BOUSFIELDS INC.
PLANNING | DESIGN | ENGAGEMENT

Block Context Plan

45 Grenoble Drive
City of Toronto

Prepared For
Davad Investments Inc.

December 2024

BOUSFIELDS INC.

Job Number
2337

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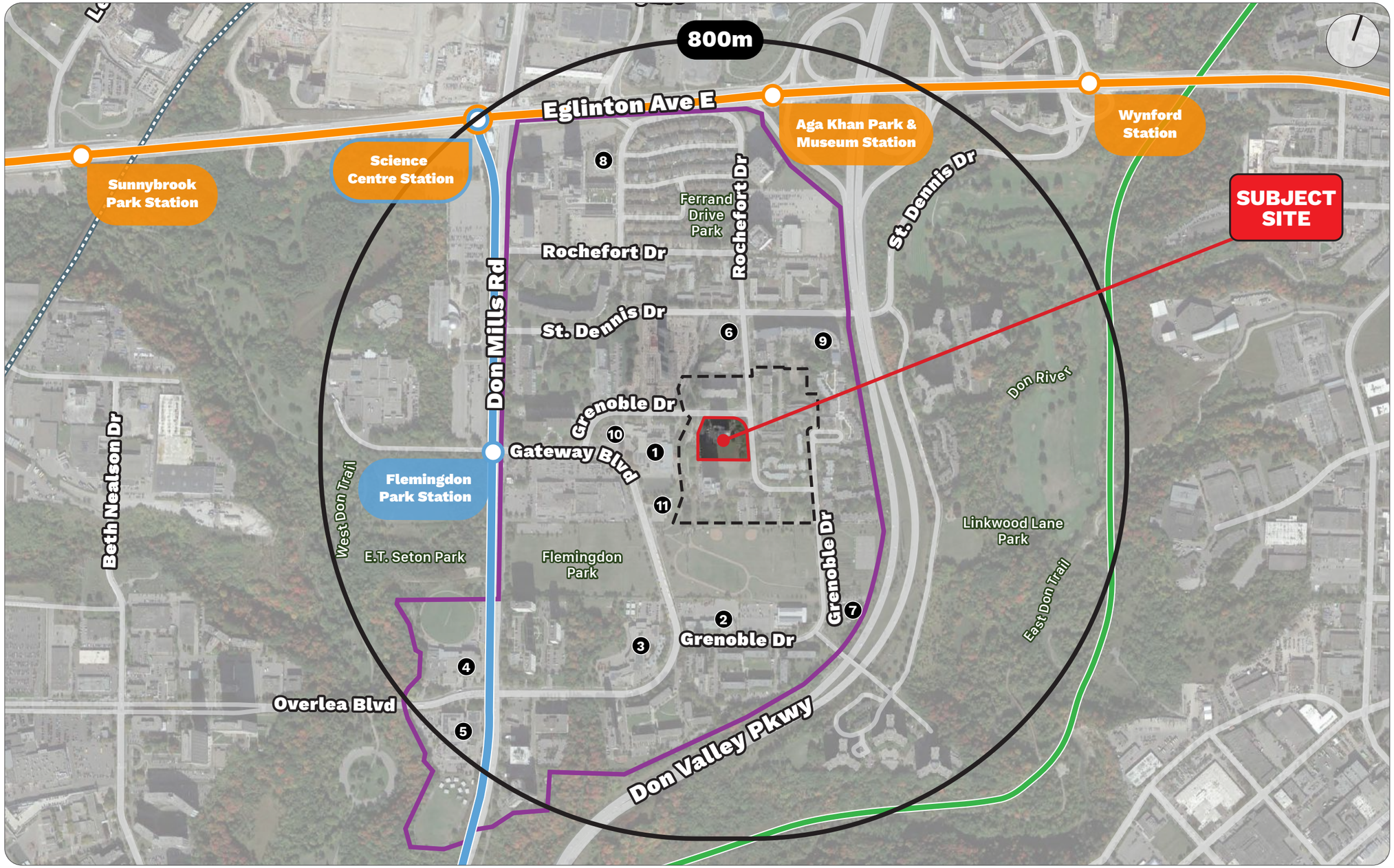
1 Introduction

This Block Context Plan (“BCP”) has been prepared in support of a Zoning By-law Amendment (“ZBA”) application by Davad Investments Inc. for the property municipally known as 45 Grenoble Drive (“Subject Site”), in the City of Toronto.

The Subject Site is currently occupied by a 28-storey apartment building and parking garage partially located below grade. The proposal contemplates the infill development of the southern portion of the Subject Site with a 39-storey (125.32 metres, excluding the mechanical penthouse) residential building (the “proposal”).

The BCP provides an analysis of how the physical form of the proposed development fits within in the existing and planned context. The BCP provides an inventory of the planned context, including Official Plan land use designations, as well as an inventory of the development in the area, including active and/or recently approved development applications, as well as buildings under construction in the vicinity of the Subject Site. Also included is conceptual massing for potential redevelopment sites as part of the long-term development potential assessment for the Study Area.

This BCP serves as a companion document to the Planning and Urban Design Rationale report and should be reviewed with the other reports and technical studies comprising this application.



Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Flemingdon Park MTSA Boundary
- Eglinton Crosstown (Line 5)
- Planned Ontario Line
- GO Transit
- Rail Corridor

Institutional

1. Grenoble Public School
2. St. John XXIII Catholic School
3. Gateway Public School
4. Marc Garneau Collegiate Institute
5. Valley Park Middle School

Community Facility

6. Dennis R Timbrell Resource and Community Centre
7. Flemingdon Community Centre

Religious

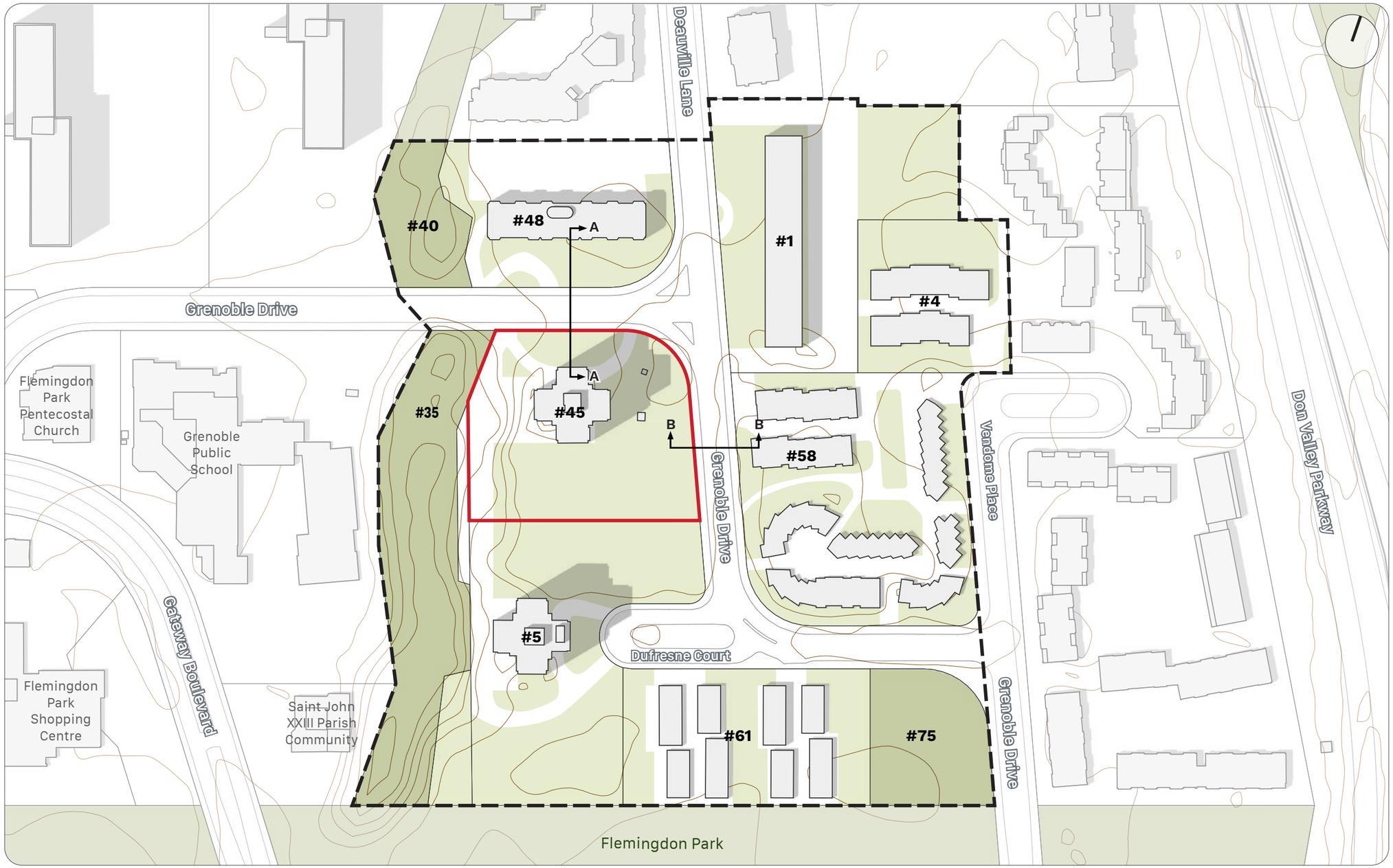
8. The Church of Jesus Christ of Latter-day Saints
9. Darul Khair Islamic Centre
10. Flemingdon Park Pentecostal Church
11. Saint John XXIII Parish Community

Figure 1 - Area Context

2 Existing Context

The Subject Site is located within the Flemingdon Park neighbourhood, a residential area characterized by high-rise apartment buildings, and generally bounded by Old Lawrence Avenue to the south, the Don River West Branch to the west, Eglinton Avenue East to the north, and the Don River East Branch to the east. Flemingdon Park has developed and intensified over the last several decades, propelled by the introduction of new planned higher-order public transportation options, including the Eglinton Crosstown ("LRT") and the Ontario Line. Accordingly, the neighbourhood currently consists of a variety of built forms, including older "Tower-in-the-Park" style buildings, as well as townhouse developments and detached dwellings, interspersed with emerging apartment neighborhood infill projects and master planned communities.

The Block Context Plan Study Area boundary was determined in conjunction with City of Toronto Planning staff. As illustrated in **Figure 1**, the BCP Study Area is in close proximity to Science Centre LRT Station, Aga Khan Park and Museum LRT Station, as well as future stations on the Ontario Line (i.e. Flemingdon Park and Science Centre). The Subject Site and the BCP Study Area are included within the Flemingdon Park Major Transit Station Area ("MTSA").



Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Existing Buildings
- Public Park/Open Space
- Private Open Space
- Topographic Contours (1.0m interval)[1]
- # Property Address

[1] Contour lines in all figures derived from the City of Toronto Interactive Map.
[2] See Figures 8 and 9 for Sections A-A and B-B.

Figure 2 - Block Context Plan Study Area

Legend

Block Context Plan
Study Area Boundary

Subject Site

Official Plan Land Use Designations

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks

Other Open Space Areas (Including Golf Courses, Cemetaries, Public Utilities)

Figure 3 - Existing Land Use - Official Plan Land Use Map 20

Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Low-Rise Residential - Townhouses
- Mid-Rise Residential
- High-Rise Residential
- # Height (Storeys)

Figure 4 - Existing Built Form Character and Use

Legend

- Block Context Plan Study Area Boundary
- Subject Site

Public Transit Network

- City Expressway
- Minor Arterial
- Collector
- Local
- TTC Bus Route
- TTC Bus Stop
- Internal Private Driveway
- Loading Access
- Parking Structure
- Access to Below Grade Parking
- Surface Parking

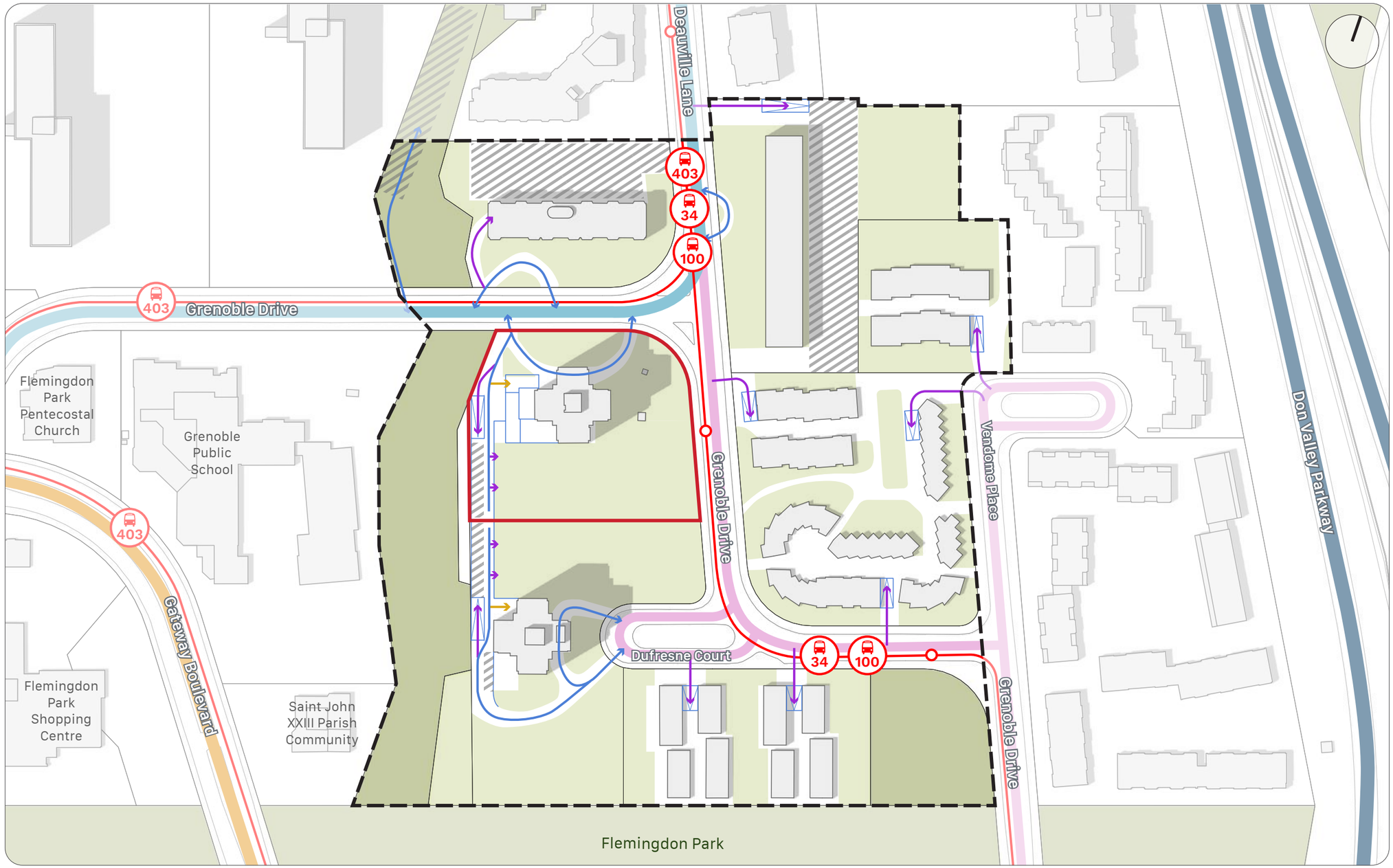


Figure 5 - Existing Transit Network and Vehicular Circulation

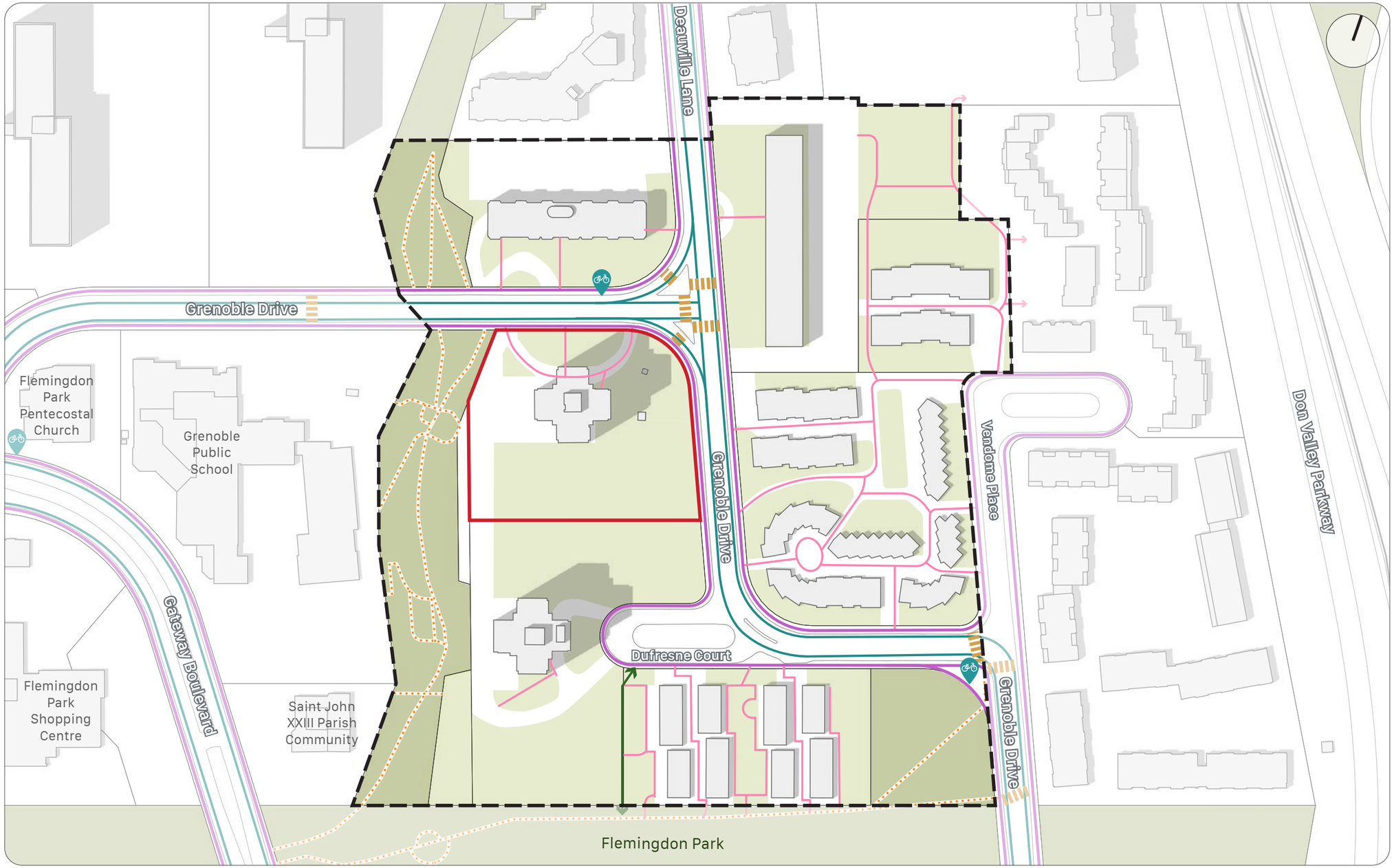


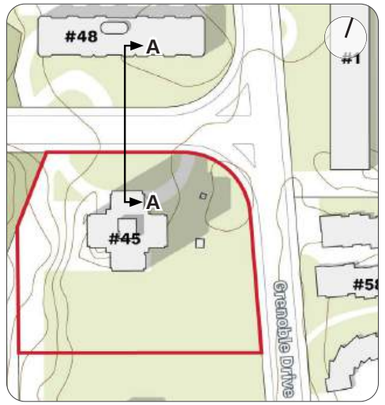
Figure 6 - Existing Pedestrian and Cycling Connections

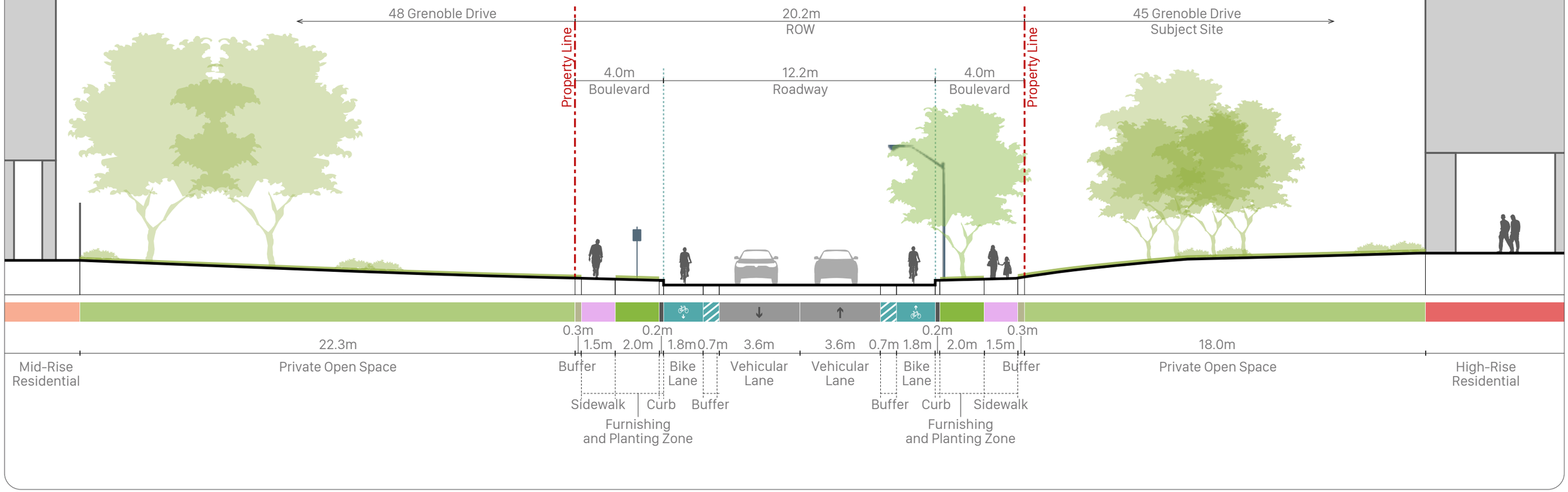
Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Public Park/Open Space
- Public Playground
- Privately-Owned Playground
- Other Privately-Owned Landscaped Area
- Tree Location in Public Lands (Approx.)
- Tree Location in Subject Site (Approx.)

Figure 7 - Existing Parks and Open Space

Key Map

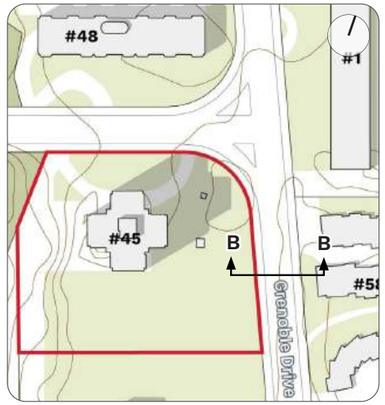


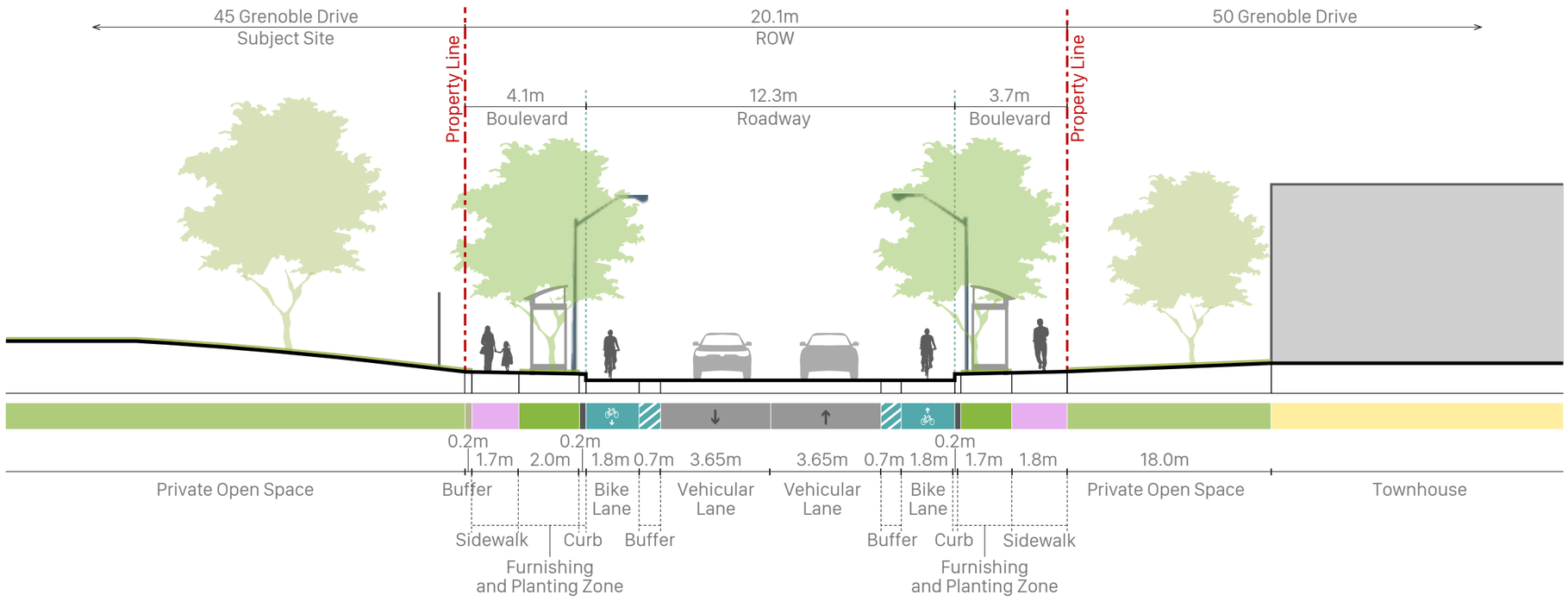


** Base information from City of Toronto Maps, City of Toronto 3D Massing Model Tile and detailed survey information.*
Grading is approximate and based on detailed survey information.

Figure 8 - Section A-A: Existing Condition of Grenoble Drive East-West Portion Looking East

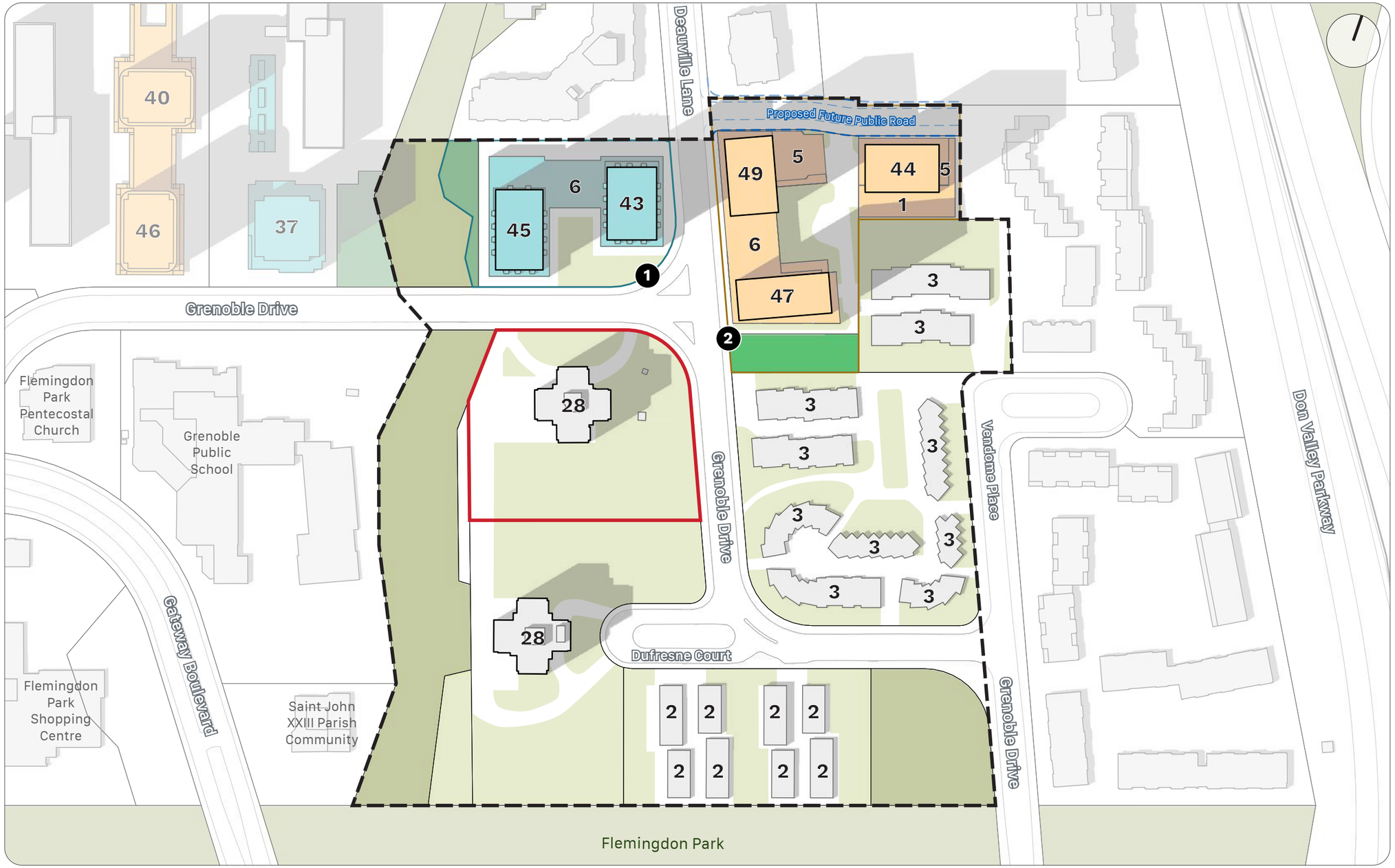
Key Map





** Base information from City of Toronto Maps, City of Toronto 3D Massing Model Tile and detailed survey information. Grading is approximate and based on detailed survey information.*

Figure 9 - Section B-B: Existing Condition of Grenoble Drive North-South Portion Looking North



Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Approved Development
- Active Development Application
- Public Park/Open Space
- Approved Park
- Proposed Park
- Private Open Space
- # Height (Storeys)
- Proposed ROW Limits o Potential Future Public Road
- Proposed Curbs of Potential Future Public Road

1 48 Grenoble Drive
Height: 45 ST (136.4m)* and
43 ST (136.4m)*
Status: Approved

2 1 Deauville Lane
Height: 49 ST (165.2m)*,
47 ST (158.85m)*and
44 ST (148.9m)*
Status: Under Review

*Height Includes MPH

Figure 10 - Recent Development Activity

3 Proposed Condition

This Block Context Plan demonstrates how the development proposal fits with the existing, planned, and emerging built form context within and around the Study Area. Moreover, it identifies one potential soft site within the Study Area that may develop in a manner that is generally consistent with the emerging built form pattern within the Study Area. The built form principles used to inform the preparation of the conceptual massing are consistent with the City's policy and guideline framework and are widely accepted as appropriate standards in urban design practice. In our opinion, the proposed built form approach, if applied to the potential soft site, will not have adverse impacts on the surrounding context and will support provincial and municipal policy directions for growth.

Soft Site Built Form

A summary of the urban design principles applied to the conceptual redevelopment of the soft site 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 building elements should promote active at-grade uses;
- Key terminus sites, potential gateways, and intersections should be enhanced and be made visually prominent;
- Base building elements should be located parallel to the street, driveways or pedestrian walkways, where possible;
- Base building elements and tower elements should be sited and massed to fit within the existing and planned context, through a contextually appropriate and pedestrian scale streetwall;
- New ramps, parking areas, and loading areas should be located internally within buildings where possible to screen such uses from public view; and
- Tower elements should be scaled and appropriately separated from each other in keeping with the City's Tall Building Design Guidelines.

Conceptual massing has been prepared for the potential soft site located at 5 Dufresne Court, as shown in **Figure 12** - Long Term Conceptual Redevelopment. The massing concept was prepared with consideration for the urban design and built form standards contained in the Official Plan policies and the Tall Building Design Guidelines.

The Block Context Plan envisions the Study Area redeveloping in the form of predominantly tall buildings at a comparable height and scale to the proposed development on the Subject Site. Within the policy context that promotes intensification, the optimization of land and infrastructure is a desirable planning outcome, provided that there are no unacceptable built form impacts. In our opinion, the redevelopment of the identified soft site could occur in a manner that would achieve appropriate built form relationships to the existing surroundings and/or future potential development outside of the Study Area. To that end, the conceptual massing has been prepared based on a number of contextual considerations, including:

- The size and depth of the site;
- Proximity to existing and planned transit infrastructure;
- Location within a MTSA;
- Proximity to *Neighbourhoods*;
- Surrounding built form context; and
- Preliminary analysis of shadow impacts.

In particular, the massing concept was developed based on the following parameters:

- Provide an overall building height that aligns with the intent of the Flemingdon Park MTSA;
- Provide an appropriate transition in scale down to lower-scaled buildings, parks and open spaces;
- Locate tall buildings to protect access to sunlight and sky view within the surrounding context, parks, public and private open spaces, and other shadow sensitive areas;
- Locate the base of tall buildings to frame the edges of streets, parks and open spaces at a pedestrian scale, to fit harmoniously with the existing context;
- Ensure tower elements are set back above base buildings a minimum of 3.0 metres;
- Limit tower floor plates to 750 square metres in area (GCA);
- Site towers to provide a minimum setback of 12.5 metres from shared property lines;
- Site towers to maintain a minimum separation distance of 25.0 metres from adjacent towers; and
- Provide a minimum tower separation distance from adjacent *Neighbourhoods* of 20.0 metres.

Overall, it is our opinion that the proposed built form approach, if applied to a potential redevelopment site, would not result in unacceptable impacts on the surrounding context.

Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Proposal
- Approved Development
- Active Development Application
- Potential Future Soft Site
- Public Park/Open Space
- Private Open Space
- Approved Park
- Proposed Park
- # Height (Storeys)

1 48 Grenoble Drive
Height: 45 ST (136.4m)* and 43 ST (136.4m)*
Status: Approved

2 1 Deauville Lane
Height: 49 ST (165.2m)*, 47 ST (158.85m)*and 44 ST (148.9m)*
Status: Under Review

3 5 Dufresne Court

*Height Includes MPH

*See Figures 17 and 18 for Sections C-C and D-D.

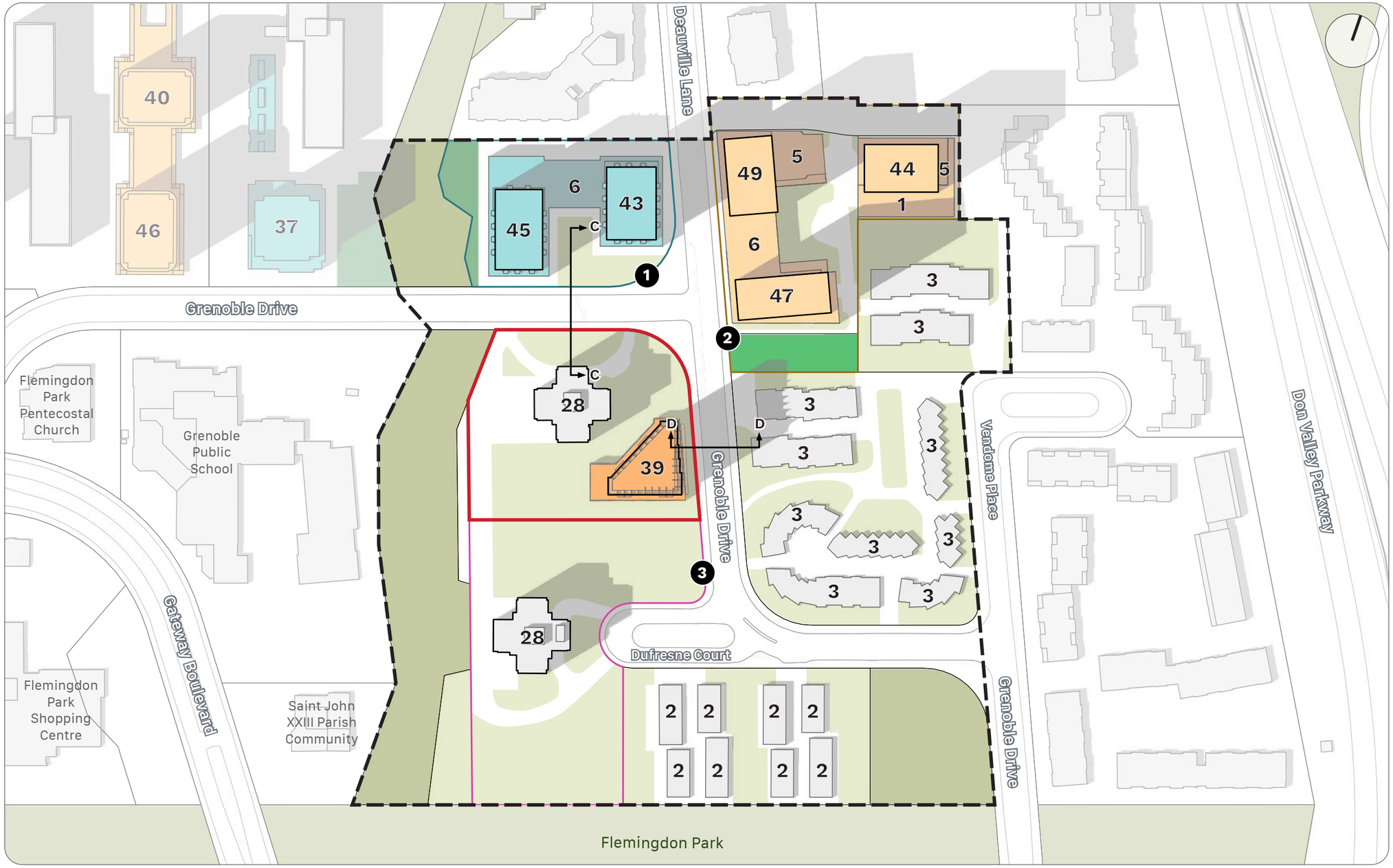


Figure 11 - Proposal with Development Activity and Soft Site Identification

Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Proposal
- Approved Development
- Active Development Application
- Potential Future Soft Site
- Conceptual Massing
- Existing Park/Open Space
- Approved Park
- Proposed Park
- # Height (Storeys)

1 48 Grenoble Drive
Height: 45 ST (136.4m)* and 43 ST (136.4m)*
Status: Approved

2 1 Deauville Lane
Height: 49 ST (165.2m)*, 47 ST (158.85m)*and 44 ST (148.9m)*
Status: Under Review

3 5 Dufresne Court

*Height Includes MPH

Figure 12 - Long-term Conceptual Redevelopment

Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Proposal
- Approved Development
- Active Development Application
- Potential Future Soft Site
- Conceptual Massing
- Existing Park/Open Space
- Approved Park
- Proposed Park
- # Height (Storeys)
- Building Setback/ Separation Distance

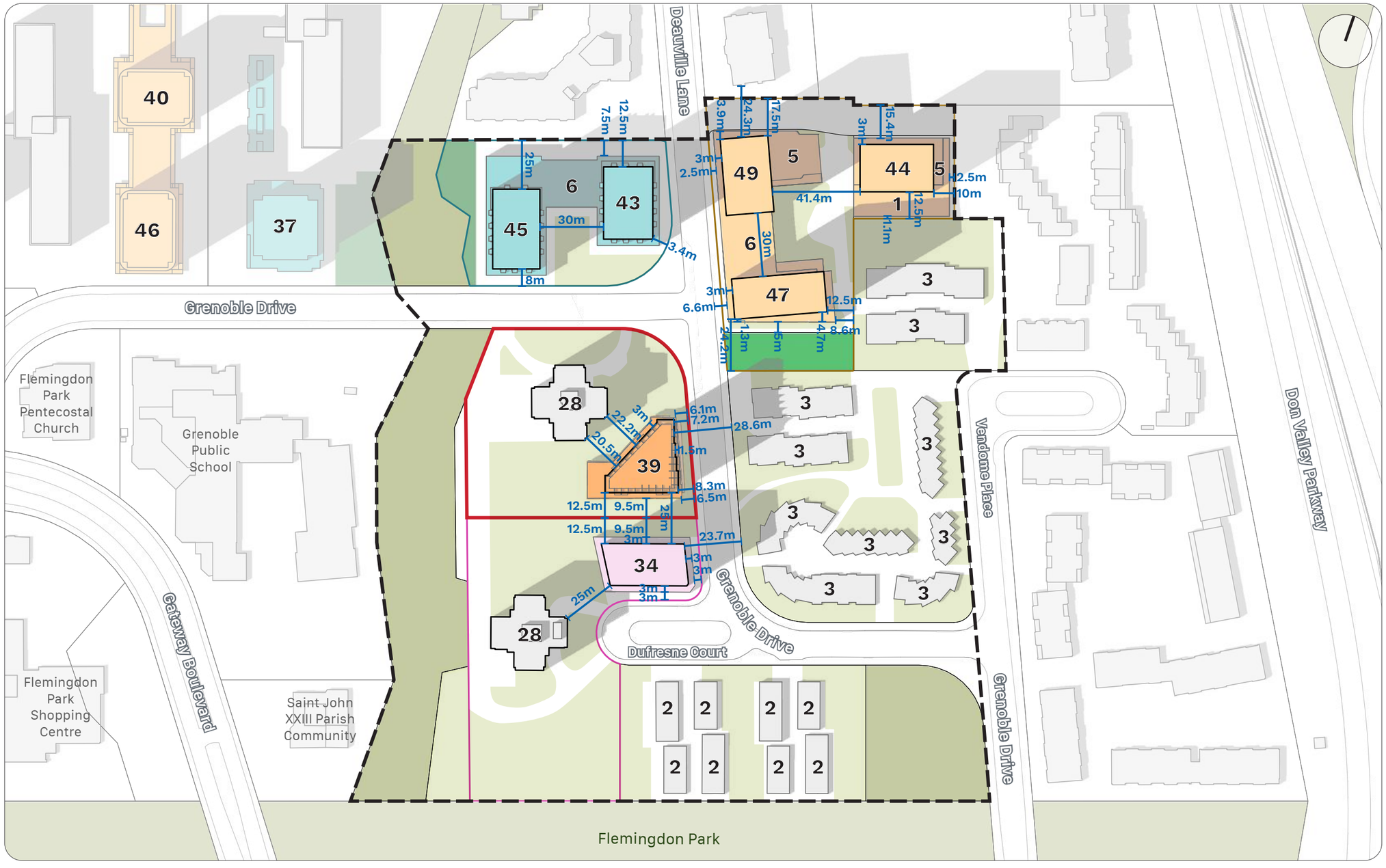


Figure 13 - Long-term Conceptual Redevelopment - Building Setbacks/Separation Distances

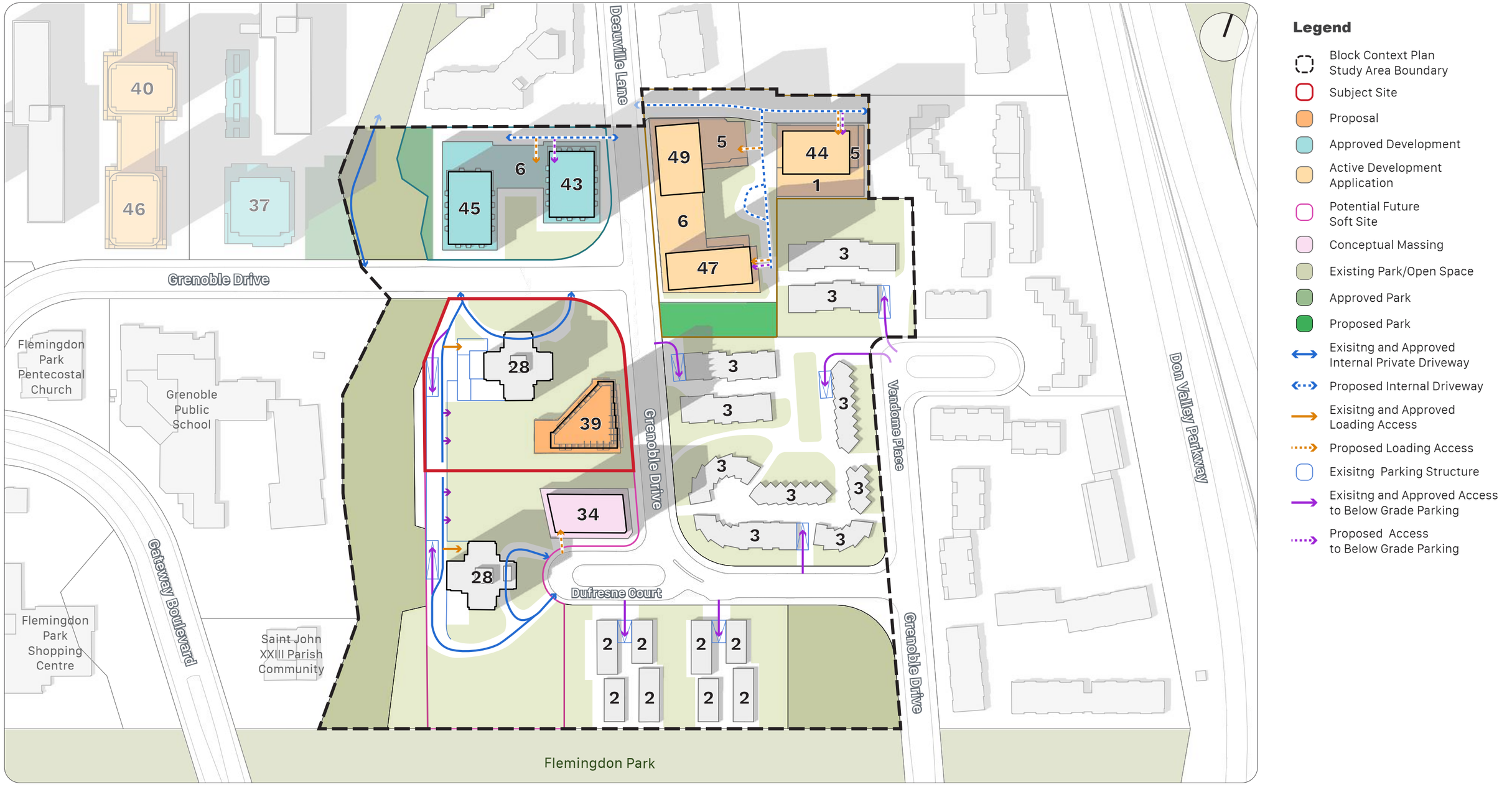


Figure 14 - Long-term Conceptual Redevelopment - Proposed Vehicular Circulation Network

Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Proposal
- Approved Development
- Active Development Application
- Potential Future Soft Site
- Conceptual Massing
- Existing Park/Open Space
- Approved Park
- Proposed Park
- Existing and Approved Residential Entrance
- Proposed Residential Entrance
- Exisitng and Approved Non-Residential Entrance
- Existing and Approved Internal Private Pedestrian Walkway
- Proposed Internal Pedestrian Walkway

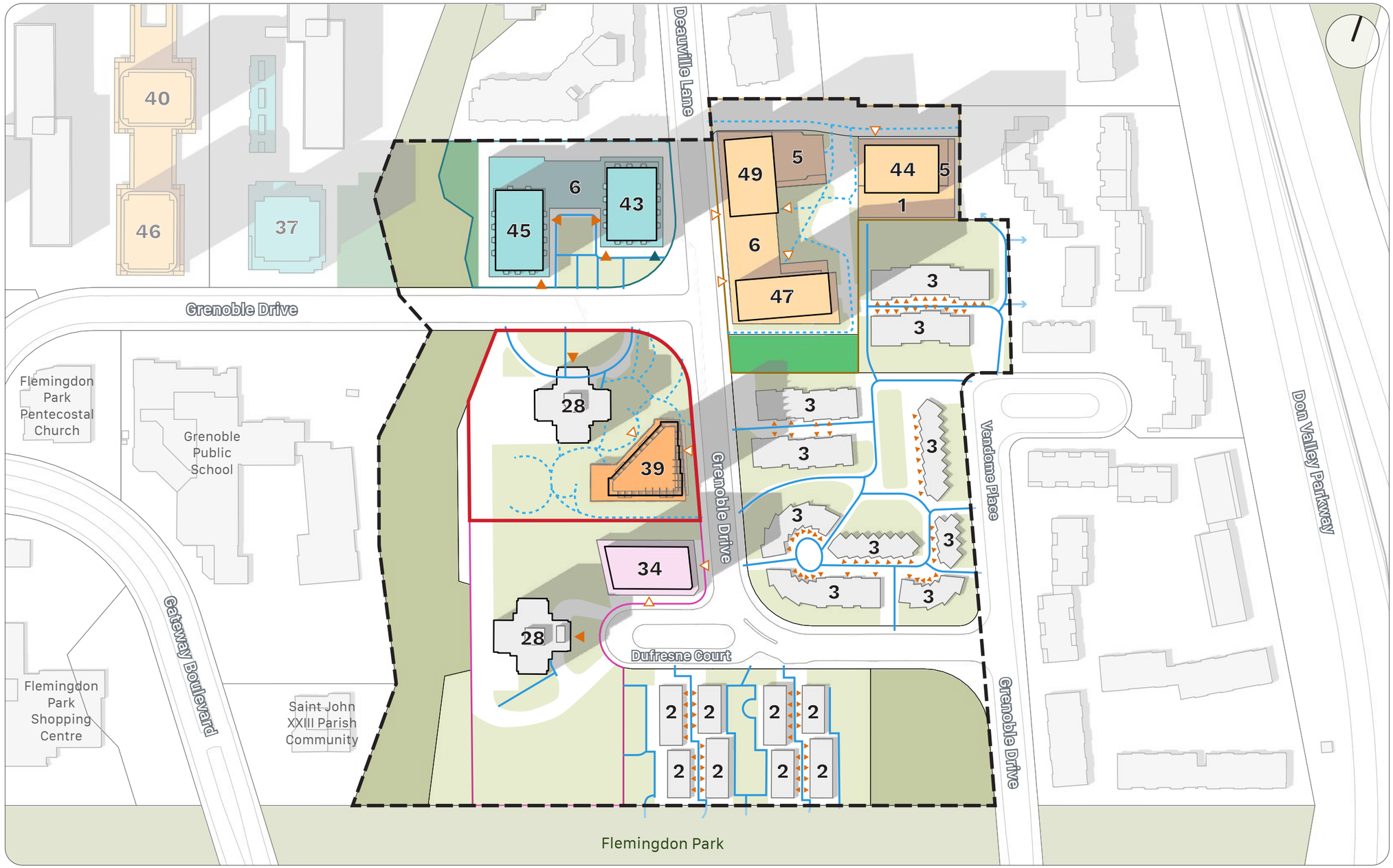
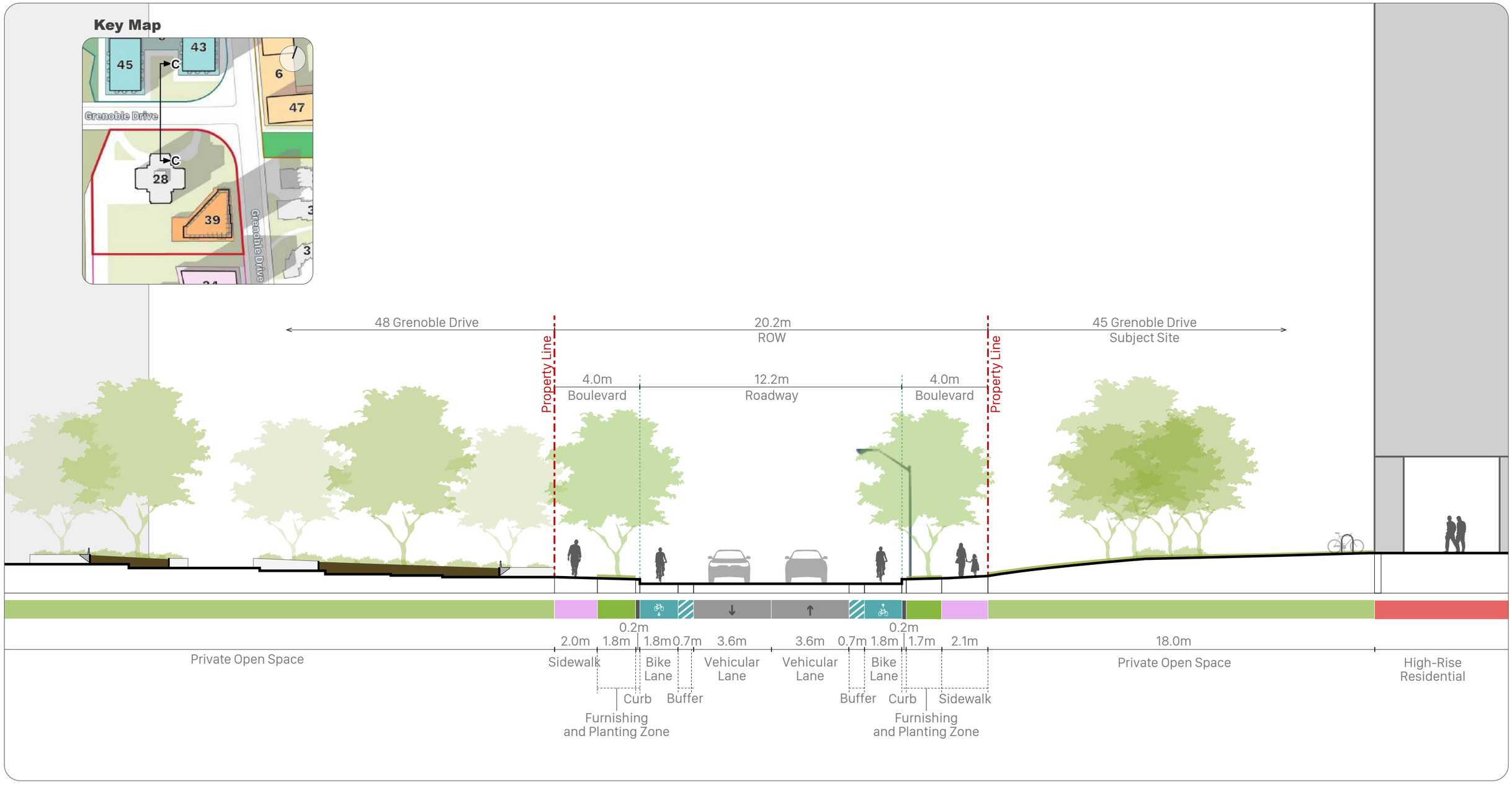


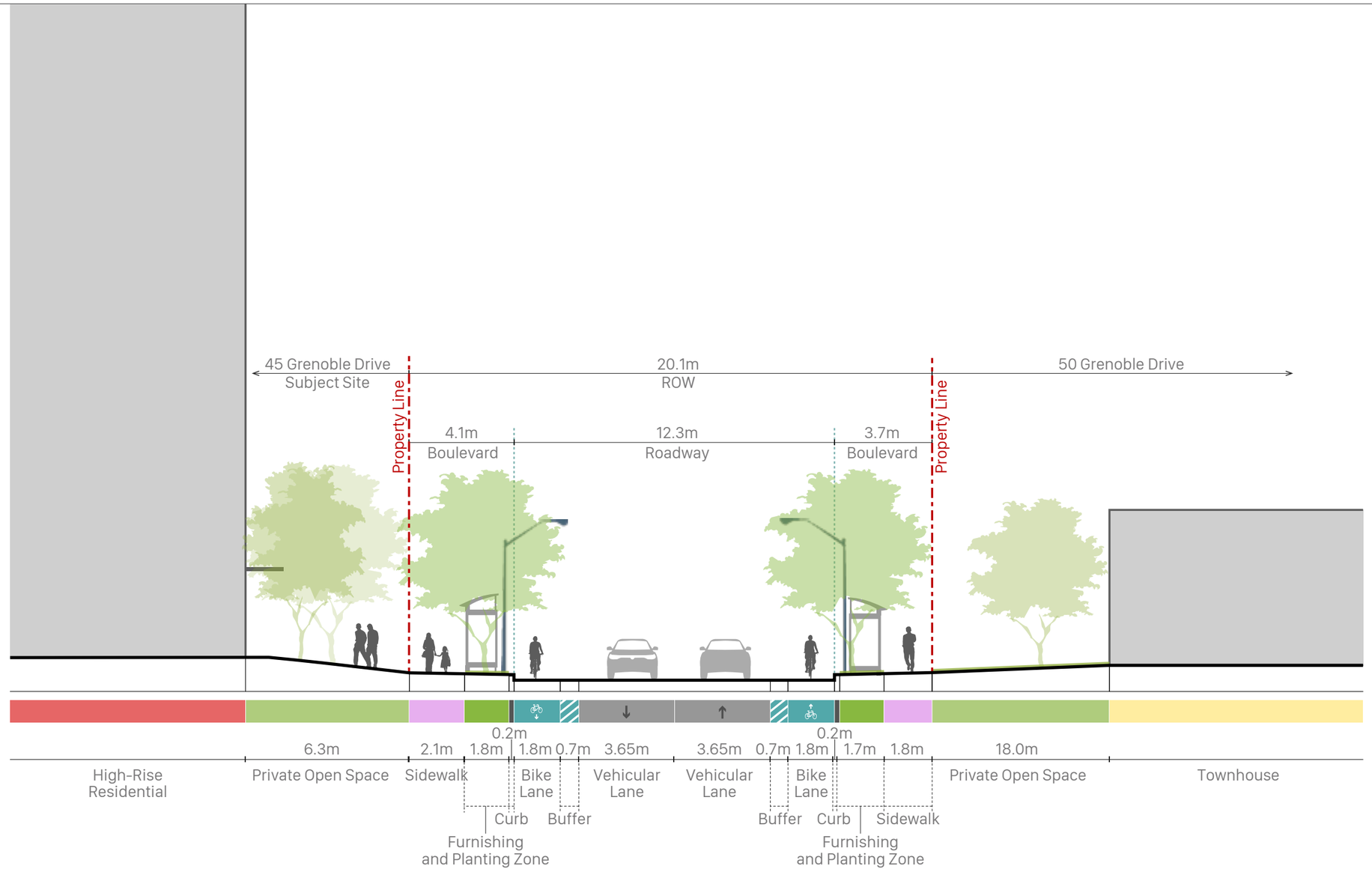
Figure 15 - Long-term Conceptual Redevelopment - Proposed Pedestrian Connections

Figure 16 - Long-term Conceptual Redevelopment - Proposed Public Realm

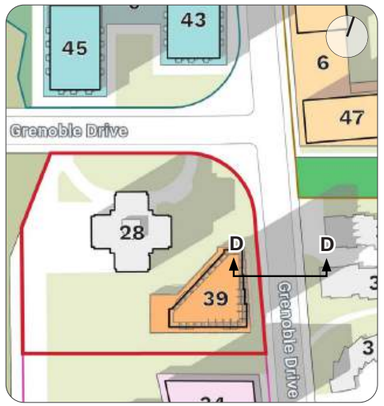


** Base information of Subject Site from detailed survey information and 45 Grenoble Drive architectural drawings.*
Base information of context from City of Toronto Maps, City of Toronto 3D Massing Model Tile, detailed survey information and 48 Grenoble Drive architectural drawings.
Grading is approximate and based on detailed survey information, 45 Grenoble Drive architectural drawings and 48 Grenoble Drive architectural drawings.

Figure 17 - Section C-C: Proposed Condition of Grenoble Drive East-West Portion Looking East



Key Map



** Base information of Subject Site from detailed survey information and 45 Grenoble Drive architectural drawings.*
Base information of context from City of Toronto Maps, City of Toronto 3D Massing Model Tile, detailed survey information.
Grading is approximate and based on detailed survey information and 45 Grenoble Drive architectural drawings.

Figure 18 - Section D-D: Proposed Condition of Grenoble Drive North-South Portion Looking North

Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Proposal
- Approved Development
- Active Development Application
- Conceptual Massing
- Existing Building
- Public Park/Open Space
- Approved Park
- Proposed Park
- Private Open Space
- # Height (Storeys)

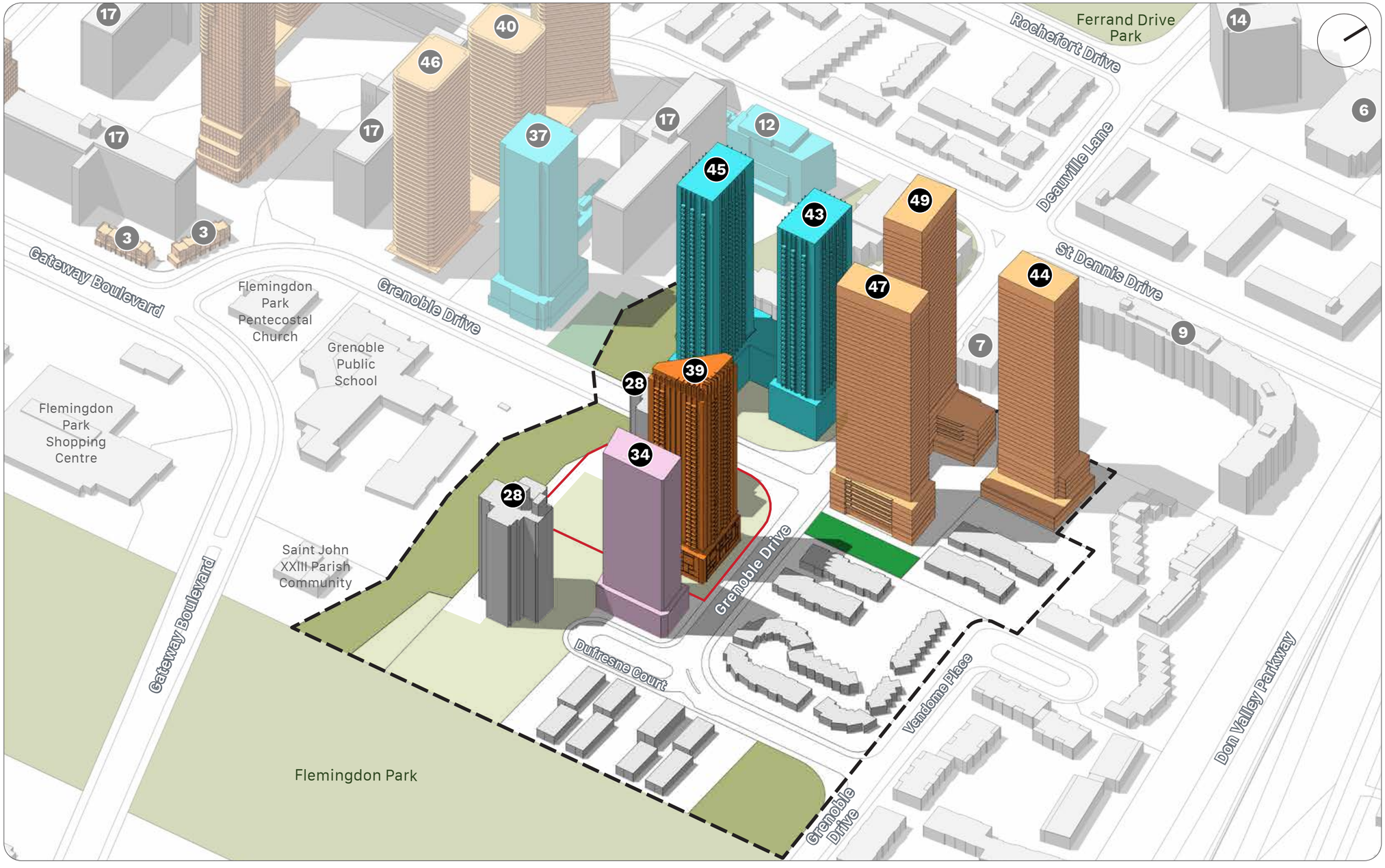
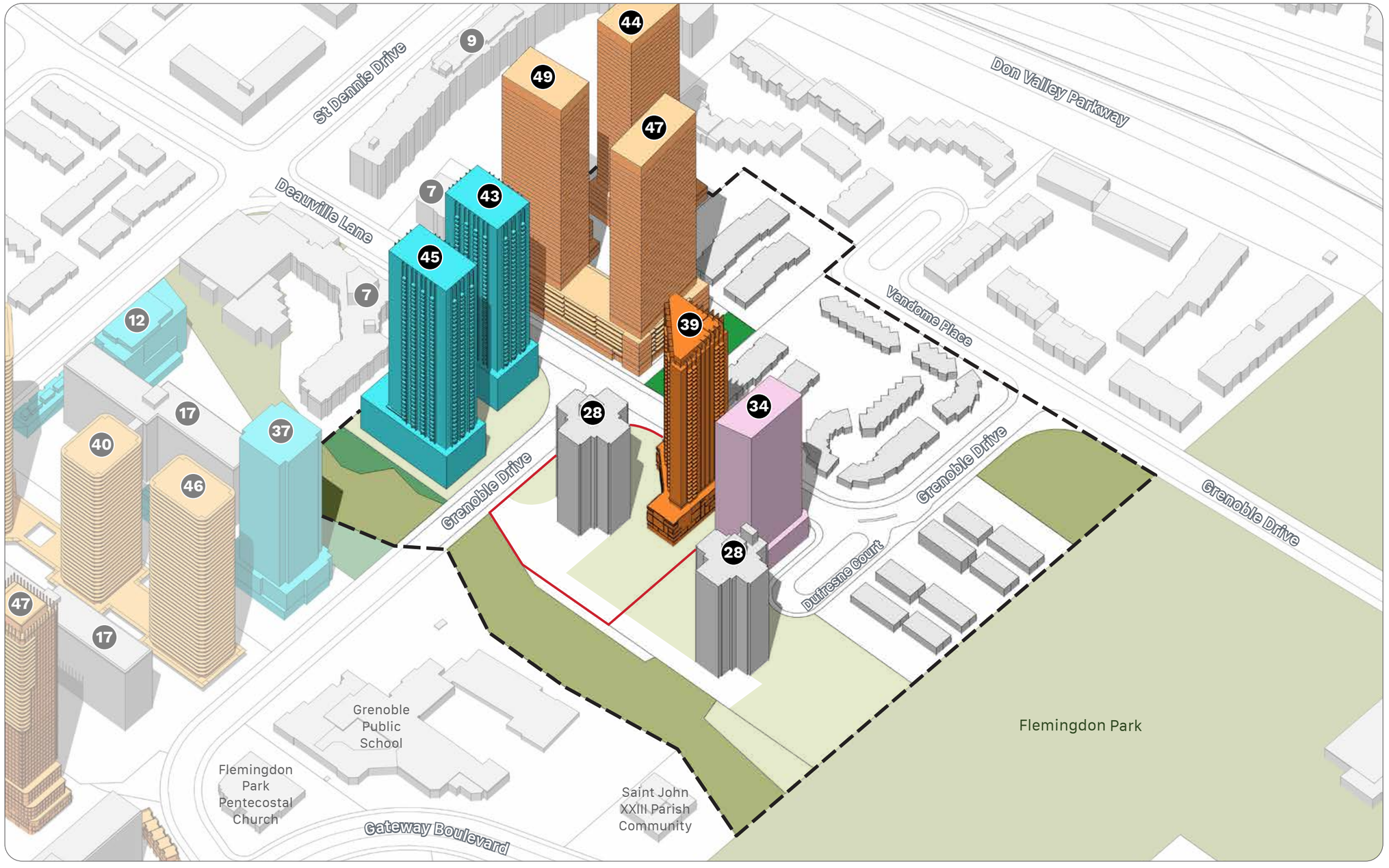


Figure 19 - Long-term Conceptual Redevelopment - Axonometric View Looking Northwest



Legend

- Block Context Plan Study Area Boundary
- Subject Site
- Proposal
- Approved Development
- Active Development Application
- Conceptual Massing
- Existing Building
- Public Park/Open Space
- Approved Park
- Proposed Park
- Private Open Space
- # Height (Storeys)

Figure 20 - Long-term Conceptual Redevelopment - Axonometric View Looking Northeast

BOUSFIELDS INC.