

Block Context Plan

**3400 Dufferin Street &
8 Jane Osler Boulevard**
City of Toronto

Prepared For
Dufferin – 401 Properties Limited &
Collecdev Inc.

August 2022

DRAFT



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TABLE OF CONTENTS

1 Introduction	1
2 Existing Condition	2
3 Urban Design Vision	11
4 Block Context Plan Structure	12
5 Conclusion	25



“This Block Context Plan has been prepared by Bousfields Inc., on behalf of Dufferin – 401 Properties Limited & Collecdev Inc., in support of an application to amend the Dufferin Street Secondary Plan (OPA 294), Former City of North York Zoning By-law 7625 and City-wide Zoning By-law 569-2013, as amended, in order to permit a mixed-use development for the land municipally addressed 3400 Dufferin Street and 8 Jane Osler Boulevard (hereafter referred to as the “subject site”). As per the Planning and Urban Design Rationale – also prepared by Bousfields Inc. – the proposal will provide for three new buildings including a 29-storey residential tower, a 29-storey mixed-use residential tower and a 9-storey mixed-use building. ”



An aerial photograph of a city block, showing a mix of residential buildings and a prominent, taller building. The image is overlaid with a semi-transparent white circle containing the number '1' and a white text box containing the title and introductory text.

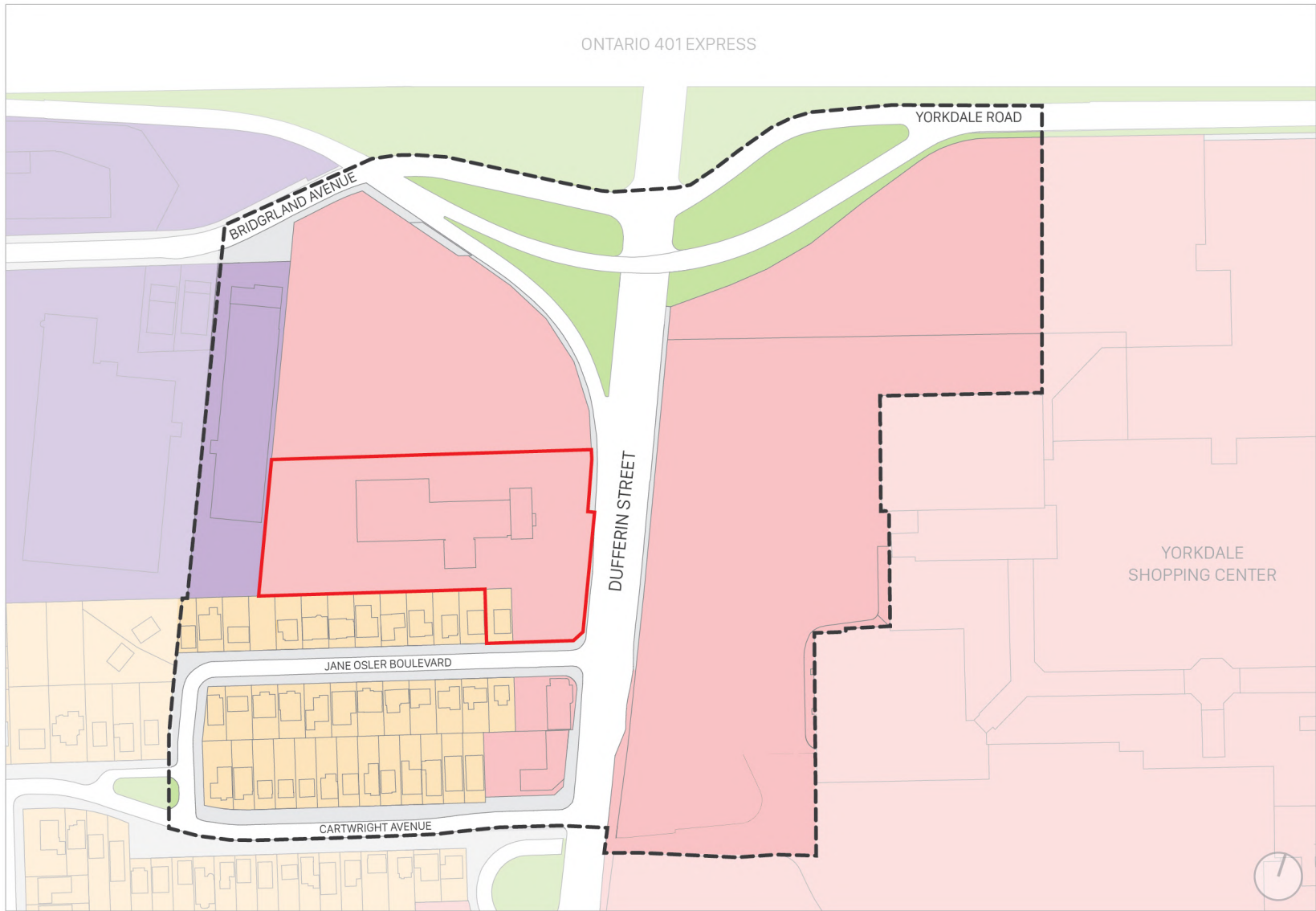
1

Introduction

The Block Context Plan will describe and analyze how the physical form of the proposed development fits within the existing and planned context. The Plan will include an inventory, assessment and understanding of the physical features of the existing study area. This Block Context Plan serves as a companion document and should be reviewed with the accompanying reports and other technical studies. Overall, it is our opinion that the proposed development fits within the existing and planned context.



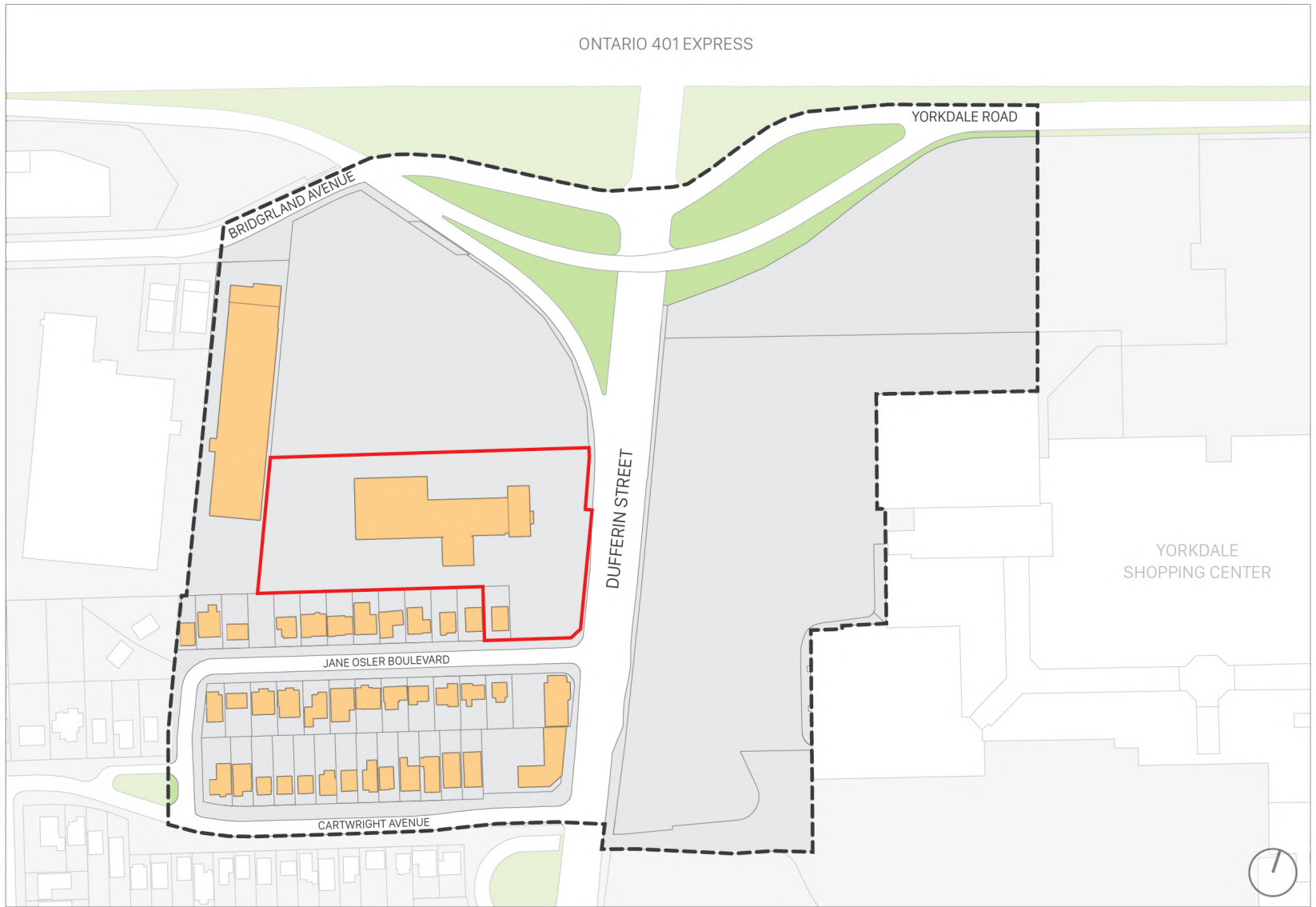
Existing Condition



LEGEND

- — STUDY AREA
- — SUBJECT SITE
- — MIXED USE AREAS
- — NEIGHBORHOODS
- — CORE EMPLOYMENT AREAS

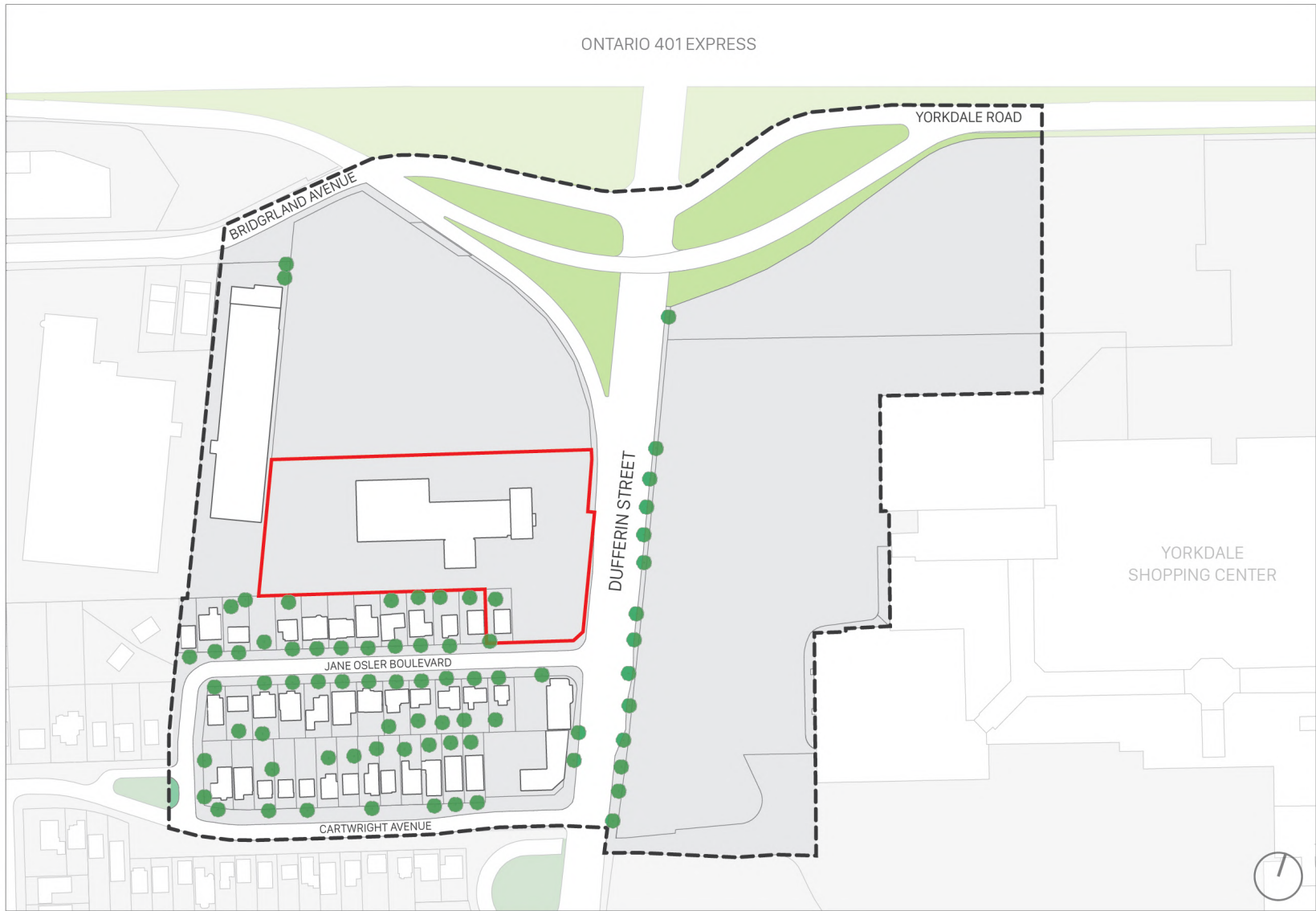
Figure 1 - Land Use - Map 17 - Official Plan



LEGEND

- — STUDY AREA
- — SUBJECT SITE
- LOW-RISE (1-4 STOREYS)

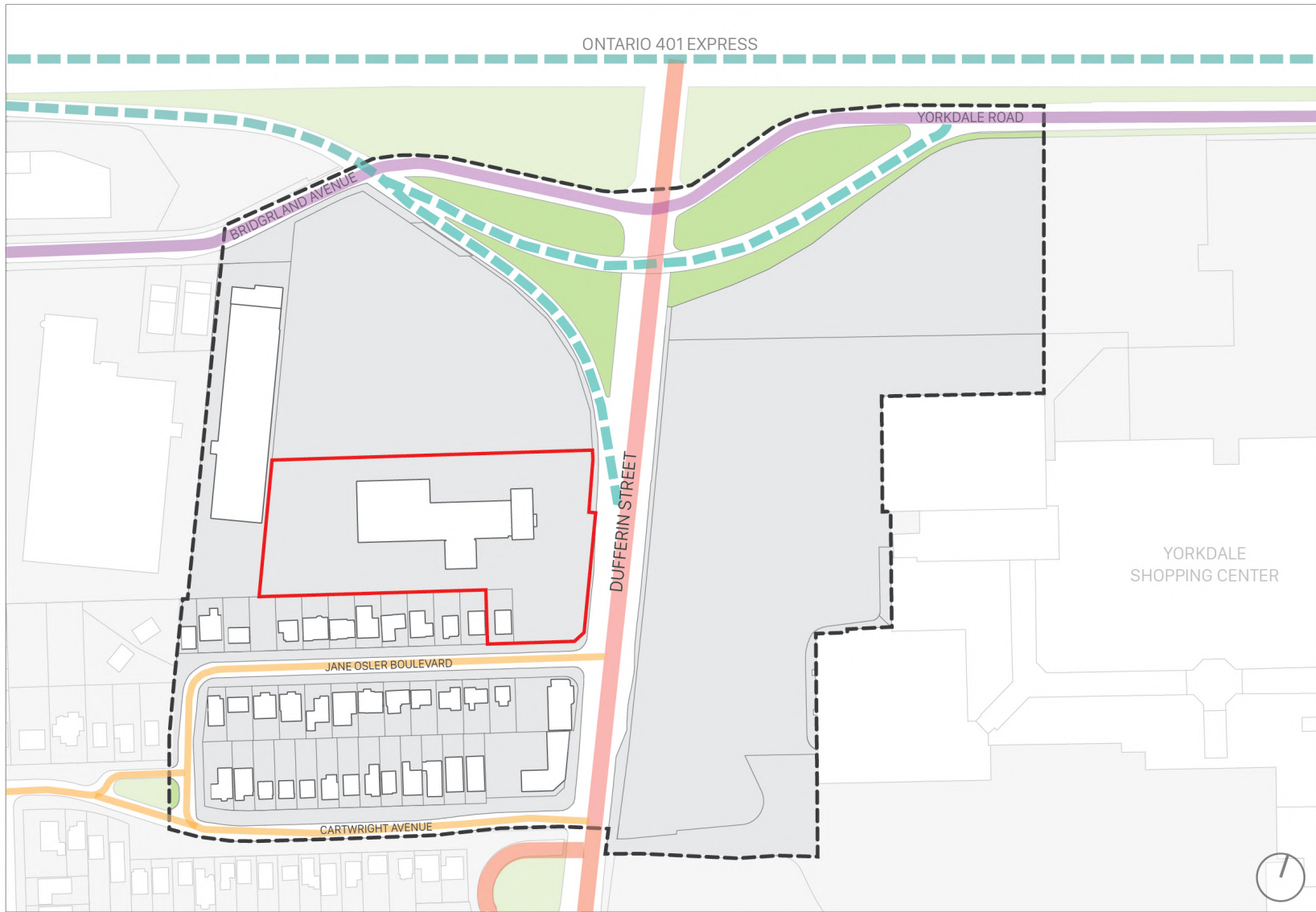
Figure 2 - Existing Built Form



LEGEND

- — STUDY AREA
- — SUBJECT SITE
- EXISTING STREET TREES
- OPEN SPACE

Figure 3 - Existing Open Space and Trees



LEGEND

- STUDY AREA
- SUBJECT SITE
- PROVINCIAL EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- LOCAL

Figure 4 - Existing Road Network

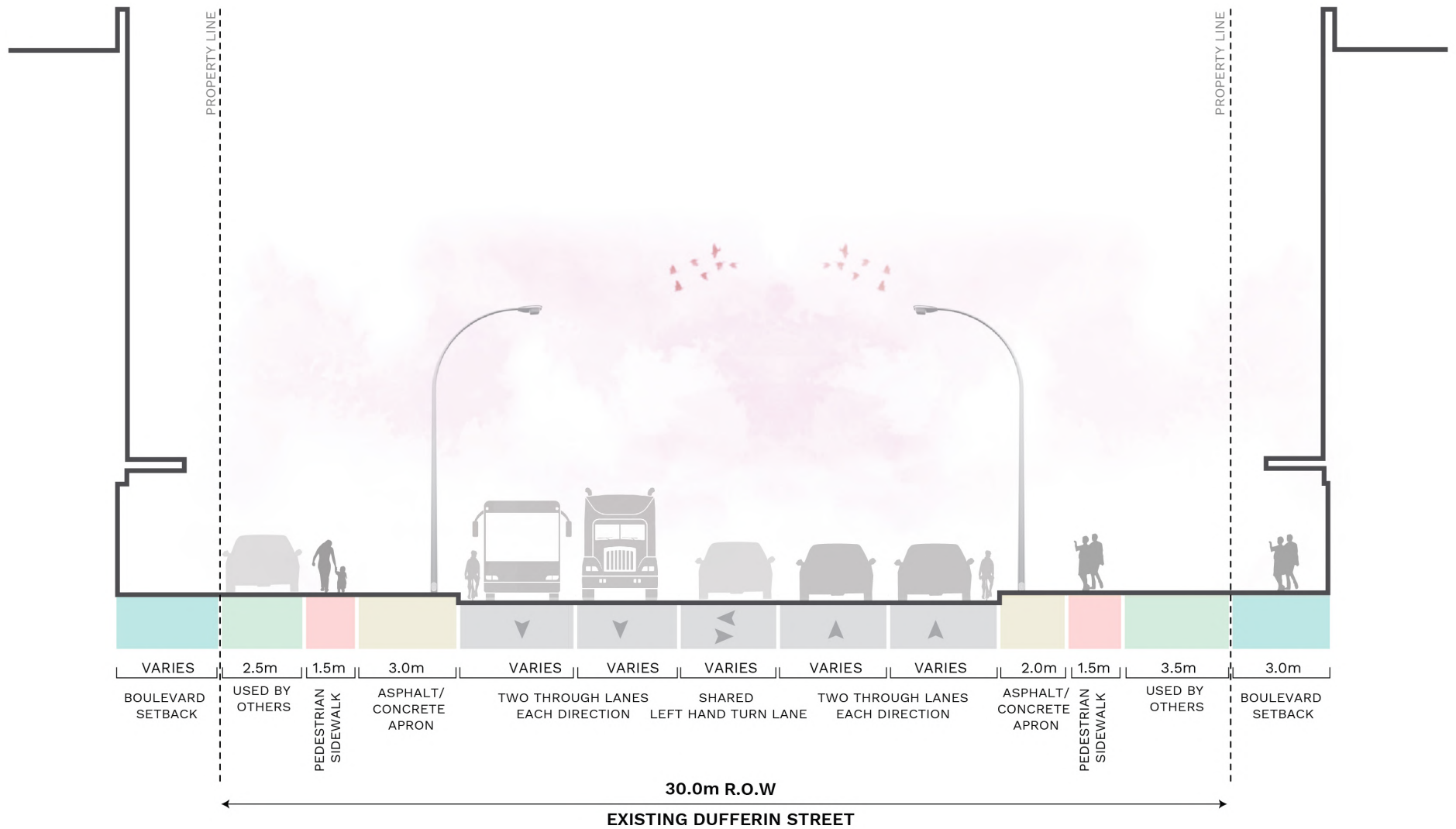
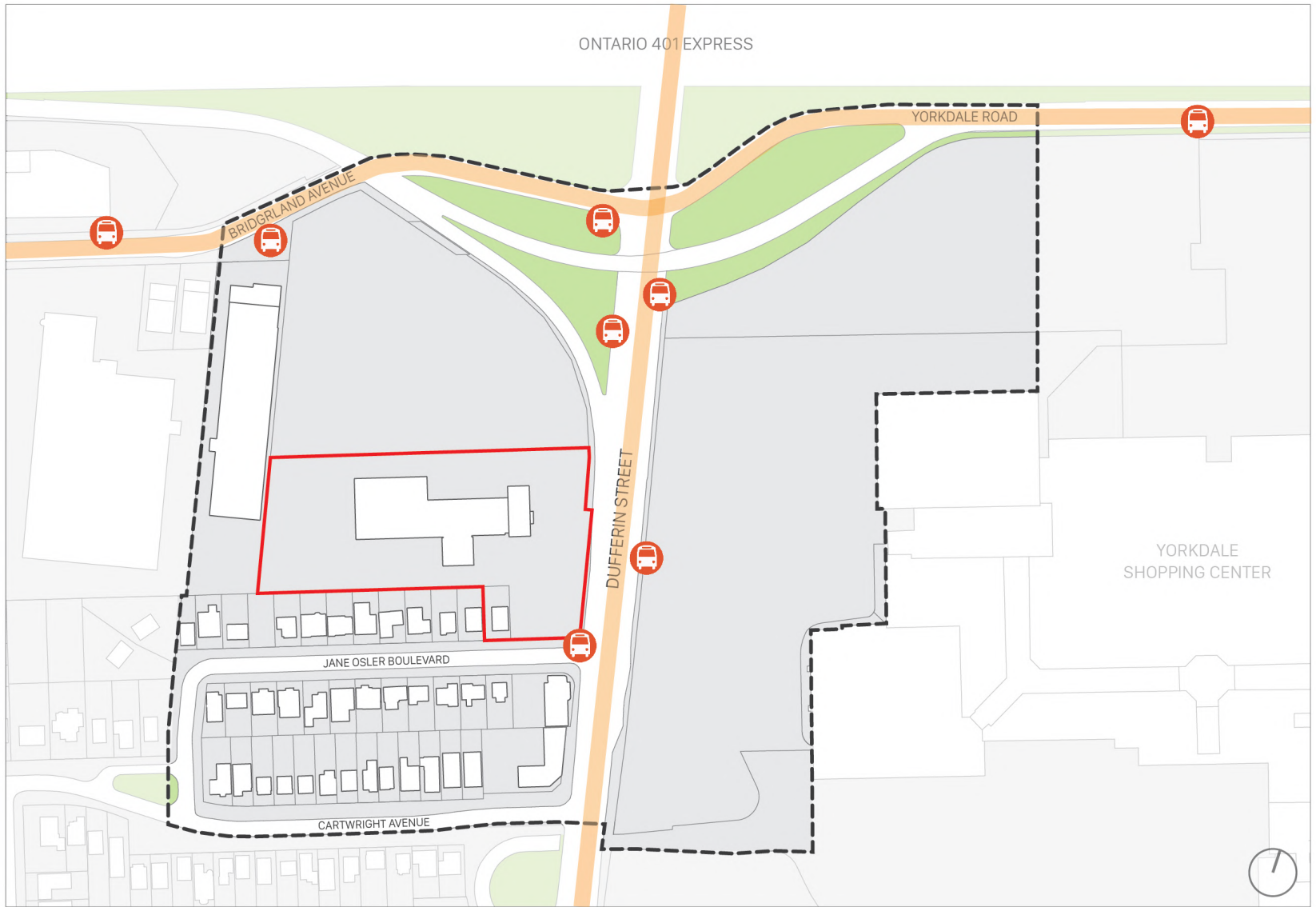


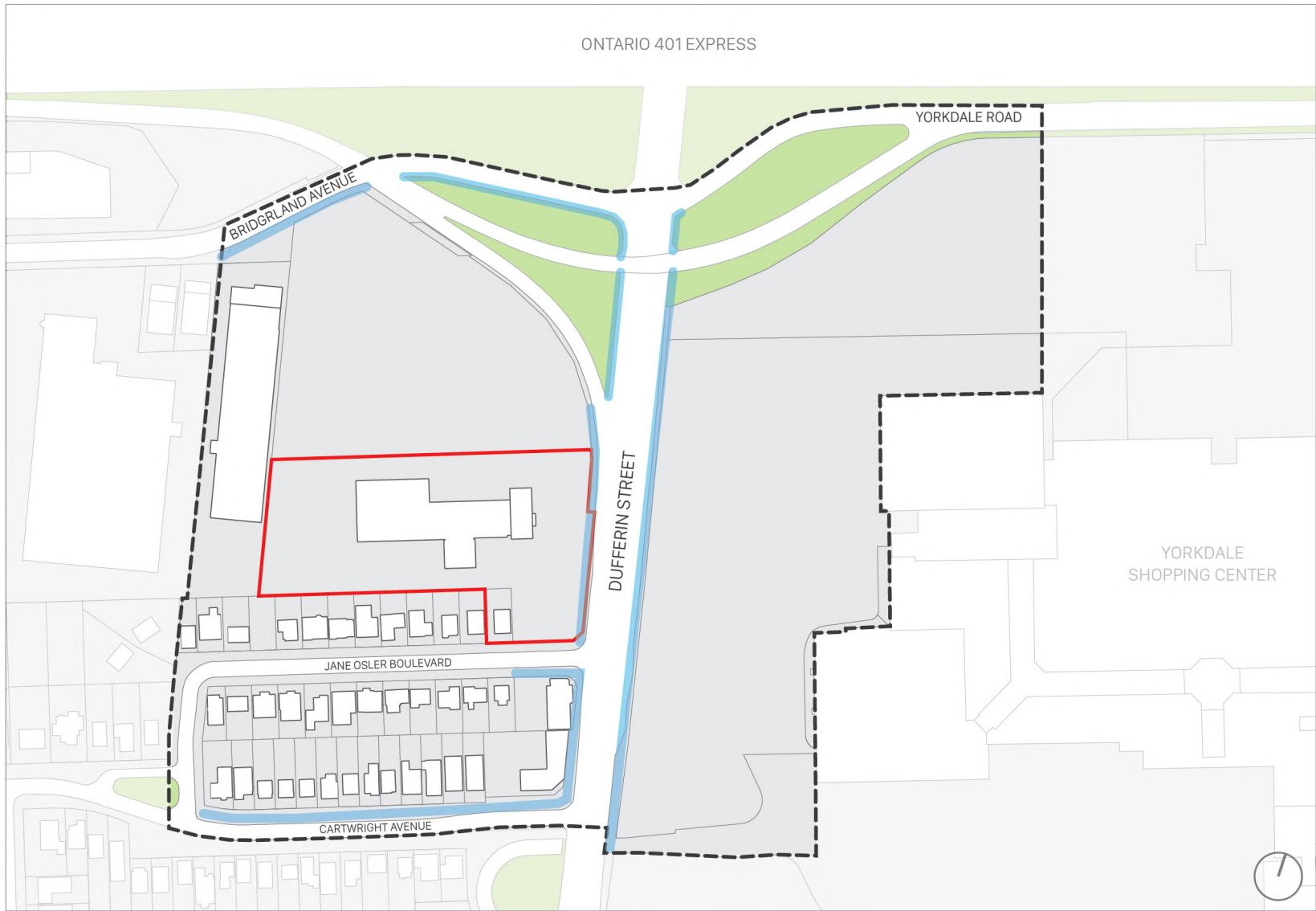
Figure 5 - Dufferin Street Section



LEGEND

- — STUDY AREA
- — SUBJECT SITE
- — BUS ROUTE
- 🚌 BUS STOP

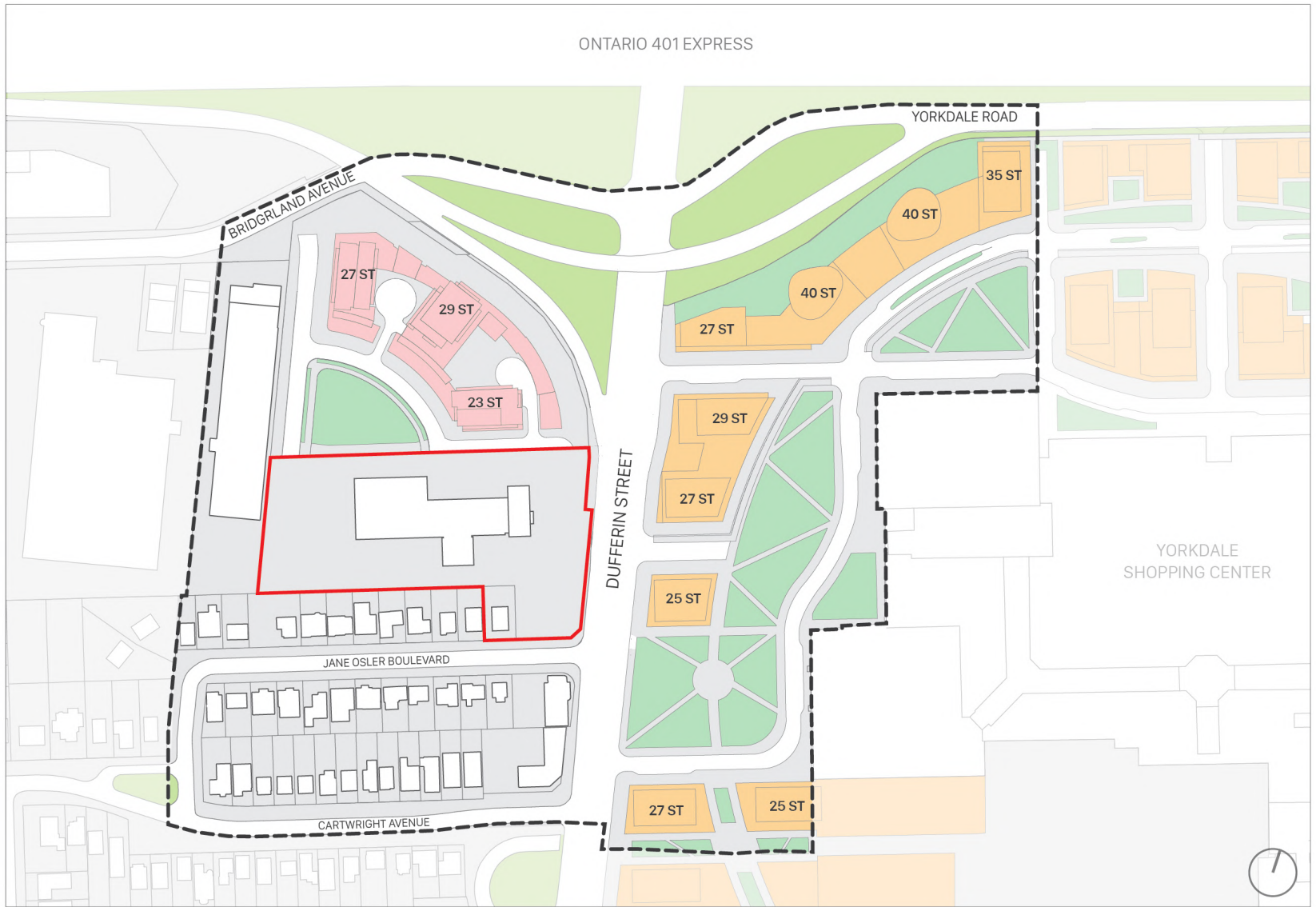
Figure 6 - Transit Network



LEGEND

- — STUDY AREA
- — SUBJECT SITE
- — PUBLIC SIDEWALK

Figure 7 - Existing Pedestrian Circulation



LEGEND

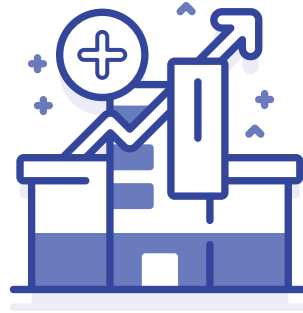
- — STUDY AREA
- — SUBJECT SITE
- — UNDER CONSTRUCTION DEVELOPMENT
- — UNDER REVIEW DEVELOPMENT

Figure 8 - Active Developments

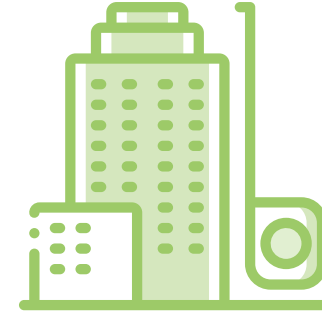
3

Urban Design Vision

For the purposes of this Block Context Plan, the study area is envisioned as a vibrant community that will contribute to the existing and emerging built form pattern in the area. This vision is supported by the following objectives:



Facilitate anticipated intensification on the study area



Incorporate buildings that are appropriately scaled with the existing and planned context



Design buildings that animate and define existing and planned streets



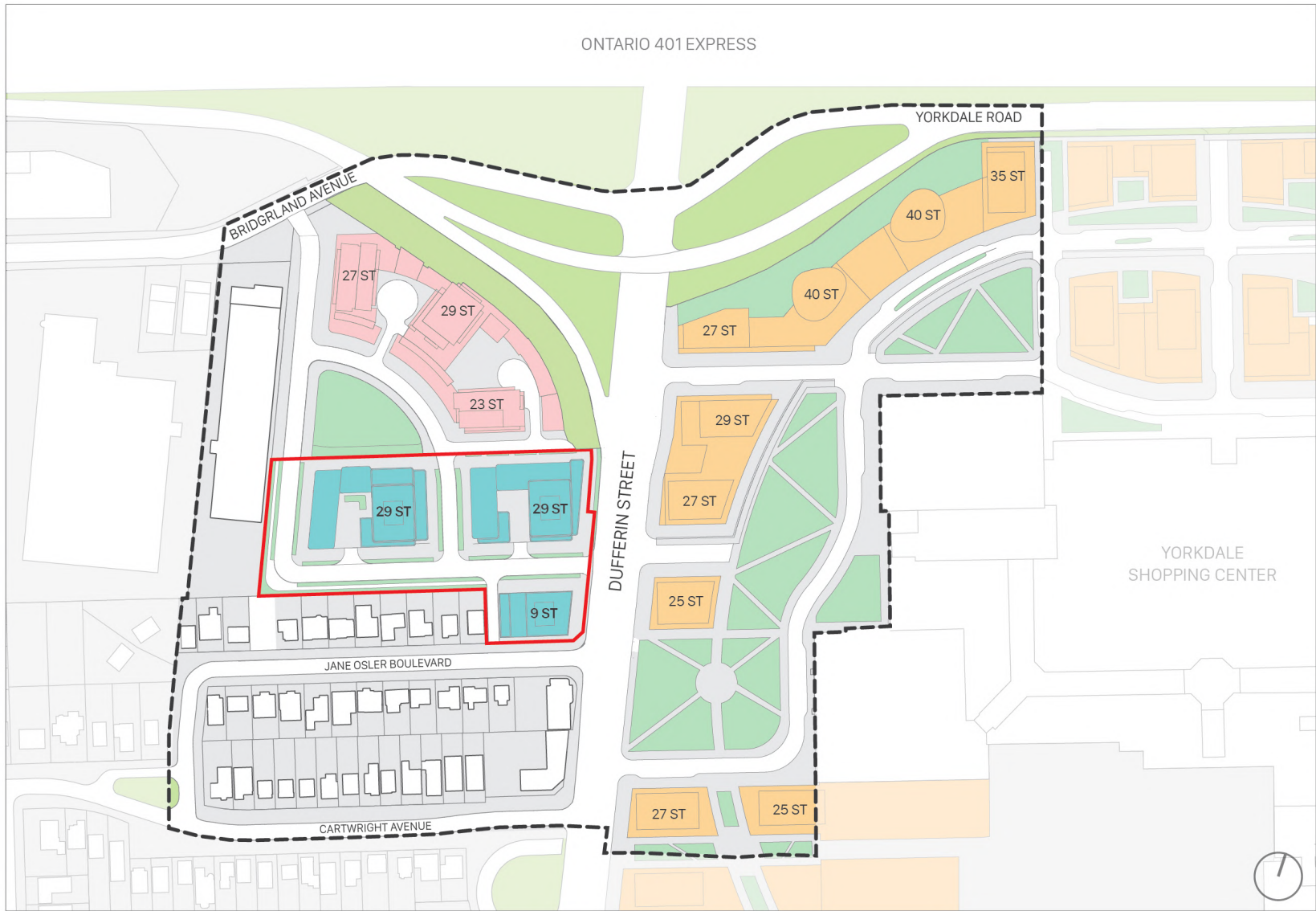
Provide new and improved pedestrian connections in the study area

4

Block Context Plan Structure

This Block Context Plan identifies under construction and proposed developments, along side one potential soft site within the study area. The conceptual built form illustrated on the soft site is designed in a manner that is generally consistent with the built form approach taken by the proposed redevelopment of the subject site. The principles used in this Plan are consistent with the City's policy framework and are widely accepted as appropriate standards in urban design practice.

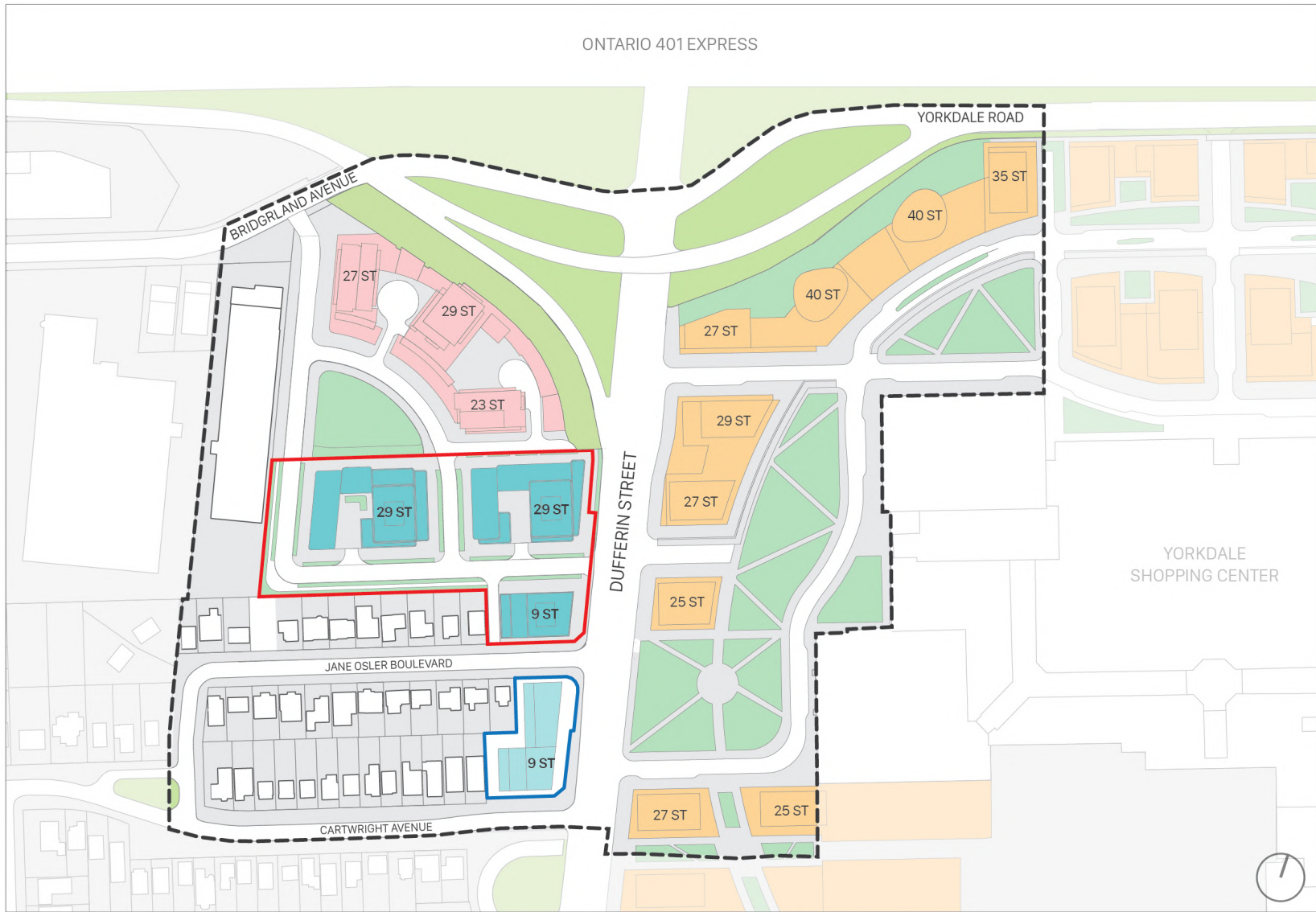
The Block Context Plan envisions the study area containing mid-rise and high-rise buildings. As shown in Figure 10, the location of proposed and potential developments are conceptual. Precise building locations will be determined on a site-specific basis through the appropriate development approvals process.



LEGEND

- — STUDY AREA
- — SUBJECT SITE
- PROPOSED DEVELOPMENT
- UNDER CONSTRUCTION DEVELOPMENT
- UNDER REVIEW DEVELOPMENT

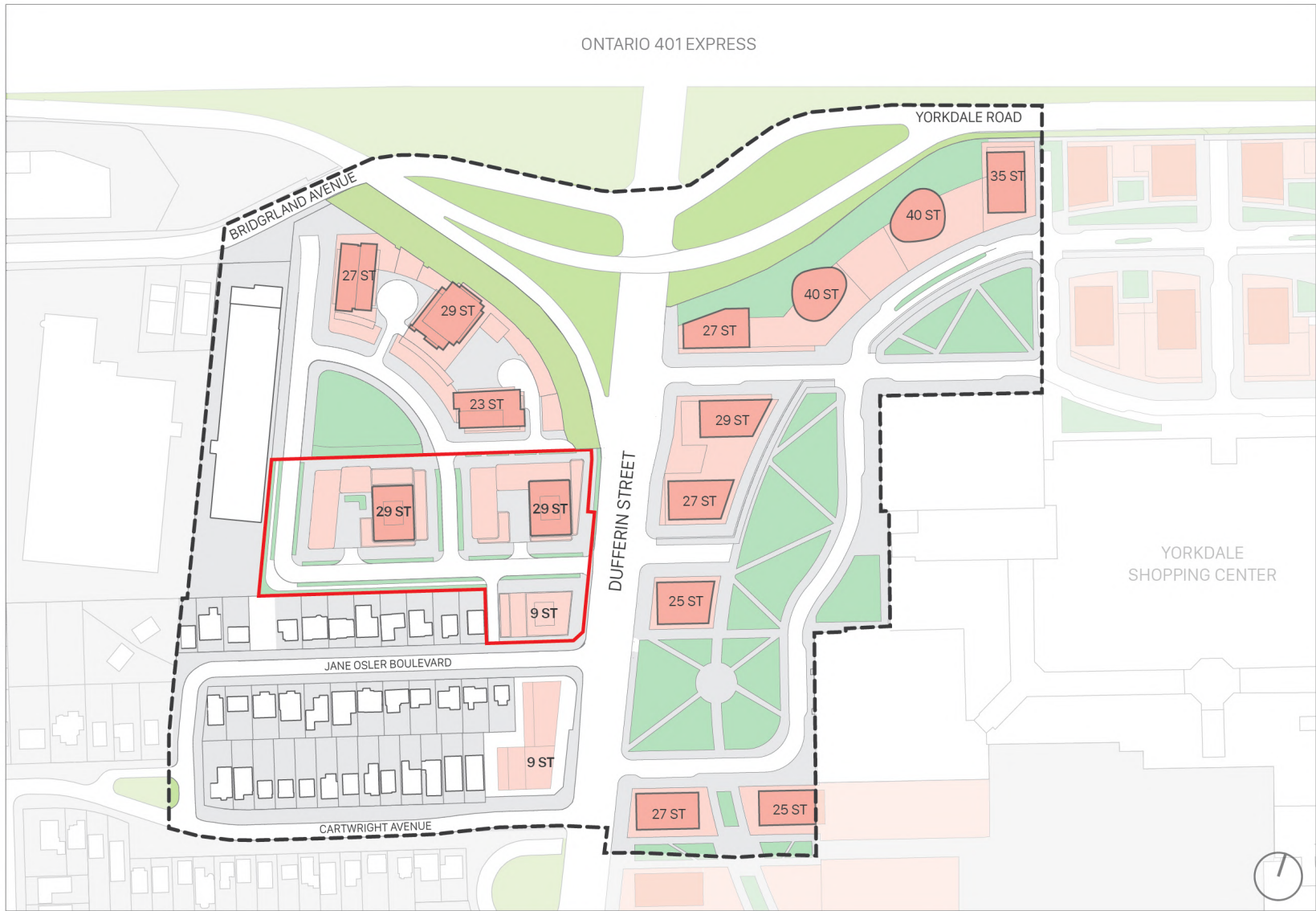
Figure 9 - Proposed Development



LEGEND

- — STUDY AREA — — SUBJECT SITE ■ PROPOSED DEVELOPMENT ■ UNDER CONSTRUCTION DEVELOPMENT ■ UNDER REVIEW DEVELOPMENT
- POTENTIAL SOFT SITE ■ POTENTIAL FUTURE DEVELOPMENT

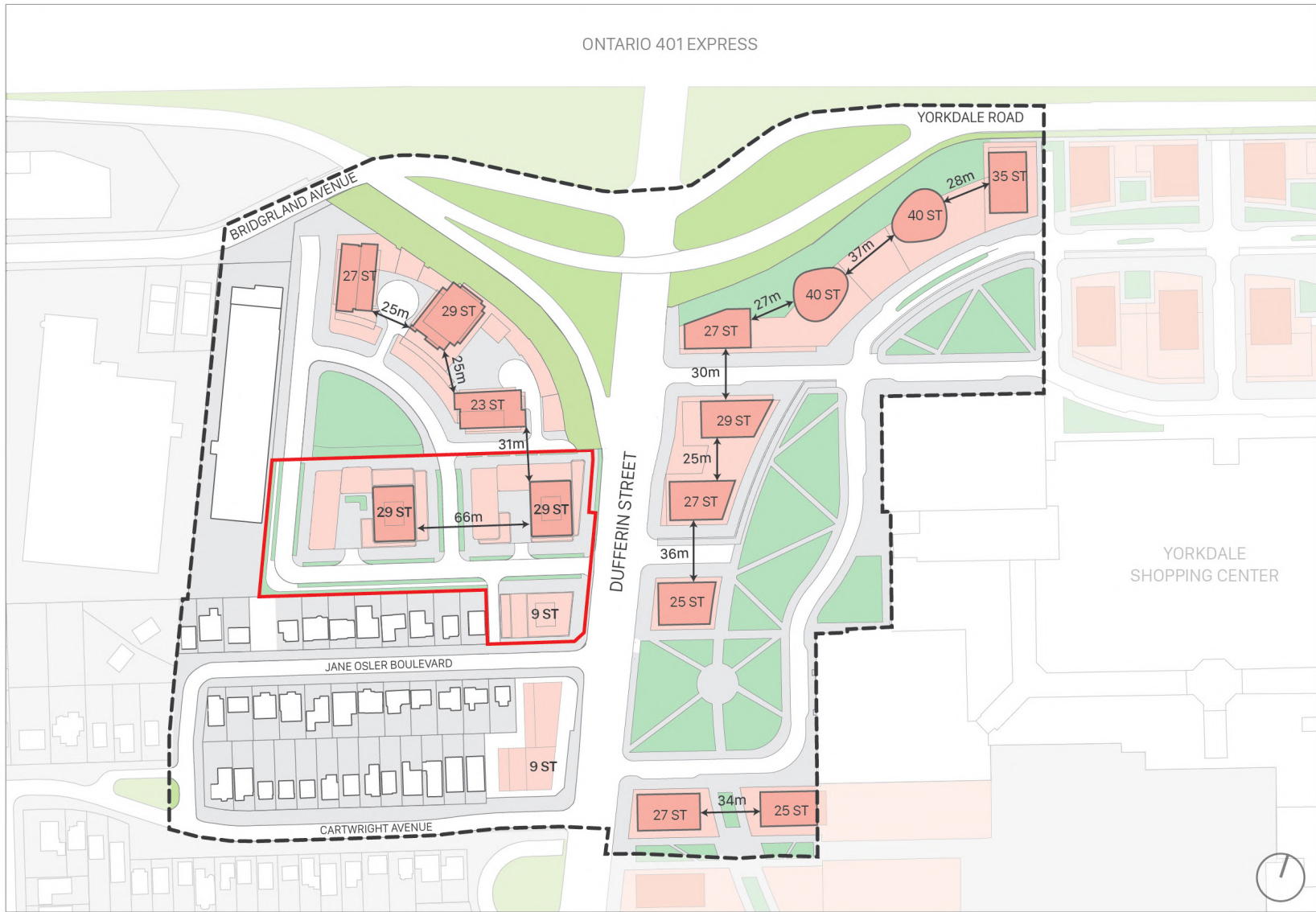
Figure 10 - Conceptual Block Plan



LEGEND

- — STUDY AREA
- — SUBJECT SITE
- TOWER
- PODIUM / MID-RISE (2-8 STOREYS)

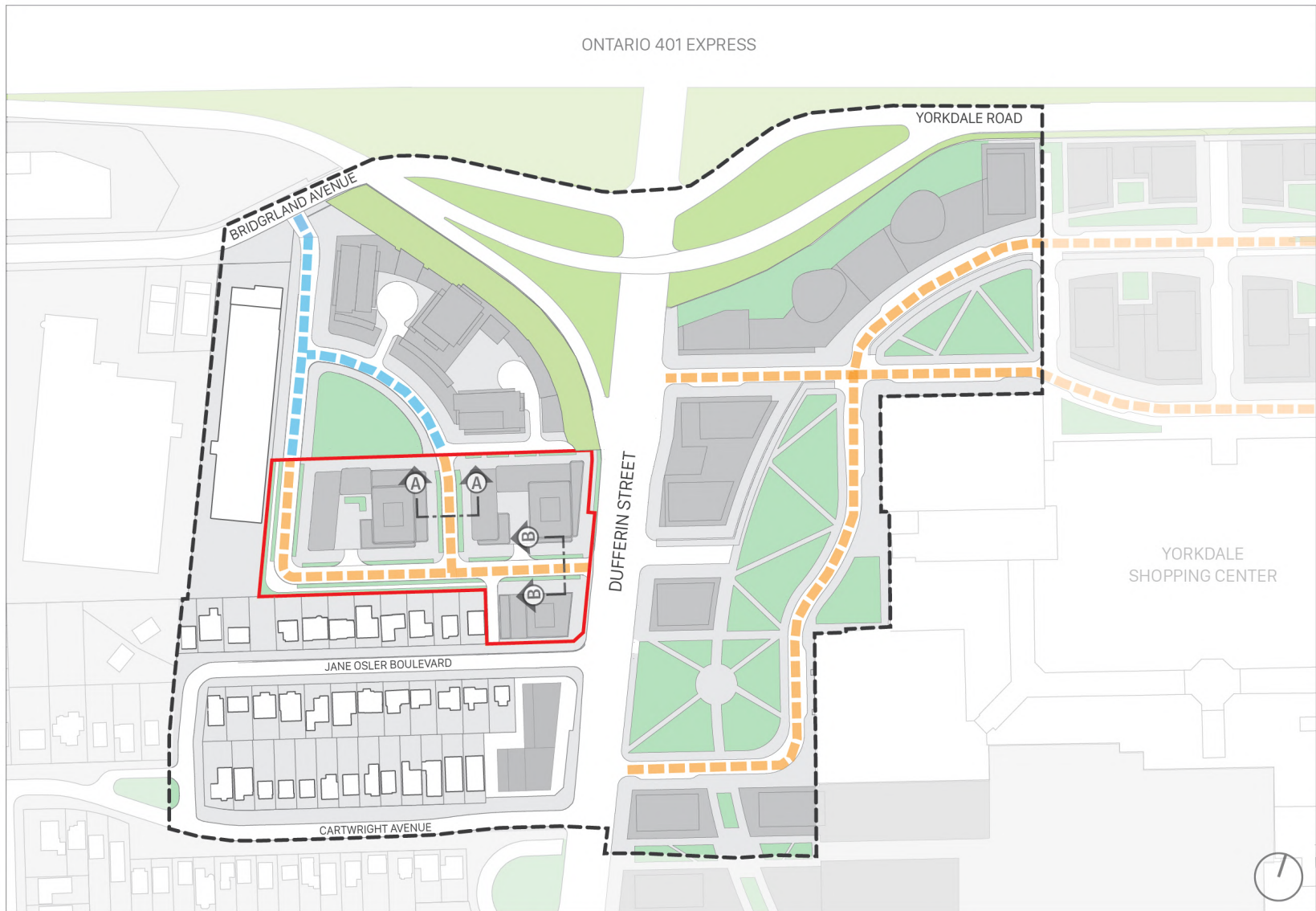
Figure 11 - Built Form



LEGEND

--- STUDY AREA — SUBJECT SITE

Figure 12 - Tower Separation Distance



LEGEND

- — STUDY AREA
- — SUBJECT SITE
- — APPROVED PUBLIC ROAD
As Per 3450 Dufferin Street LPAT Approval
- — PROPOSED PUBLIC ROAD

Figure 13 - Road Network

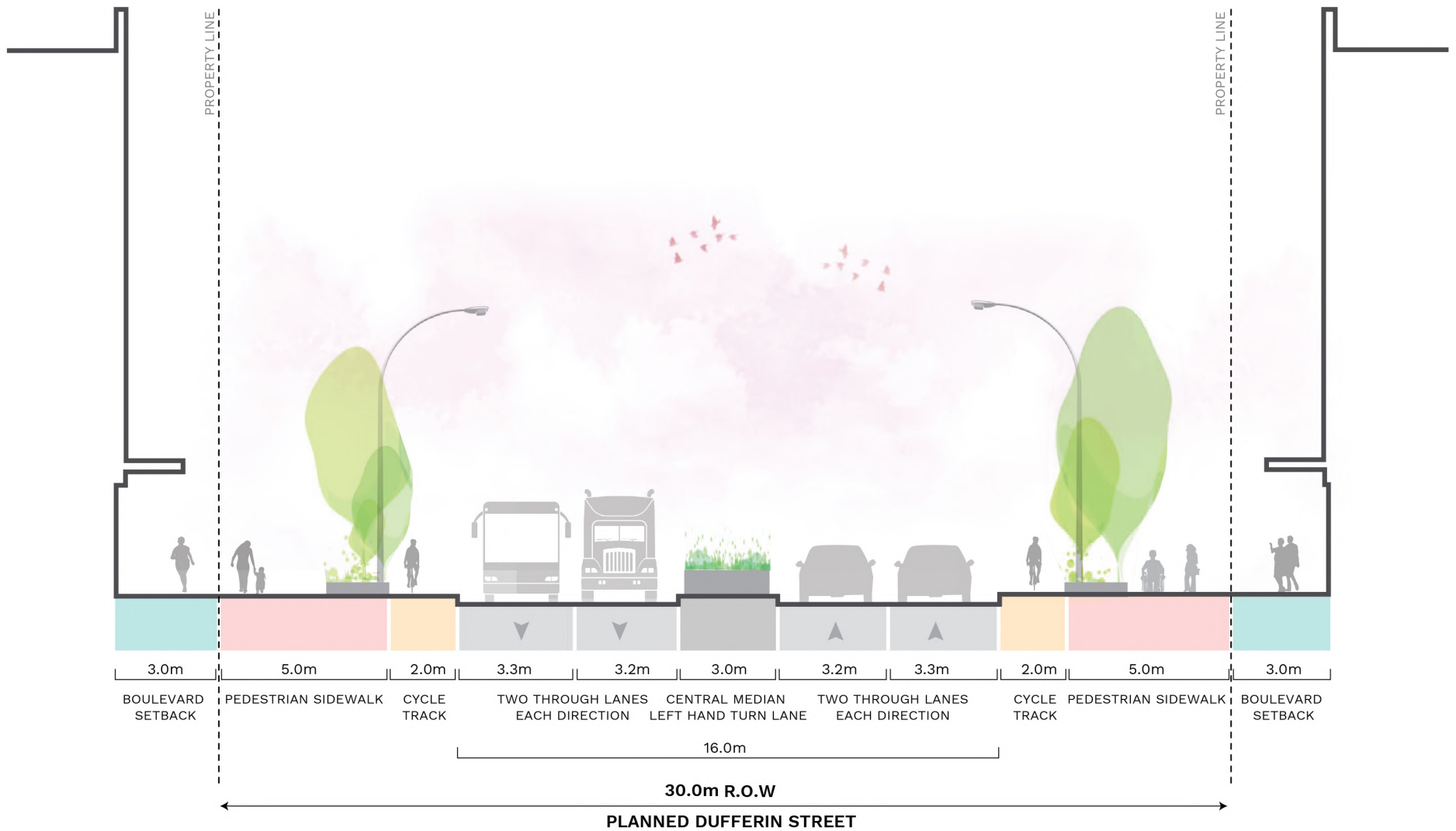


Figure 14 - Planned Dufferin Street Section

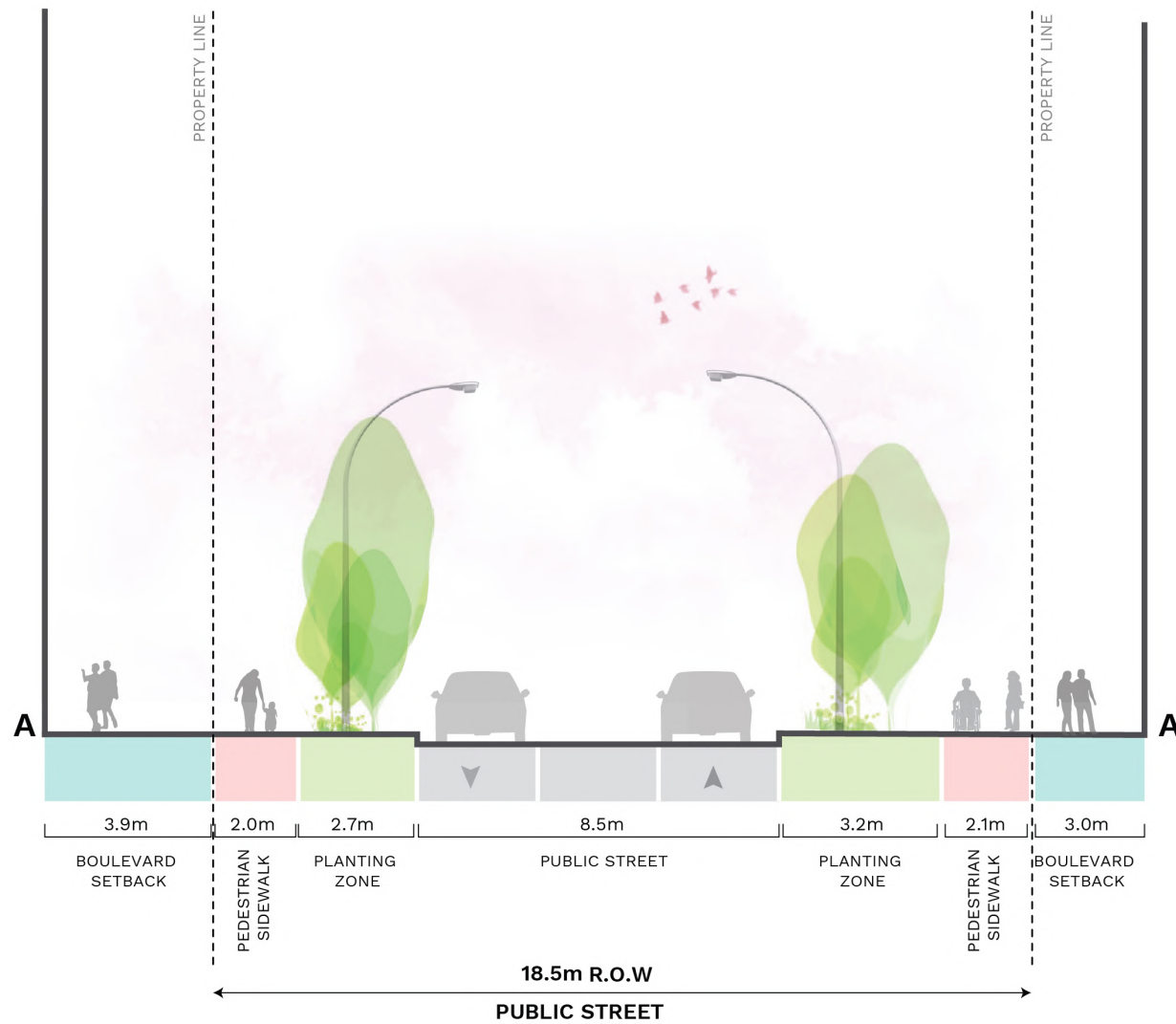


Figure 15 - Proposed Public Street Section

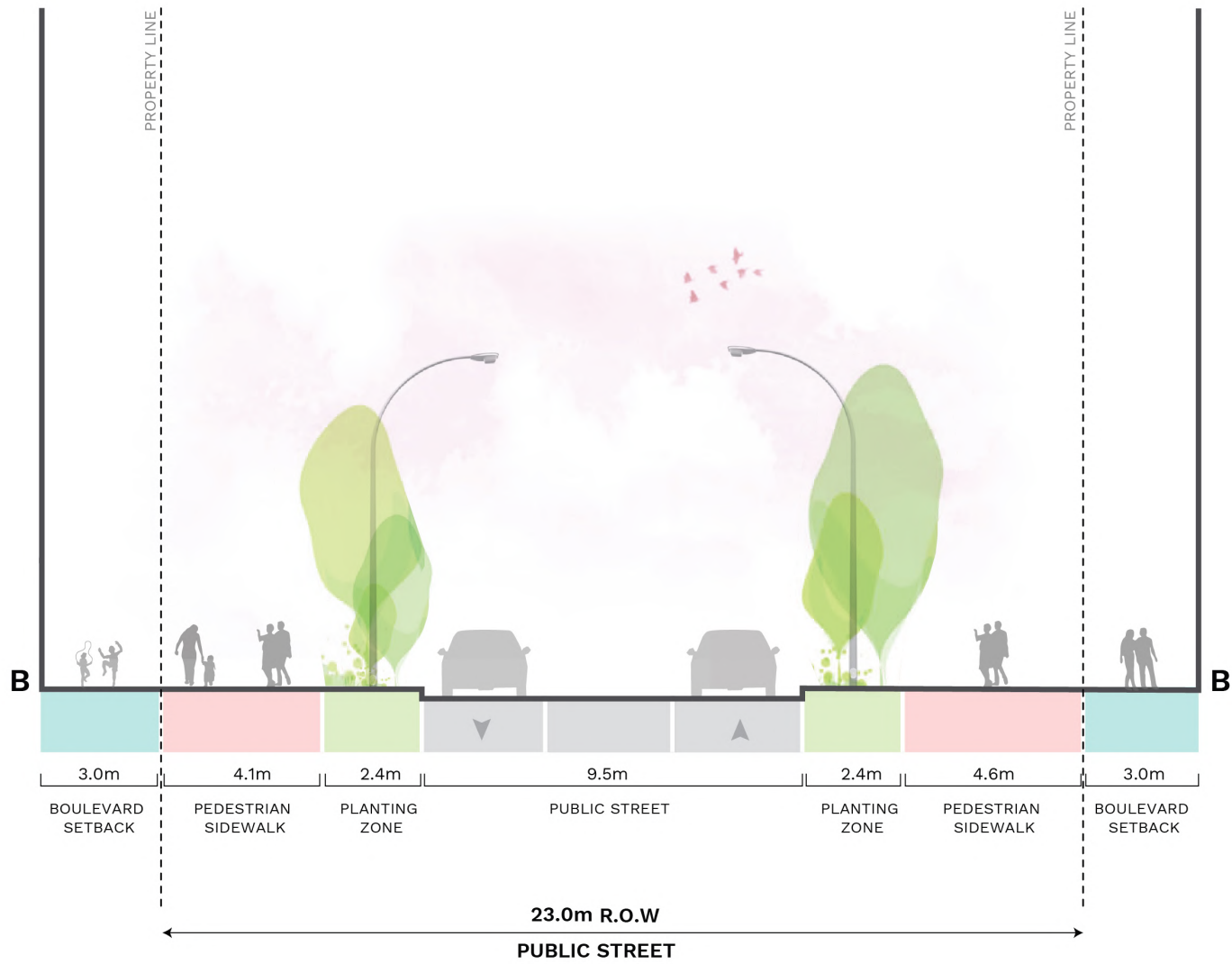
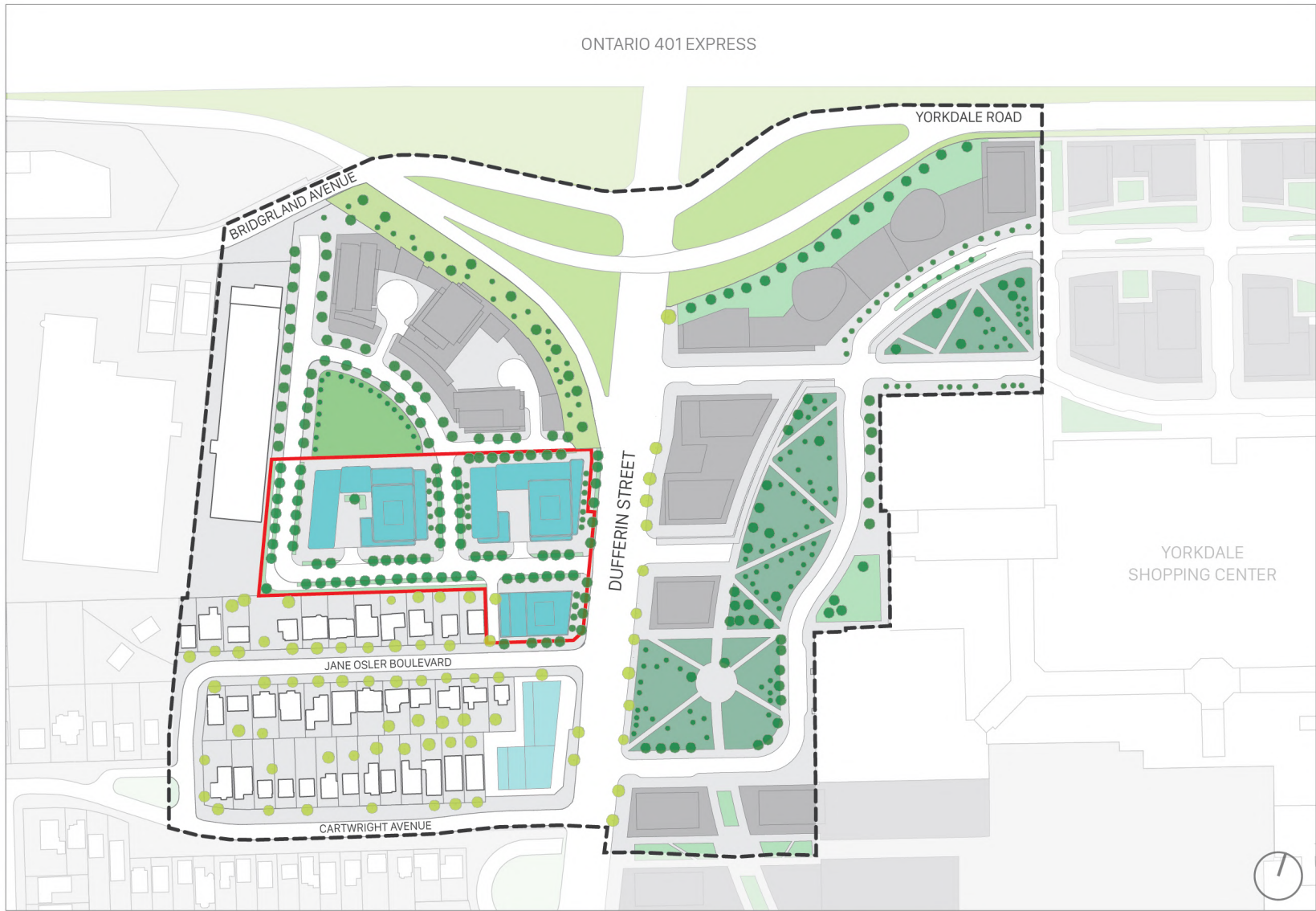


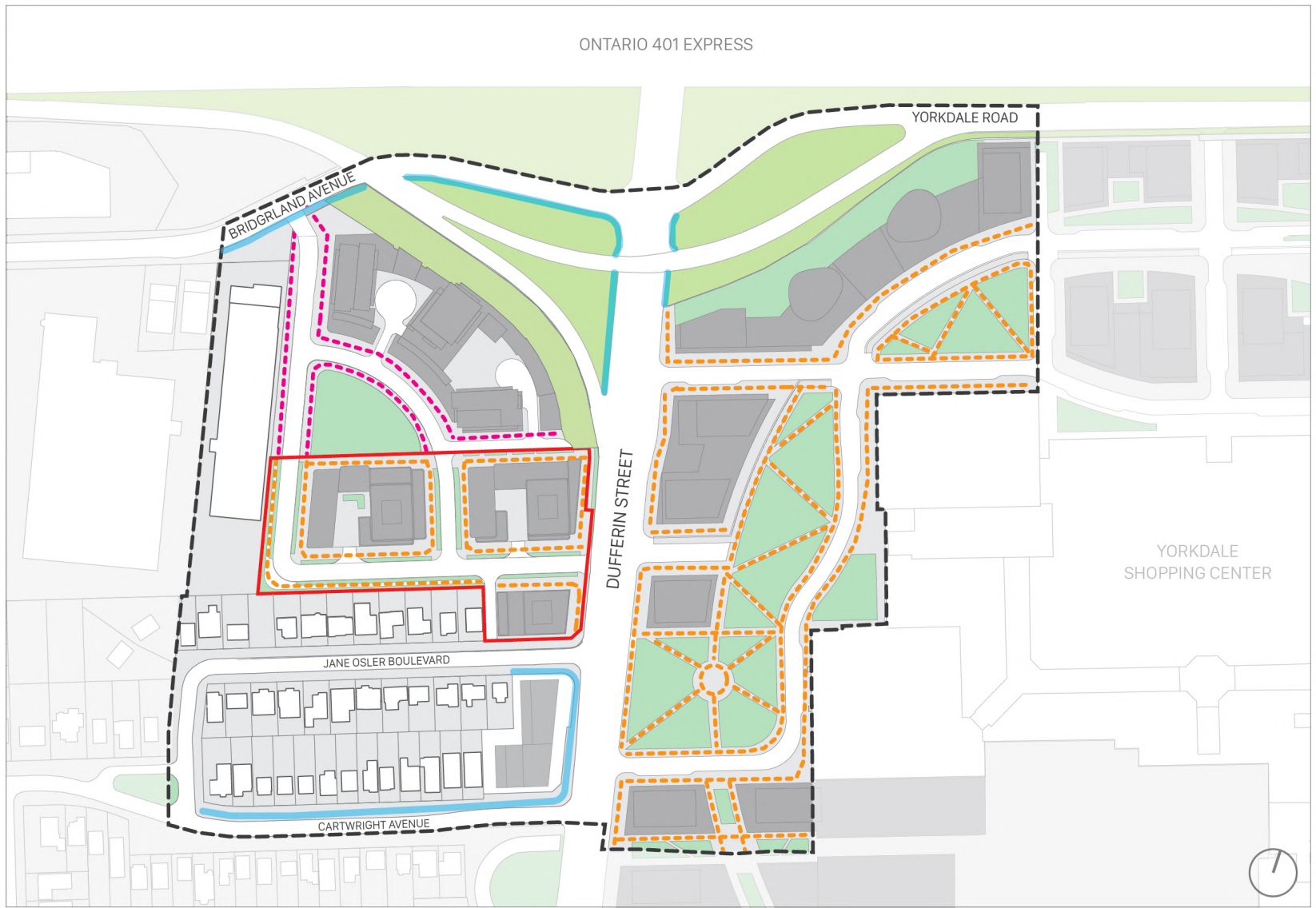
Figure 16 - Proposed Public Street Section



LEGEND

- STUDY AREA — SUBJECT SITE ■ PROPOSED DEVELOPMENT ■ POTENTIAL FUTURE DEVELOPMENT ■ APPROVED PARK
As Per 3450 Dufferin Street LPAT Approval
- PROPOSED PARK ■ PROPOSED LANDSCAPED AREA ■ PLANNED DUFFERIN LANDSCAPE GATEWAY ● NEW TREES ● EXISTING TREES
As Per Yorkdale Shopping Center Masterplan As Per Yorkdale Shopping Center Masterplan As Per Dufferin Street Secondary Plan

Figure 17 - Open Space and Trees



LEGEND

- — STUDY AREA — — SUBJECT SITE - - - - APPROVED PEDESTRIAN CIRCULATION - - - - PROPOSED PEDESTRIAN CIRCULATION
 - — EXISTING PEDESTRIAN CIRCULATION
- As Per 3450 Dufferin Street LPAT Approval

Figure 18 - Pedestrian Circulation



LEGEND

- STUDY AREA
- SUBJECT SITE
- PROPOSED DEVELOPMENT
- POTENTIAL FUTURE DEVELOPMENT
- UNDER REVIEW DEVELOPMENT
- UNDER CONSTRUCTION DEVELOPMENT

Figure 19 - Aerial View Looking Northeast



LEGEND

- STUDY AREA — SUBJECT SITE ■ PROPOSED DEVELOPMENT ■ POTENTIAL FUTURE DEVELOPMENT ■ UNDER REVIEW DEVELOPMENT
- UNDER CONSTRUCTION DEVELOPMENT

Figure 20 - Aerial View Looking Southwest

5

Conclusion

This Block Context Plan demonstrates how the redevelopment of the subject site would significantly improve the existing and emerging built form in the study area, supporting public transit and improving connectivity and public realm. In conjunction with the attached Planning and Urban Design Rationale, it is our opinion that the proposed development within the Subject Site is appropriate as it fits with the existing and planned context.

