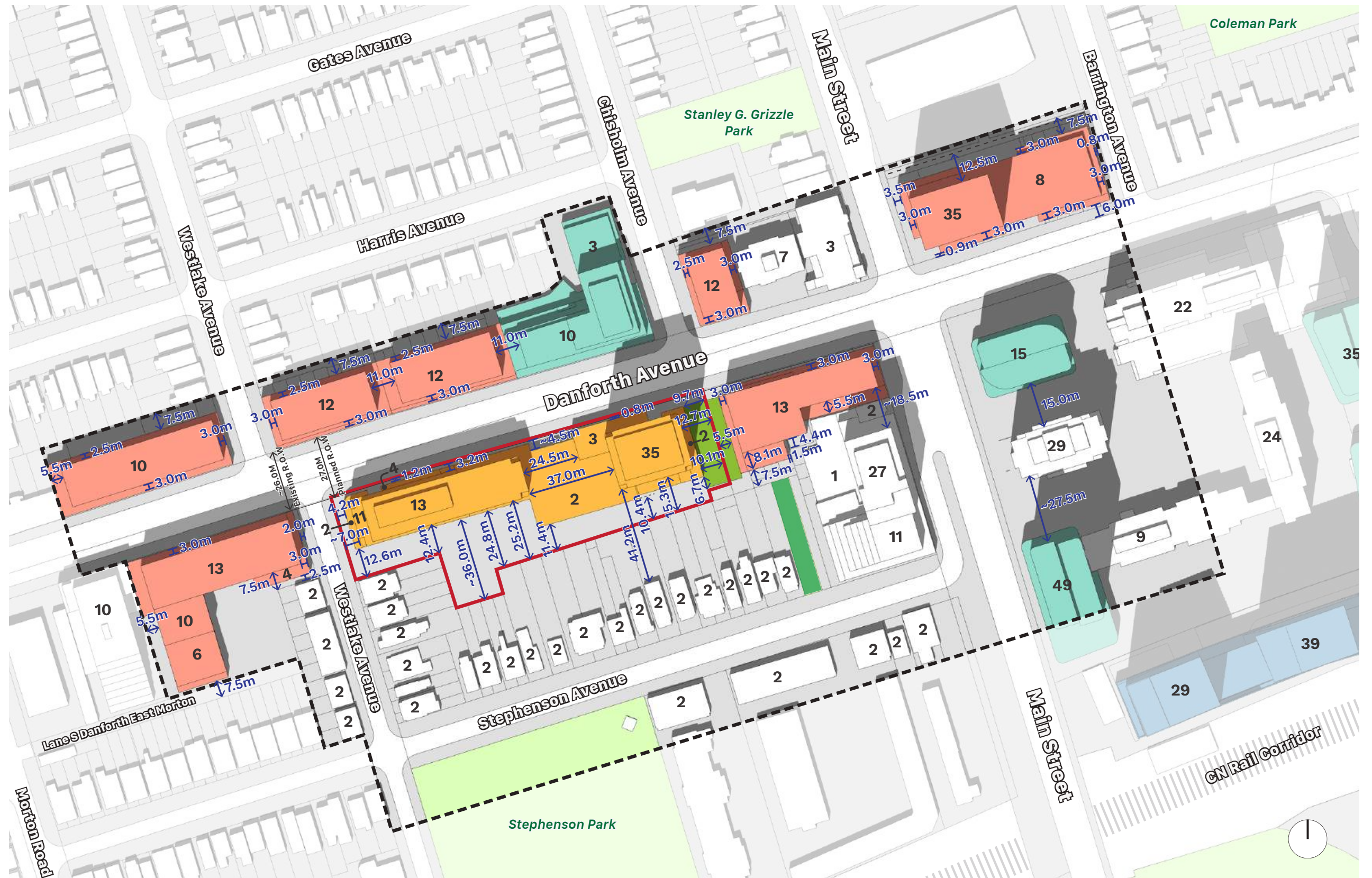


Figure 17 - Building Setbacks and Separation Distances

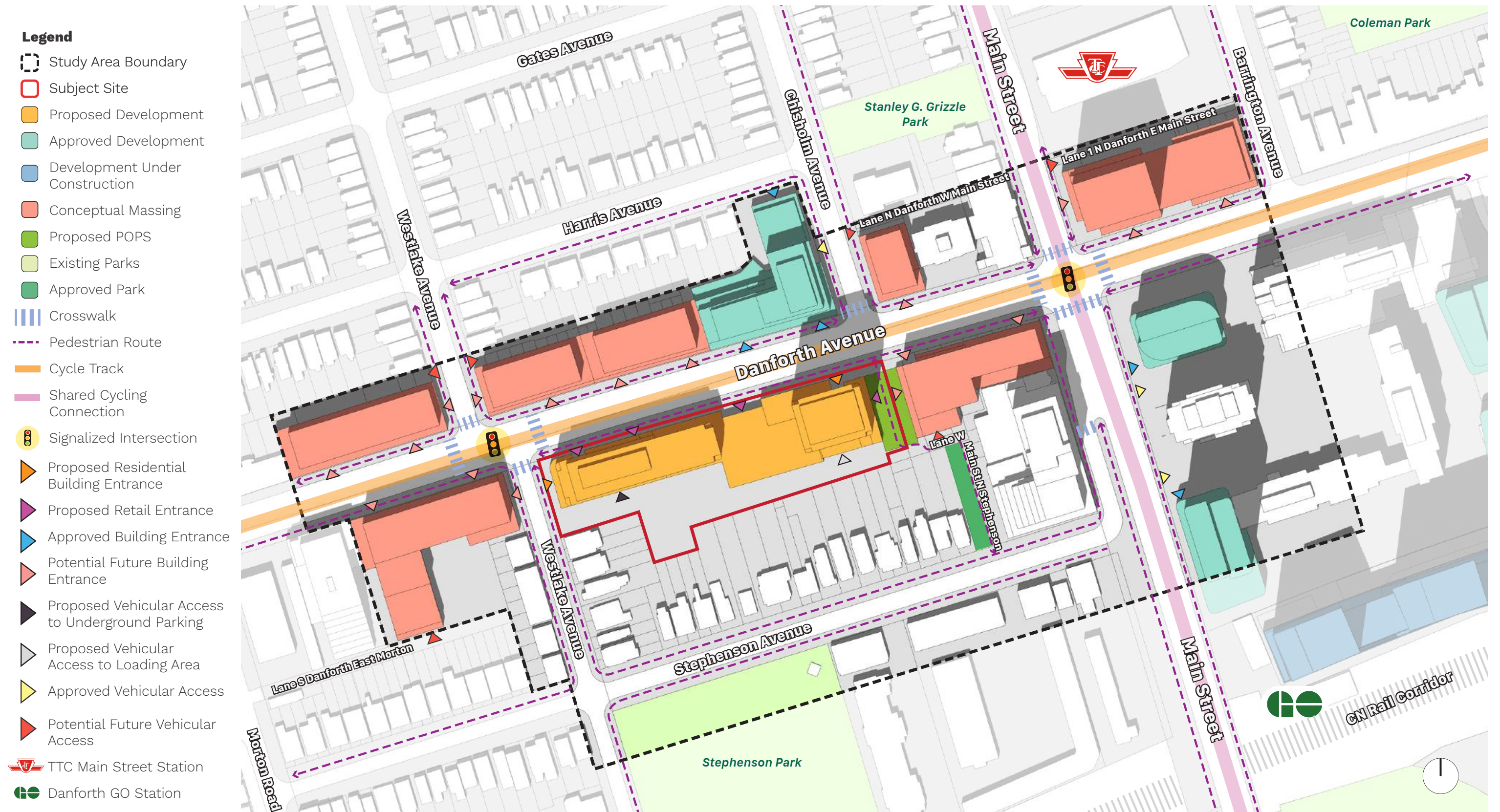


Figure 18 - Vehicular and Pedestrian Circulation and Access

Legend

- Study Area Boundary
- Subject Site
- Approved Development
- Development Under Construction
- Retail
- Residential Lobby/ Communal Area
- Grocery Store
- Service and Circulation Area
- Existing and Approved Trees (Location Approximate)
- Proposed Trees
- Proposed POPS
- Existing Parks
- Approved Park
- Approved Landscape Area
- ▶ Proposed Residential Building Entrance
- ▶ Proposed Retail Entrance
- ▶ Proposed Vehicular Access to Underground Parking
- ▶ Proposed Vehicular Access to Loading Area
- Crosswalk

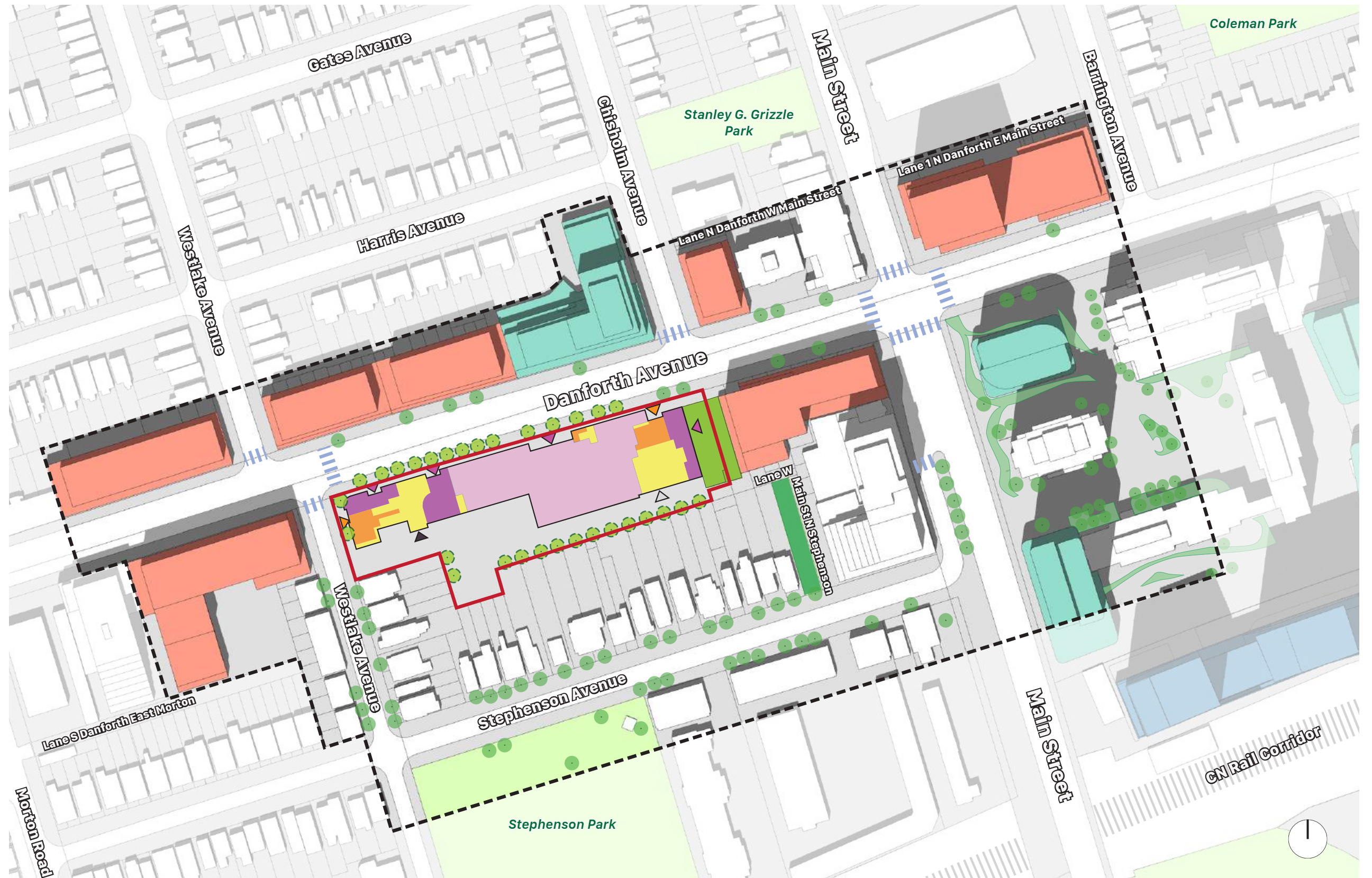


Figure 19 - Proposed Public Realm and Ground Floor Plan

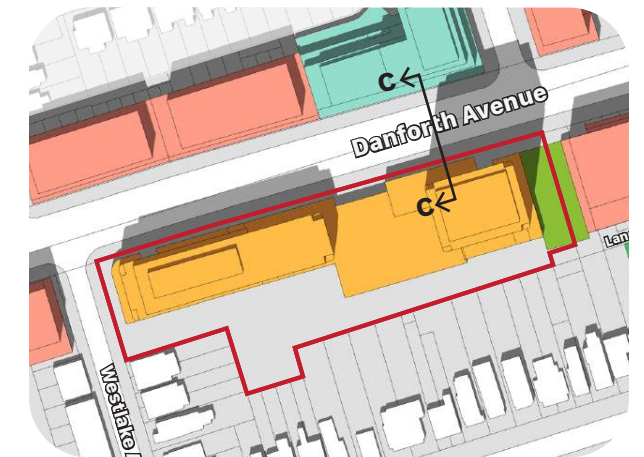
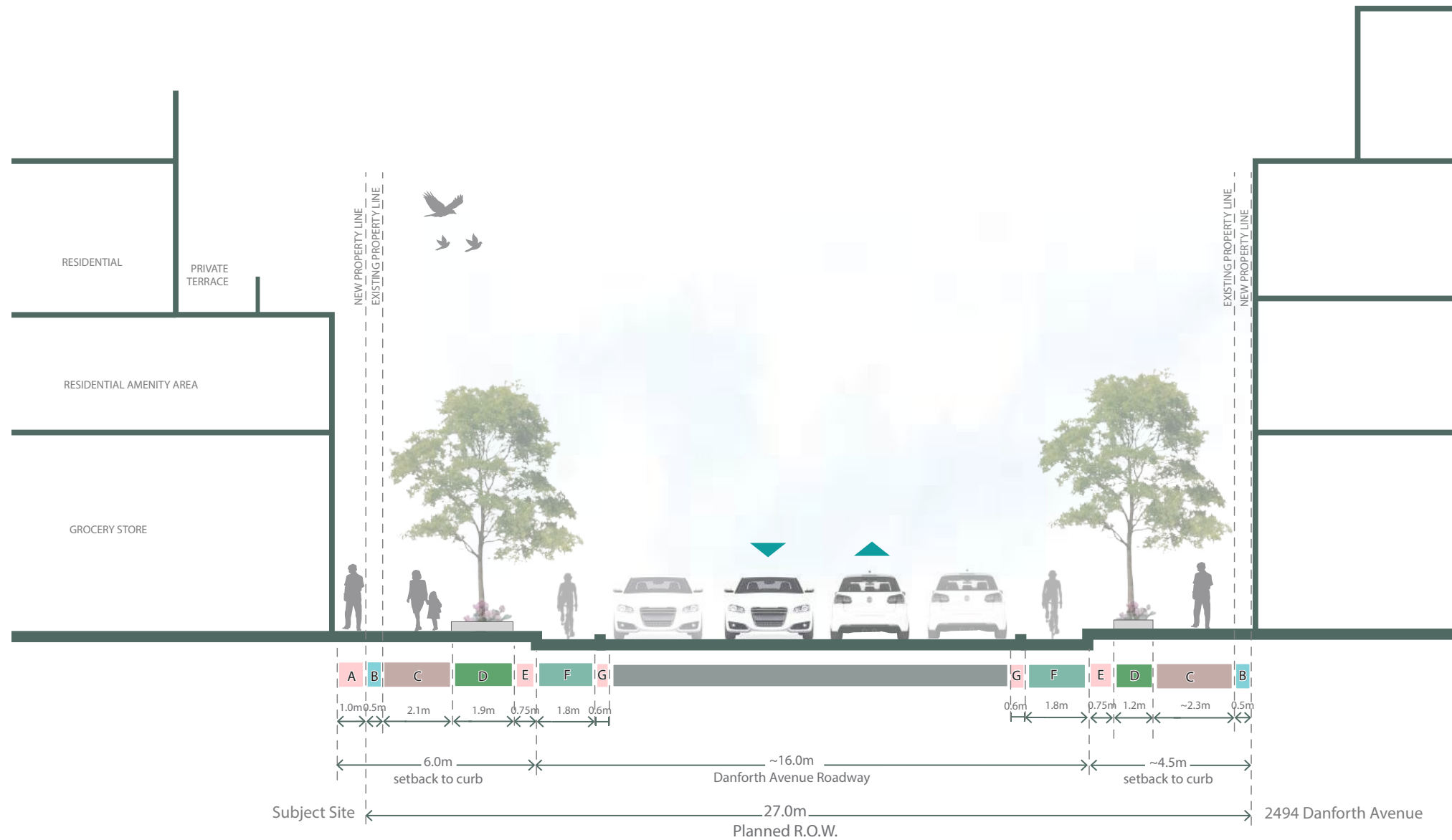
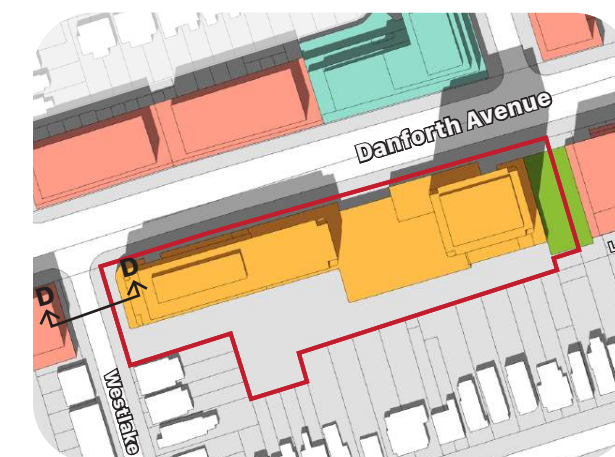
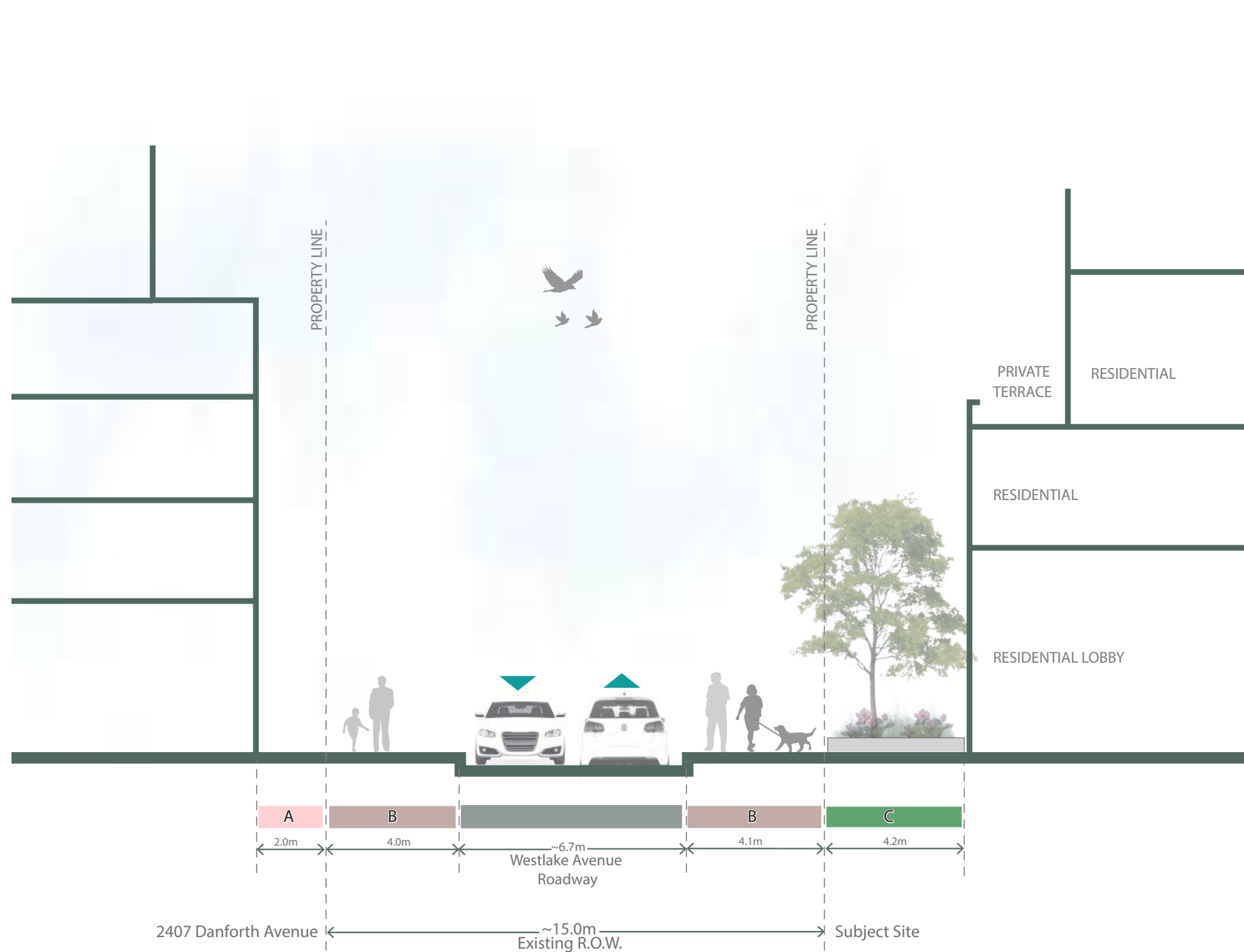


Figure 20 - Proposed Danforth Avenue Section Looking West (C-C)



- A - Building Setback
- B - Pedestrian Zone
- C - Planting Zone

Figure 21 - Westlake Avenue Section Looking North (D-D)

- Legend**
-  Study Area Boundary
 -  Subject Site
 -  Proposed Development
 -  Approved Development
 -  Development Under Construction
 -  Conceptual Massing
 -  Proposed POPS
 -  Existing Parks
 -  Approved Park
 -  # Height (Storeys)
 -  TTC Main Street Station
 -  Danforth GO Station



Figure 22 - Long-Term Conceptual Redevelopment of Study Area - Axonometric View Looking Northeast








- Legend**
-  Study Area Boundary
 -  Subject Site
 -  Proposed Development
 -  Approved Development
 -  Development Under Construction
 -  Conceptual Massing
 -  Proposed POPS
 -  Existing Parks
 -  Approved Park
 -  # Height (Storeys)
 -  TTC Main Street Station



Figure 23 - Long-Term Conceptual Redevelopment of Study Area - Axonometric View Looking Southwest

March 21st - 10:18 am



Legend
[Dashed Box] Study Area Boundary
[Red Outline] Subject Site
[Orange Box] Proposed Development

[Blue Box] Development Under Construction

[Red Box] Conceptual Massing

[Green Box] Proposed POPS

[Light Green Box] Existing Parks

[Dark Green Box] Approved Park

March 21st - 3:18 pm



Figure 24 - Preliminary Shadow Analysis (March 21st)

September 21st - 10:18 am



- Legend**
- Study Area Boundary
 - Subject Site
 - Proposed Development
 - Development Under Construction
 - Conceptual Massing
 - Proposed POPS
 - Existing Parks
 - Approved Park

September 21st - 3:18 pm



Figure 25 - Preliminary Shadow Analysis (September 21st)

4 Conclusion

The proposal relates appropriately to the depth of the subject site and adjacent residential sites, the scale and proportion of the adjacent streets, the existing and planned streetwall height, in addition to the broader scale and built form character of the existing and emerging context. From a built form perspective, it is our opinion that the proposed development is appropriately scaled and massed to fit harmoniously within the existing and planned context, in a manner that aims to limit built form impacts on its surroundings.

It is our opinion that the redevelopment of the Study Area would likely take the form of mixed-use buildings varying in height and built form according to site-specific constraints, location, and opportunities. The proposal, together with the active and potential future developments demonstrated in this report, will contribute to a complete community by providing a mix of uses in a transit-supportive built form, and in proximity to frequent transit service within two Protected Major Transit Station Areas.

Overall, it is our opinion that the proposed development fits within the existing and planned context and will inform an appropriate scale of future development within the immediate area.

