

Block Context Plan

26-38 Hounslow Avenue
City of Toronto

Prepared For
Hounslow Holdings Inc.

March 2024



BOUSFIELDS INC.

Job Number
16200-1

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Table of Contents

1 Introduction	1
2 Existing and Planned Condition	3
3 Proposed Condition	9
4 Conclusion	15
5 Appendix A	16



Introduction

This Block Context Plan “BCP” has been prepared in support of an application by Hounslow Holdings Inc. to amend the City of Toronto Official Plan (North York Centre Secondary Plan), former City of North York Zoning By-law 7625, as amended, and City-wide Zoning By-law 569-2013, as amended, to permit a residential development on the lands known municipally as 26, 28, 36, and 38 Hounslow Avenue in the City of Toronto (the “Subject Site”). The Subject Site is approximately 0.2 hectares and is located on the north side of Hounslow Avenue, mid-block between Beecroft Road and Horsham Avenue. (see **Figure 1** – Context Map)

This BCP demonstrates how the proposed development fits within the immediate existing, planned and proposed context, which was determined in collaboration with City Staff¹. It serves as a companion document to the Planning and Urban Design Rationale Report, also prepared by Bousfields Inc., and should be reviewed with other technical reports and studies forming part of this application.

Overall, it is our opinion that the proposal represents good urban design and fits within the surrounding existing and planned context.

1. See Appendix A (Pg. 16).

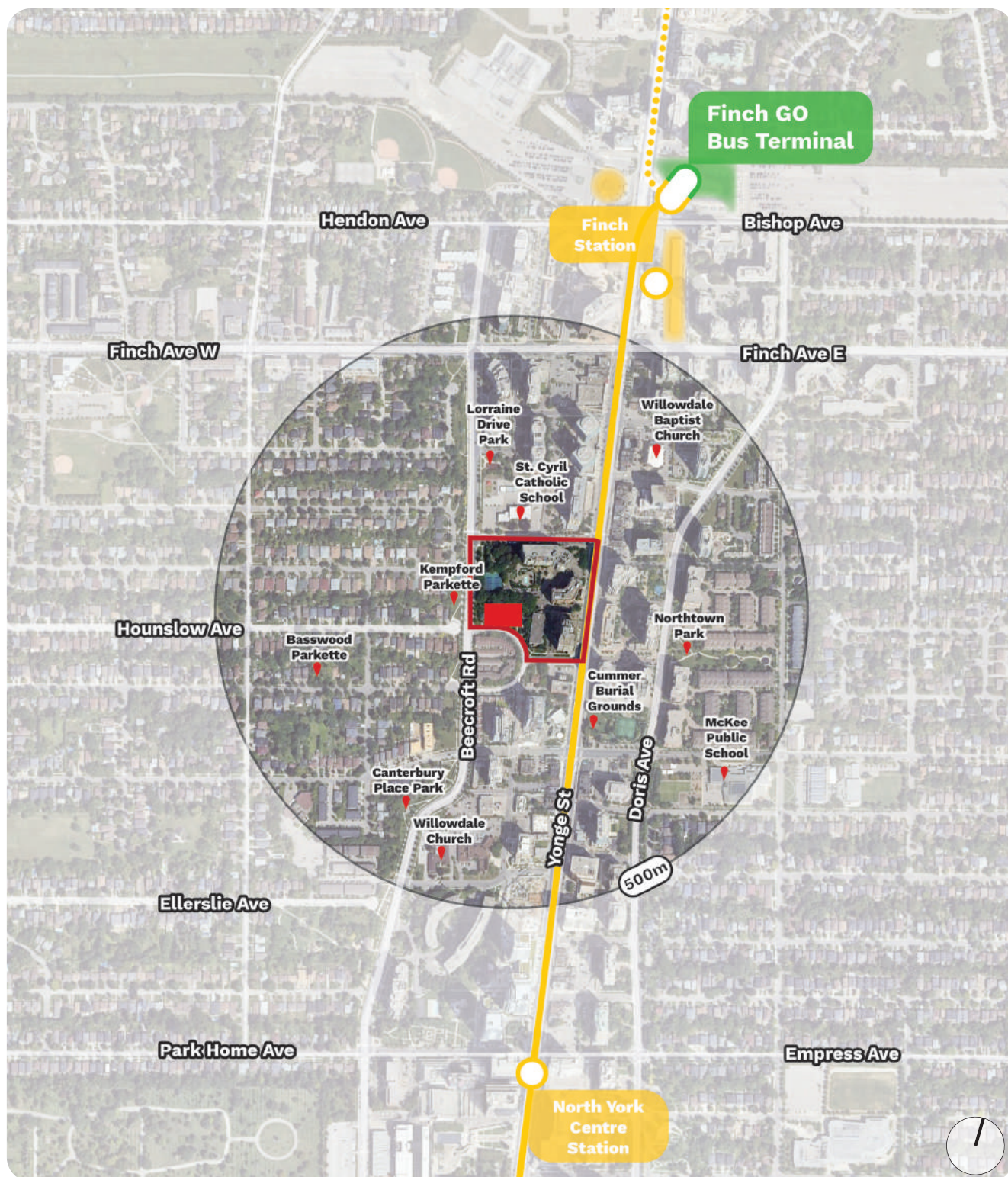


Figure 1 - Context Map

Legend

- Study Area Boundary
- Subject Site
- TTC Subway Line 1 (Yonge/University)
- Planned Line 1 Extension (Yonge/University)
- GO Bus Terminal

2

Existing and Planned Condition

As illustrated in **Figure 2**, the Study Area is bounded by Yonge Street to the east, Hounslow Avenue to the south, Beercroft Road to the west and Kempford Boulevard to the north.

The Study Area generally comprises of **Mixed Use** designated lands. The built form character of the Area shows a mix of high- to low-rise residential and mixed-use buildings.

The Subject Site is in the vicinity of the Finch Transit Hub and has a good access to GO transit, TTC subway and bus services.

The Subject Site is also located within the North York Centre Secondary Plan area. The Secondary Plan provides a development framework to create a more vibrant North York Centre with promoting a mix of residential and commercial uses along with enhancing the public realm with introducing more parks and open spaces.

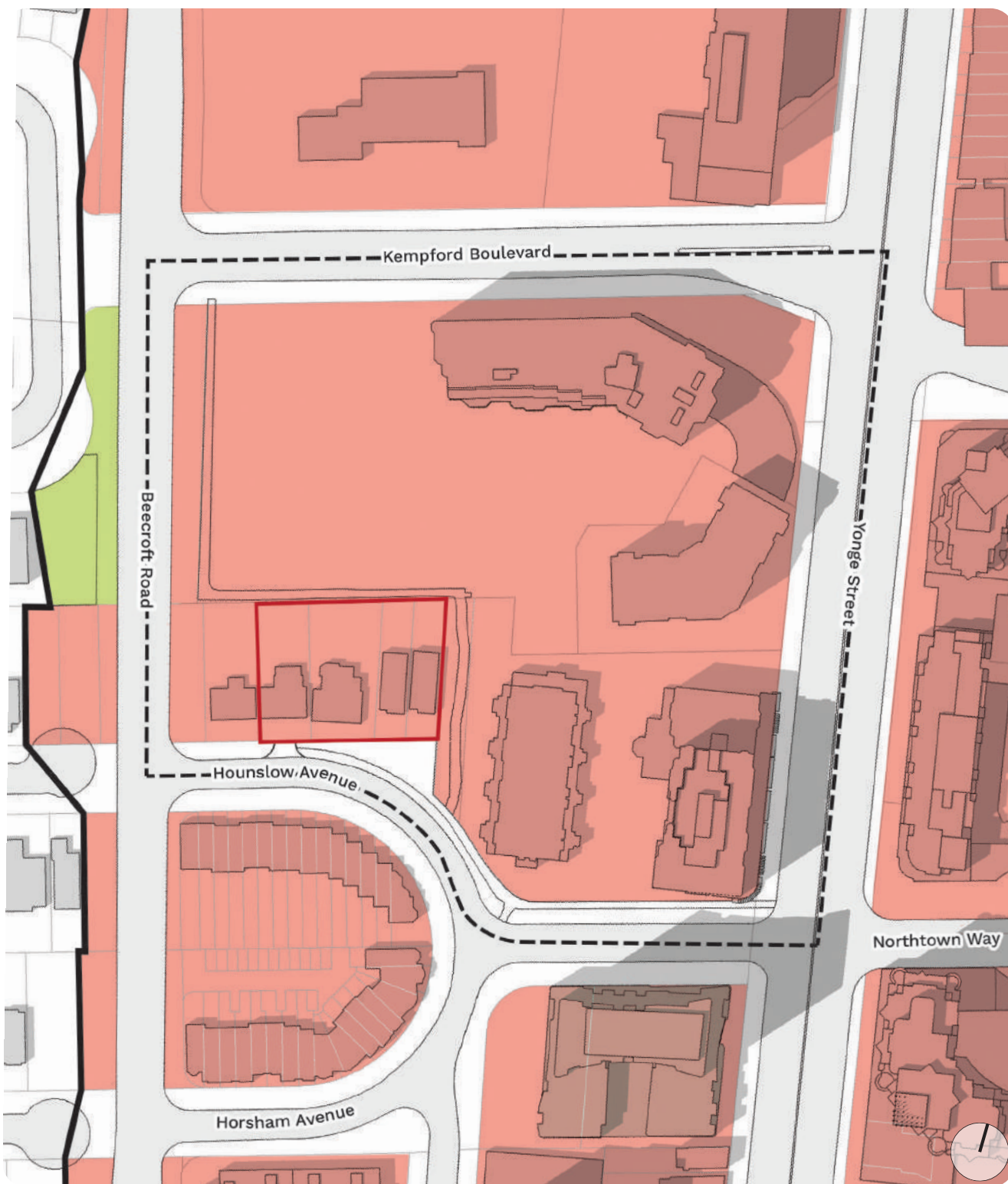


Figure 2 - Land Use Designations

Legend



Note

1. As per North York Centre North Land Use Areas Map 8-4.

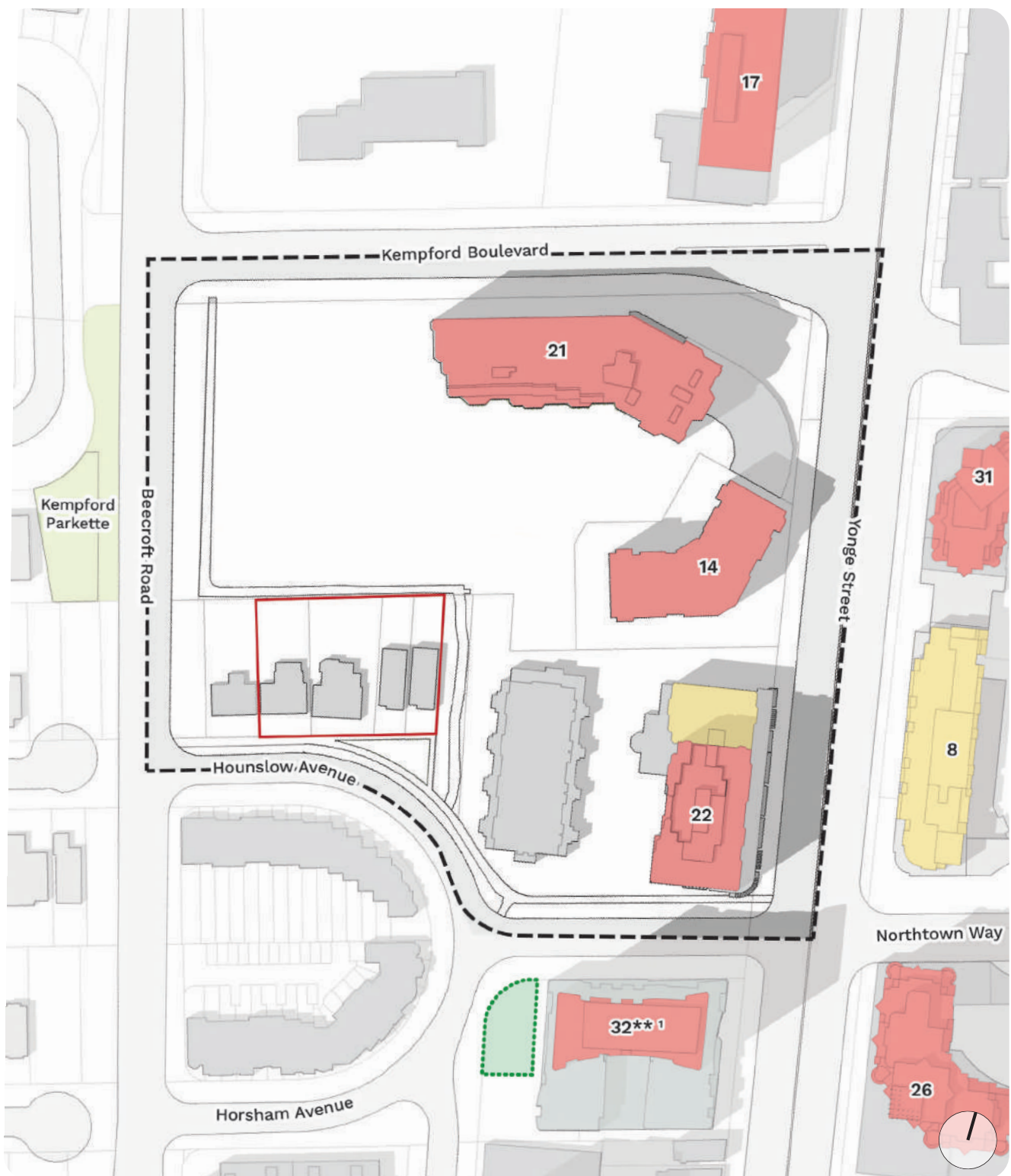


Figure 3 - Existing and Approved Built Form

Legend

 Study Area Boundary
 Subject Site
 Low Rises (1-4 Storeys)
 Mid Rises (5-12 Storeys)
 High Rises (Above 12 Storeys)
 Existing Parks/Open Spaces
 Approved Park
 # Height (Storeys)

Note
 1. Approved height.

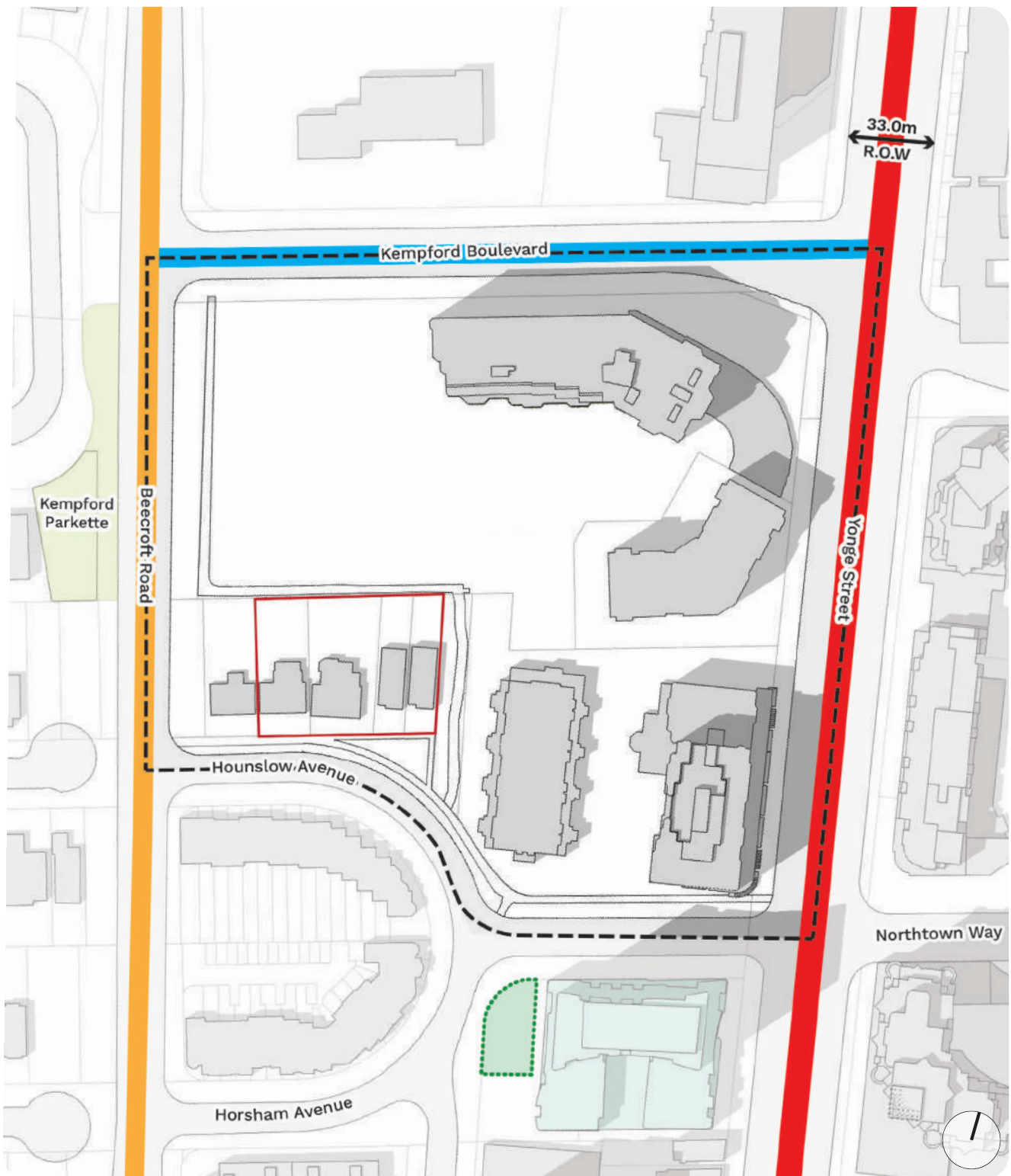


Figure 4 - Existing Road Network

Legend

Study Area Boundary	Subject Site	Existing Buildings	Approved Development	Major Arterial Road	Minor Arterial Road	Collector Road	Local Road
Existing Parks/Open Spaces	Approved Park						

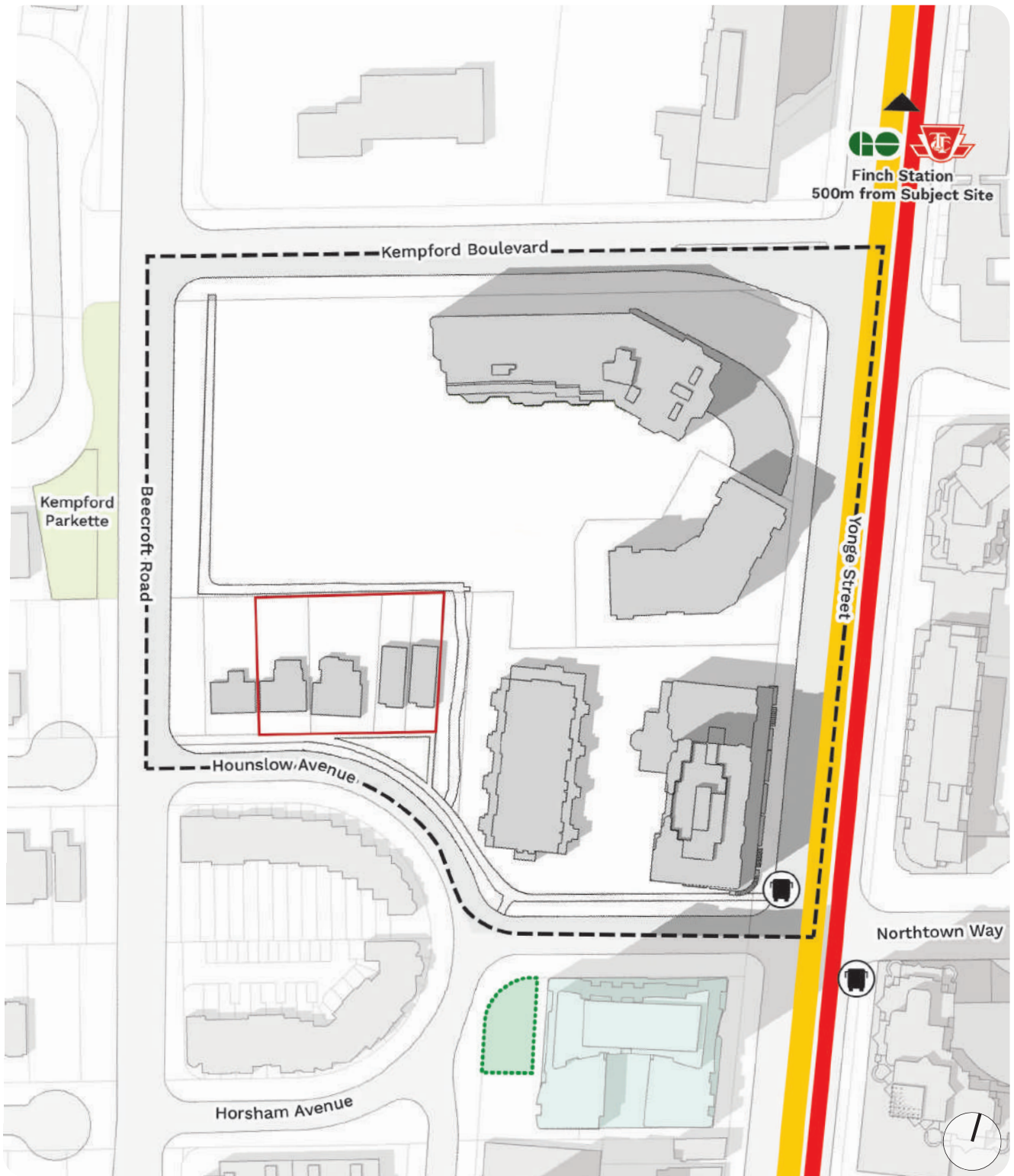


Figure 5 - Existing Transit Network

Legend

- Study Area Boundary
 Subject Site
 Existing Buildings
 Approved Development
 — TTC Subway Line 1
 — TTC Bus Route
 Bus Stops
 Existing Parks/Open Spaces
- Approved Park



Figure 6 - Parks and Open Spaces

Legend

- Study Area Boundary
- Subject Site
- Secondary Plan Boundary
- Existing Buildings
- Approved Development
- Planned Parks/POPS¹
- Planned Schools, Cemetery and Ancillary Open Spaces¹
- Treed Side Streets and Pedestrian Links¹
- Yonge Street Promenade¹
- Treed Arterial and Collector Roads¹
- Approved Park

Note

1. As per North York Centre North Conceptual Parks and Open Space Plan Map 8-9a.



Proposed Condition

In accordance with North York Centre Secondary Plan and Tall Building Design Guidelines, the urban intensification of the Study Area will emphasize the built form, public realm and pedestrian movement. In this regard, the proposal is scaled and massed to respond to the planned and emerging context, while also animating the public realm with active grade-related uses and introducing streetscape improvements.

This BCP demonstrates how the proposal fits within the existing, planned and emerging context within the Study Area. Moreover, it identifies conceptual soft sites that may develop in a manner that is generally consistent with the emerging built form. Potential redevelopment sites ("Soft Sites") identify potential opportunities to be redeveloped into a more intense, urban and transit-oriented land use and built form. The built form principles used for the conceptual massings are consistent with the City's policies and guidelines that are widely accepted as appropriate standards in urban design practice. In our opinion, the proposed built form approach, if applied to the conceptual soft sites, will not have adverse impacts on the surrounding context.

The proposed massing and design for the Soft Sites, as shown in this section, were based on a number of contextual considerations including:

- The size and depth of the site;
- Proximity to neighbourhoods;
- Standard building configurations;
- Separation distances;
- Proximity to major transit hubs; and
- Surrounding built form context;

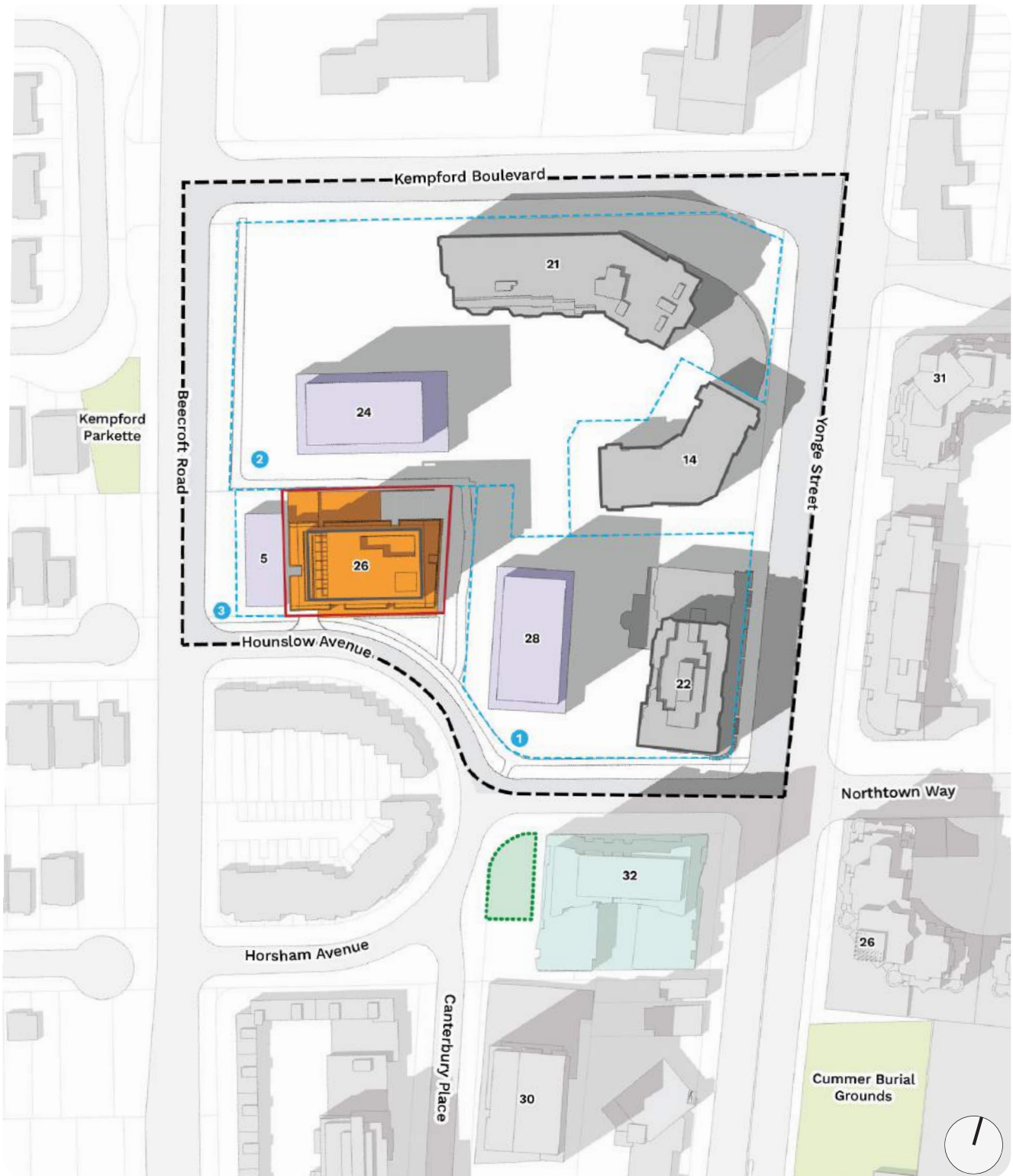


Figure 7 - Potential Future Redevelopment of the Study Area

Legend

- Study Area Boundary
 - Subject Site
 - Existing Buildings
 - Proposal
 - Approved Development
 - Soft Site
 - Conceptual Massing
 - Existing Parks/Open Spaces
 - Approved Park
- # Height (Storeys)
- 1 Soft Site 1
5418 Yonge Street
 - 2 Soft Site 2
5444 Yonge Street
 - 3 Soft Site 3
40 Hounslow Avenue

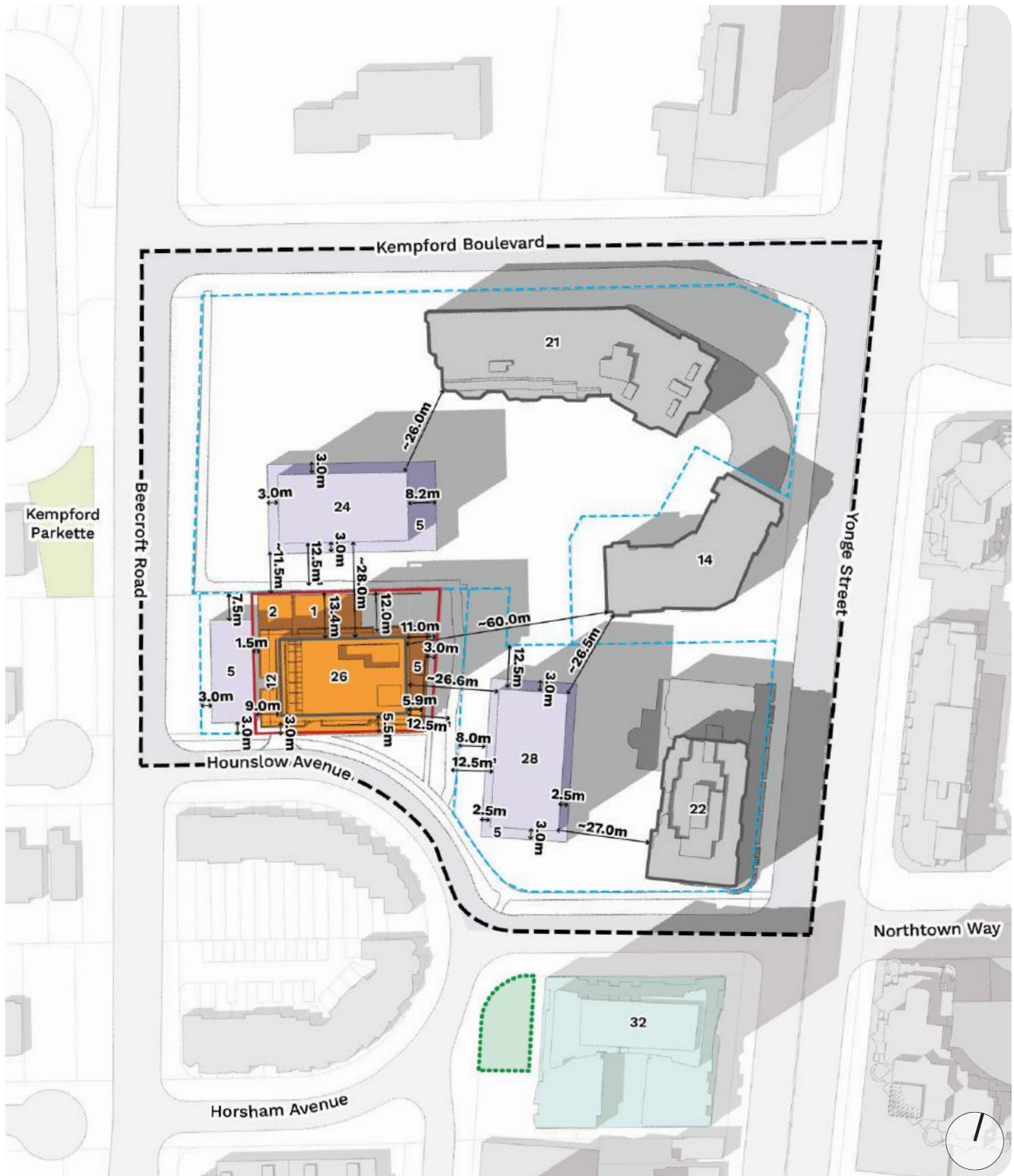


Figure 8 - Setback and Separation Distances

Legend



Note
1. Tower setback to the existing pathway's centreline.



Figure 9 - Pedestrian and Vehicular Circulation

Legend

- | | | | | | | | | |
|----------------------------|------------------|----------------------|---------------|----------------------|------------|--------------------|-----------------|---------------|
| Study Area Boundary | Subject Site | Existing Buildings | Proposal | Approved Development | Soft Site | Conceptual Massing | Pedestrian Path | Approved Park |
| Existing Parks/Open Spaces | Existing Pathway | Residential Entrance | Main Entrance | Vehicular Entrance | Bike Racks | | | |

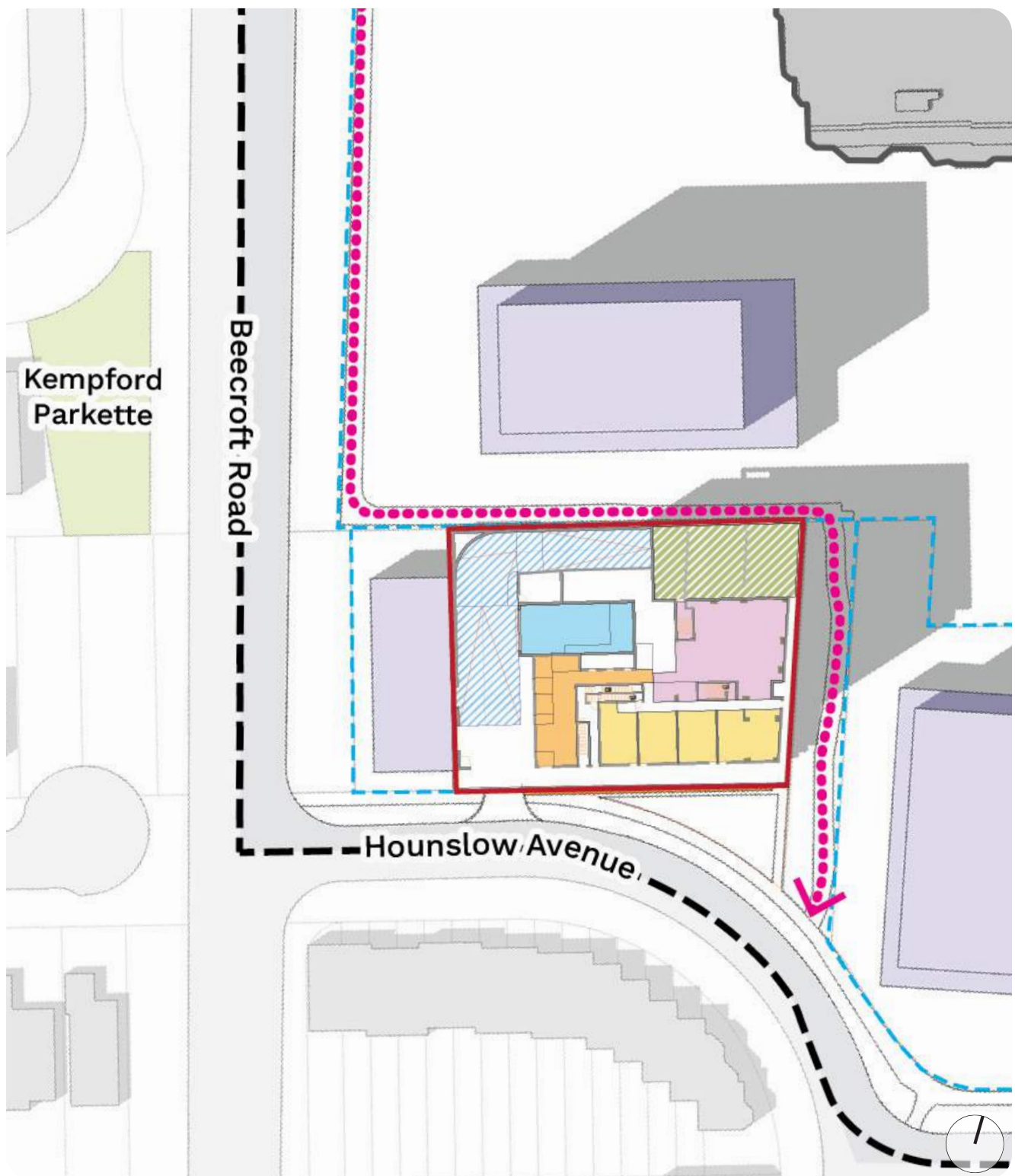


Figure 10 - Ground Floor Uses

Legend

Study Area Boundary	Subject Site	Existing Buildings	Proposal	Conceptual Massing	Residential Use	Residential Lobby	Indoor Amenity
Loading/Staging Area	Ramp to Underground Parking	Existing Parks/Open Spaces	Existing Outdoor Amenity	Proposed Outdoor Amenity	Existing Pathway	Soft Site	



Figure 11 - Axonometric View Looking Northeast

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Proposal
- Approved Development
- Approved Park
- Existing Parks/Open Spaces
- Proposed Outdoor Amenity (At Grade)
- Existing Pathway
- # Height (Storeys)

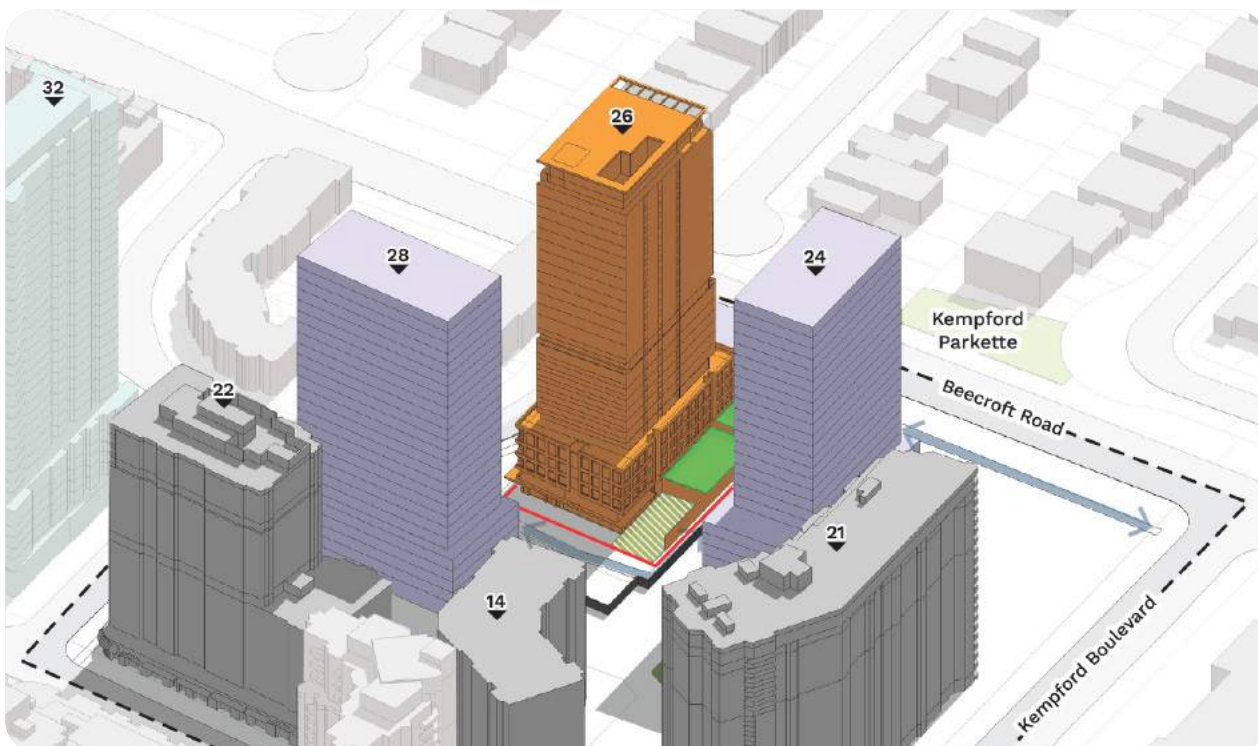


Figure 12 - Axonometric View Looking Southwest

4 Conclusion

Overall, It is our opinion that the development of the Study Area is in the form of mixed-use tall buildings. The proposal, planned development context and soft site massing demonstrations, will support the achievement of a vibrant community by providing well-articulated built form and active public realm that is transit-supportive, and makes efficient use of existing transit infrastructure.

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 Soft Sites.

5 Appendix A

As mentioned earlier in this report, the below email coresspondenses include the City staffs' confirmation of the BCP Boundary (Study Area):



Hi Shan and Shareefah,

Hope you're doing well.

Further to our May 2023 Pre-application meeting for 26-38 Hounslow Avenue, I would like to confirm the boundary of the Block Context Plan with you. I've attached a mark-up of an aerial photo showing our proposed boundary for the Block Context Plan. Please let me know if we can proceed with this boundary or if you have any comments or questions.

Regards,

David Morse

Senior Associate
MCIP, RPP

Hi David, the proposed boundary for Block Context Plan looks good.

Thanks,

Shan Li OAA, MRAIC, PMP, LEED AP, MUD

Senior Planner, Urban Design
City Planning
City of Toronto

