



BLOCK CONTEXT PLAN

461 SHEPPARD AVENUE EAST PROPERTIES INC.

461 SHEPPARD AVENUE EAST
CITY OF TORONTO

NOVEMBER 2023
WESTON FILE #11515

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1.0 INTRODUCTION

1.1 Purpose

1.2 Site Photos

1.3 Proposed Development

1.1 PURPOSE

This Block Context Plan ('Block Plan' / 'BCP') has been prepared in support of Official Plan Amendment ('OPA') and Zoning By-law Amendment ('ZBA') applications for the subject property municipally addressed as 461 Sheppard Avenue East. The proposed amendments seek to permit the development of a high-rise mixed-use building on the southwest corner of Bayview Avenue and Sheppard Avenue East in the City of Toronto.

The Block Plan has been prepared according to the City of Toronto's Terms of Reference ('TOR') provided by the Planning and Development Department's 'Application Support Material' web-page (October 2023). The BCP provides an overview of the proposed development within the existing and planned context for the surrounding area. An inventory and analysis of key features will further contextualize the proposed development in terms of: street and building typologies, pedestrian and cycling connections, and parks and open spaces. The BCP is intended to serve as a supporting document and should be read alongside other reports and technical studies for a fulsome understanding of the project context.

1.2 SITE PHOTOS

The subject property is located on the southwest corner of Sheppard Avenue East and Bayview Avenue. The site features a single, corner property that will include 52.9 metres and 32.2 metres of frontage along Sheppard Avenue East and Bayview Avenue, respectively. The subject property is currently occupied by an Esso Gas Station with two one-way access points off of Sheppard Avenue East and one two-way access off of Bayview Avenue. Vegetation on-site is limited to the periphery with minimal corner landscaping at the northeast.

Figures 2 and 3 illustrate the existing site and the surrounding context. Notably, the subject property is surrounded by the following key amenities:

- **North:** Sheppard Avenue East (36 metre right-of-way) abuts the subject property to the north and provides east-west connectivity within the City. Beyond Sheppard Avenue are a number of residential buildings with built form typologies ranging from low to high density. Northeast of the site is Bayview Subway Station and Bayview Village Shopping Centre. Notably, at the northwest corner of Sheppard Avenue East and Bayview Avenue, is a recently approved development application for a 41 and 31-storey building.
- **East:** Bayview Avenue East (36 metre right-of-way) abuts the subject property to the east and provides north-south connectivity throughout the City. To the east of Bayview Avenue is a Shell Gas Station and North York YMCA Community Centre. Further east are a number of mid- to high-rise residential buildings, with small parks and parkettes.
- **South:** To the south of the subject property is 3-storey residential apartment building and a low-density residential neighbourhood along Granlea Road and Irvington Crescent. Further south is Highway 401 with an on-ramp at Bayview Avenue.
- **West:** To the west of the subject property are a number of residential and commercial uses ranging from 1 to 14-storeys. Further west are a series of townhouse blocks and Sheppard East Park.

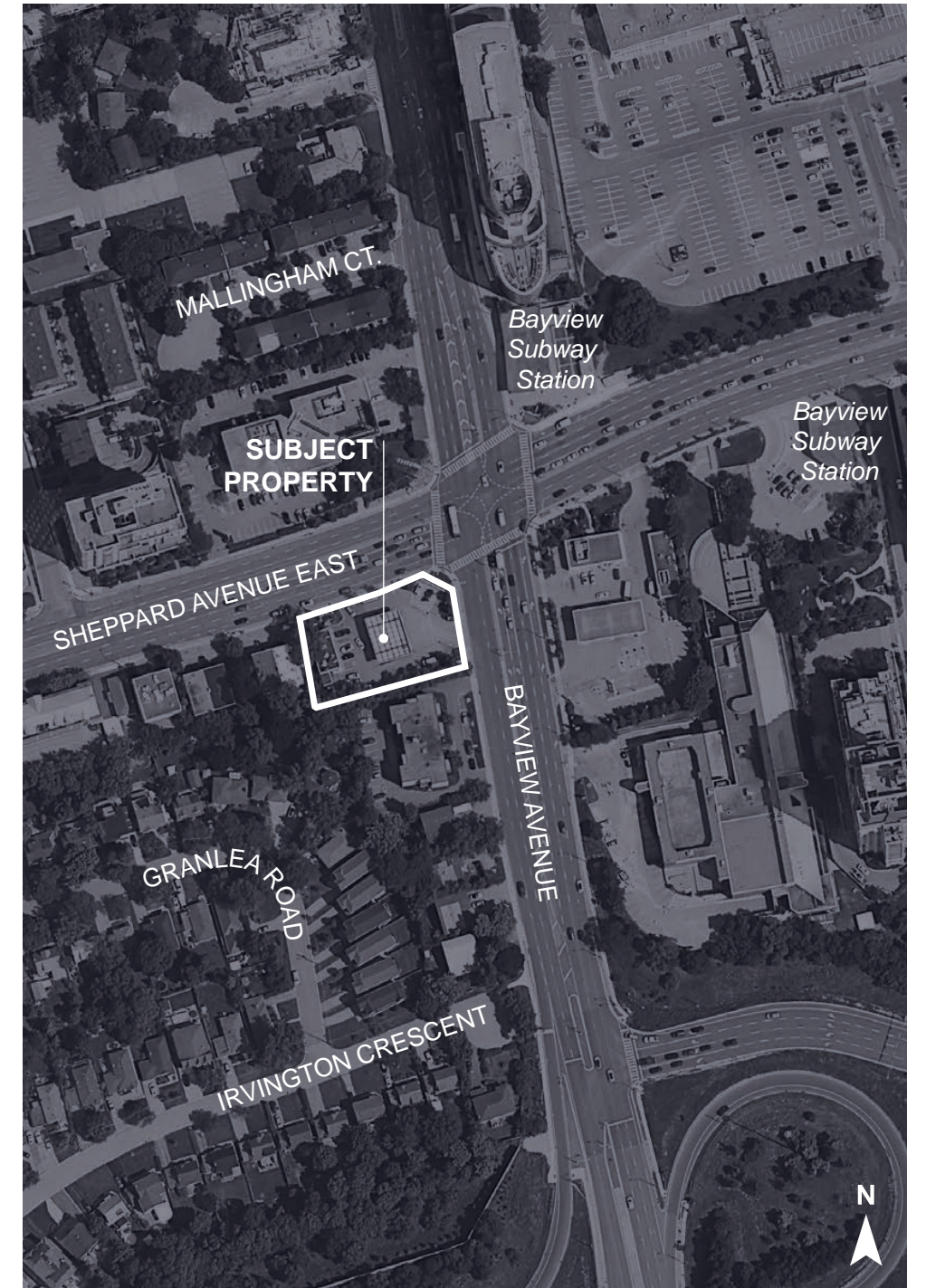


Figure 1: Air Photo of Subject Property

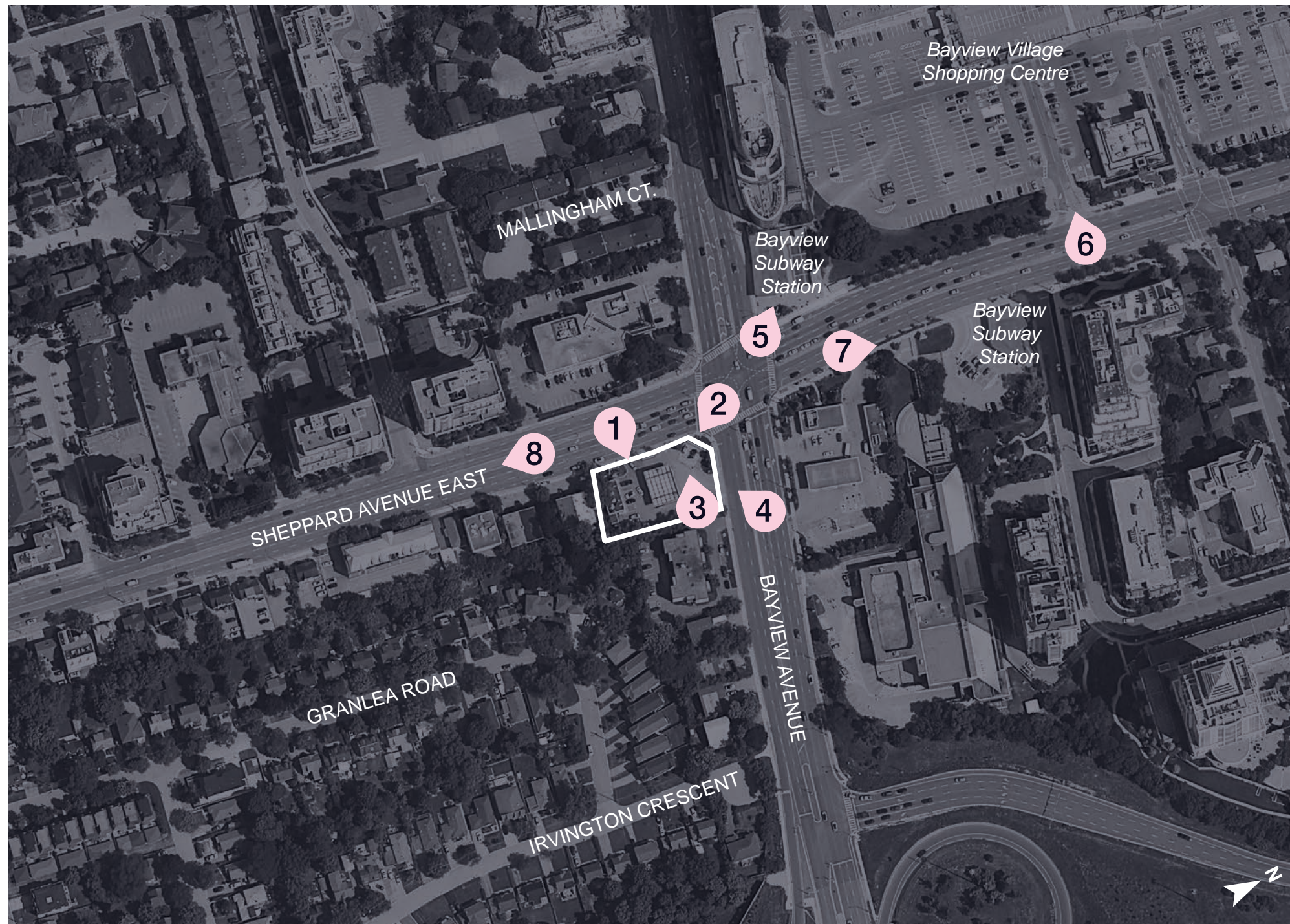


Figure 2: Site Photo Key Map

Existing Site Photos



Access to Subject Property from Sheppard Avenue East



Northeast Corner of Subject Property

Surrounding Site Photos



Subject Property, Looking North Towards Sheppard Avenue East



Sheppard Avenue East and Bayview Avenue Intersection, Looking Northeast



Sheppard Avenue East, View Looking Southeast



Access to Subject Property from Bayview Avenue



Bayview Village Shopping Centre, Looking North from Sheppard Avenue East



Sheppard Avenue East, View Looking West

Figure 3: Existing Site and Surrounding Site Photos (Source: Google Maps)

1.3 PROPOSED DEVELOPMENT

The development at 461 Sheppard Avenue East proposes a 43 storey high-rise, mixed-use building at the southwest corner of Sheppard Avenue East and Bayview Avenue. The building is sited along both major streets, framing the corner of the intersection and establishing a key focal point along the Sheppard Avenue corridor. A two-way driveway is proposed along the southern property line which provides access to underground parking, loading and servicing areas within the site. The consolidated driveway from Bayview Avenue enables a continuous building frontage along Sheppard Avenue East. A total of 120 parking spaces, 113 spaces for residents and 7 spaces for visitors, is accommodated in three levels of underground parking. A total of 422 short- and long-term bicycle parking spaces are included within the site design.

The building integrates 390 square metres of ground floor retail uses along Sheppard Avenue East while the primary residential lobby is located off of Bayview Avenue. In addition to retail and residential uses, the ground floor will host a number of key building services including access to the underground parking area, loading and service spaces as well as retail and residential garbage rooms.

The contemplated gross floor area ('GFA') for the site is 30,000 square metres, including 29,610 square metres of residential space accommodated in 526 units. Residential units will vary from studio units to 3-bedroom units. The building will also locate a total of 2,104 square metres of amenity areas within the 2nd, 4th and 7th Floors.

Figure 4 illustrates the proposed development site plan, prepared by Graziani + Corazza Architects. Tables 1 and 2 summarize key development statistics.

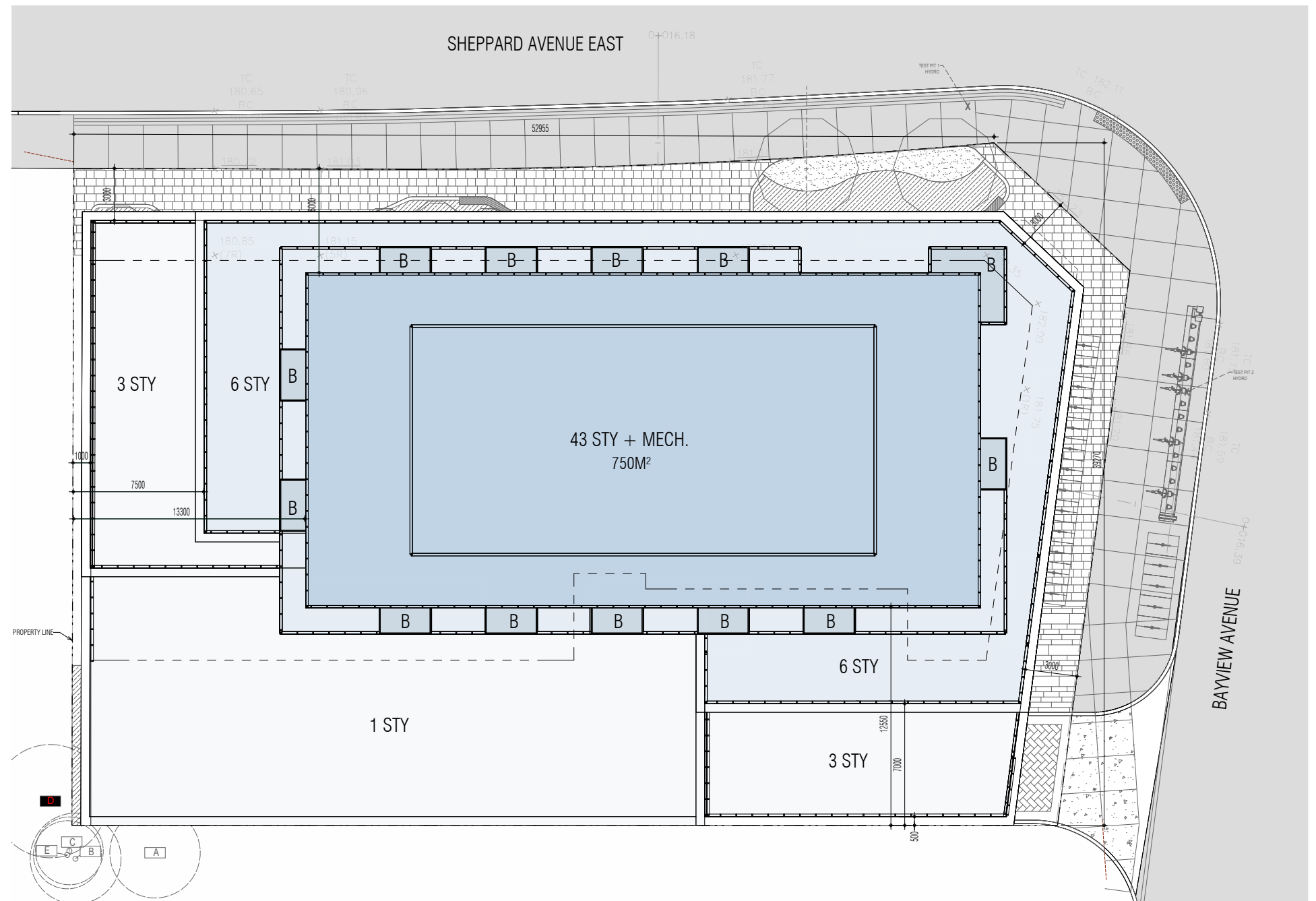


Figure 4: Site Plan Prepared by Graziani + Corazza Architects [Date Prepared: November 21, 2023]

Table 1. Key Proposed Development Statistics

Type	Statistic
Gross Site Area	2,231 m ²
Building Height	43 ST + Mech. PH 135.0 m + 6.0 m Mech. PH
FSI	13.45
Residential GFA	29,610 m ²
Commercial GFA	390 m ²
Total GFA	30,000 m²
Indoor Amenity Area	1,052 m ²
Outdoor Amenity Area	1,052 m ²
Total Amenity	2,104 m²
Residential Parking Spaces	113 spaces
Residential Visitor Parking Spaces	7 spaces
Total Vehicle Parking	120 spaces
Long-Term Bicycle Parking Spaces	358 spaces
Short-Term Bicycle Parking Spaces	37 spaces
Total Bicycle Parking	422 spaces

Table 2. Unit Breakdown

Unit Type	Number of Units
Studio	39 units
1-Bedroom	132 units
1-Bedroom + Den	160 units
2-Bedroom	104 units
2-Bedroom + Den	36 units
3-Bedroom	55 units
Total Number of Units	526 units

2.0 BLOCK CONTEXT PLAN

2.1 Study Area

2.2 Land Use

2.3 Transportation & Circulation

2.4 Built Form

2.5 Public Realm & Open Space

2.1 STUDY AREA







The Block Context Plan will assess the proposed development within the broader surrounding area to understand the existing and planned context. A Study Area was determined for the Avenue Segment Review ('ASR') which included properties abutting Sheppard Avenue East between Longmore Street and Rean Drive / Hawksbury Drive. The BCP will utilize the same Study Area to ensure a thorough and consistent review of the surrounding context.

The Study Area captures several blocks east and west of the subject property and measures approximately 30.5 hectares. Several notable uses are located within the Study Area boundary, including:

- Bayview Subway Station (Line 4);
- Bayview Village Shopping Centre;
- Bayview Parkette;
- Kenaston Park;
- The People's Church; and,
- St. Elizabeth of Hungary R.C. Church.

Figure 5 illustrates the Block Context Plan Study Area.

Legend

- | | | | |
|--|-------------------|---|--------------------|
|  | Subject Property |  | Parcels |
|  | Study Area |  | Existing Buildings |
|  | Bayview MTSA Area |  | Open Space / Parks |

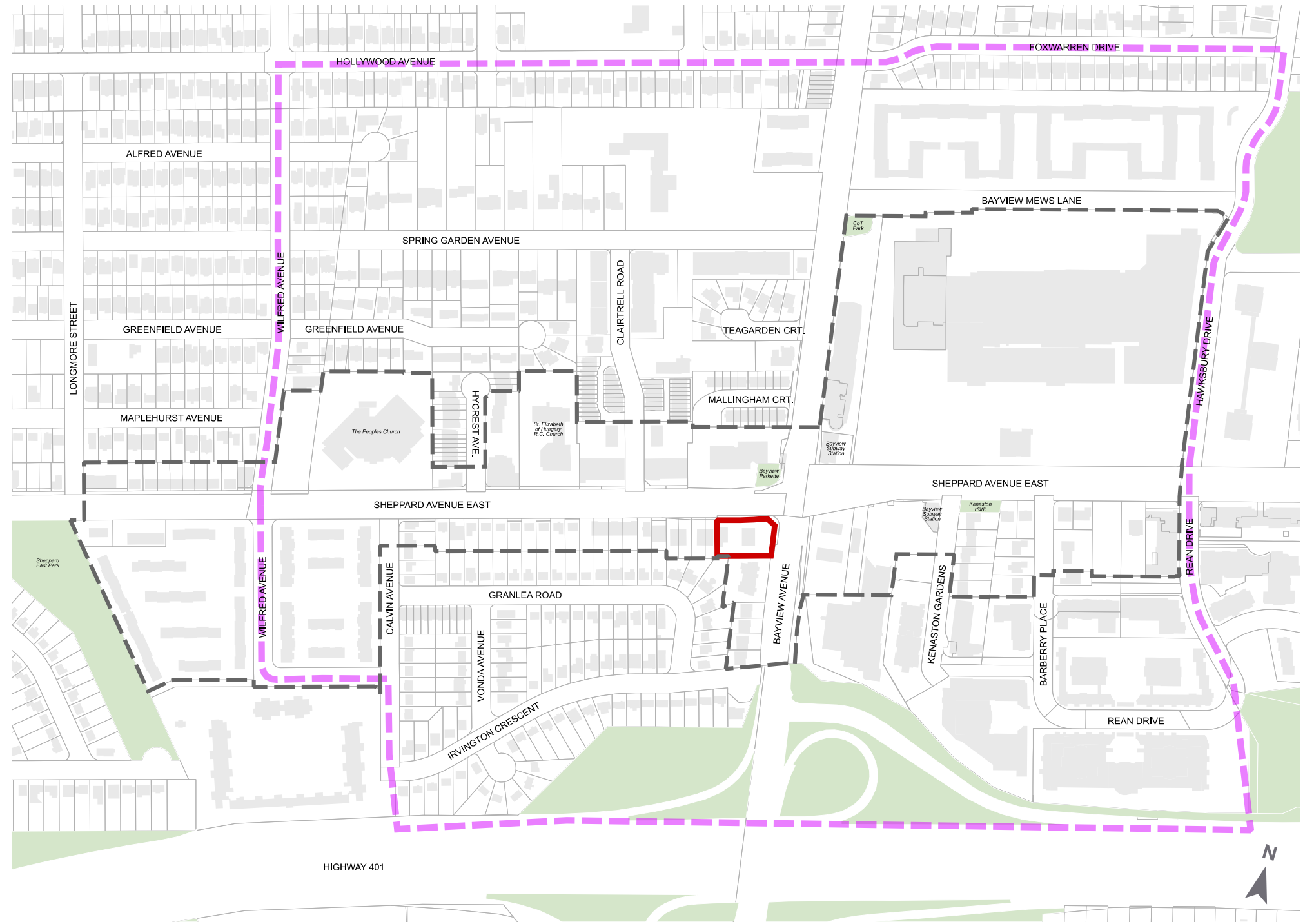


Figure 5: Study Area Map Prepared by Weston Consulting

2.2 LAND USE

In terms of applicable land use policies, the Study Area is subject to the City of Toronto Official Plan, Sheppard East Subway Corridor Secondary Plan and the former City of North York Zoning By-law 7625.

The subject property is designated as *Mixed Use Areas* per the City of Toronto Official Plan Map 16: Land Use Plan ('Map 16'), permitting the development of residential uses, offices, retail and services, institutions and recreational amenities. *Mixed Use Areas* are anticipated to absorb the majority of growth within the City given their locations along intensification corridors and higher-order transit routes. The Study Area is largely designated as Mixed Use Areas and had undergone transitioning in recent years.

Further west along Sheppard Avenue East are additional land use designations including *Neighbourhoods* and *Apartment Neighbourhoods*. The *Neighbourhoods* designation is made up of primarily low-rise building typologies including single-detached houses and semi-detached houses and require new developments be compatible and remain sensitive to the existing character of these areas. The *Apartment Neighbourhoods* designation permits a greater scale of buildings, including infill developments in order to maximize site opportunities. The site is located at the centre of the proposed Bayview Major Transit Station Area ('MTSA') boundary.

Figure 6 illustrates the existing land use designations within the Study Area.

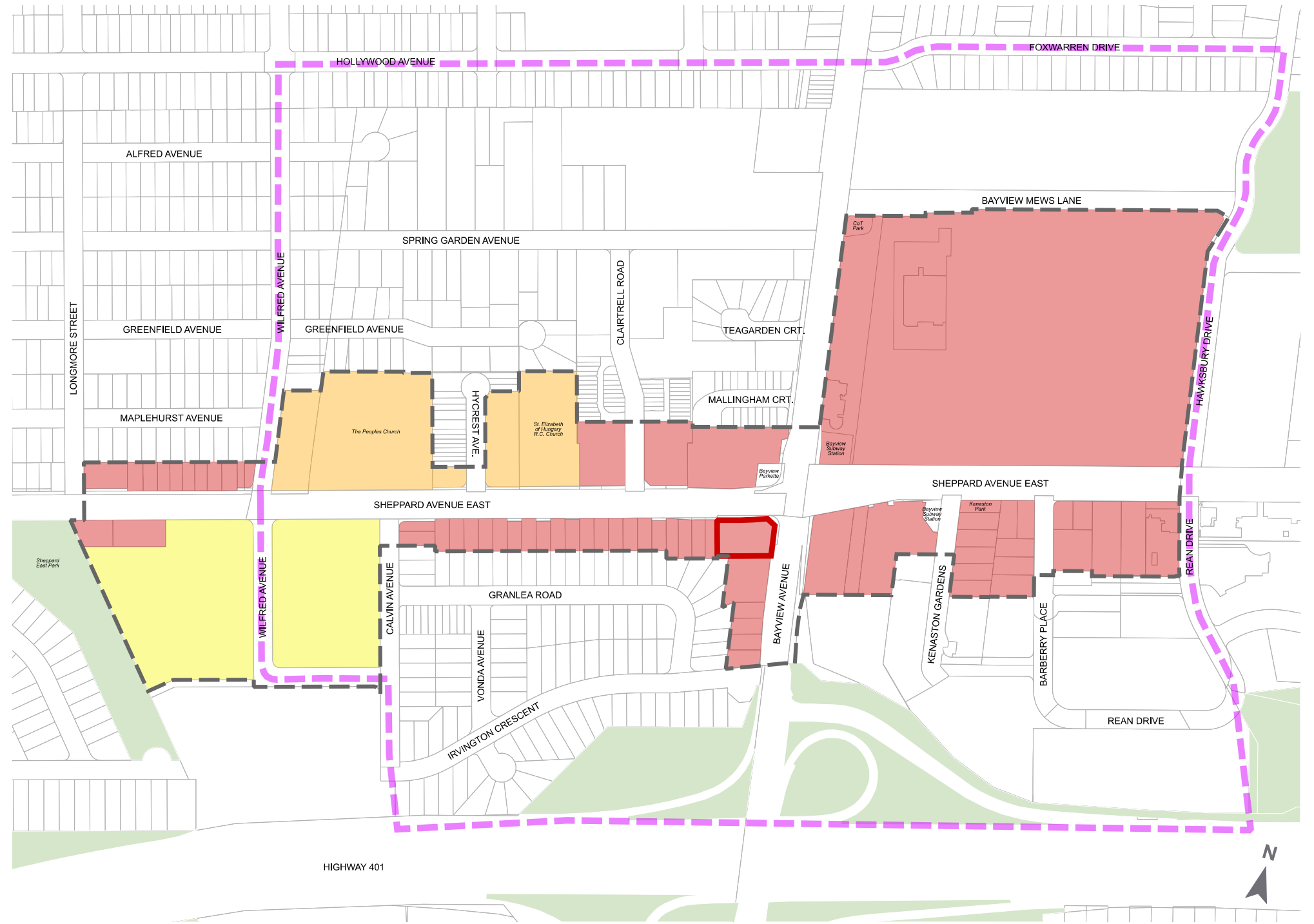


Figure 6: Land Use Map Prepared by Weston Consulting

Development Response

- Proposed development meets the needs of the *Mixed Use Areas* designation and uses the site as an opportunity to establish a transit-oriented development.
- The proposed design establishes a high-quality development along two prominent urban corridors. The 43-storey building will contribute to the growing skyline along Sheppard Avenue while providing much-needed intensification along the Sheppard Line.
- The building will 'ground' the high-rise tower and maintain a streetwall condition along both Sheppard Avenue East and Bayview Avenue and preserve a human-scale through a 6-storey podium. The podium will step down to 3-storeys on either ends, ensuring compatibility with the surrounding land uses.
- The overall public realm will be enhanced along Sheppard Avenue East and Bayview Avenue through the integration of at-grade retail and landscaping treatments. A widened streetscape will accommodate tree planting and street furniture to provide a comfortable pedestrian experience.
- The integrated retail uses will encourage pedestrian activity and continue to establish Sheppard Avenue as a retail corridor. Distinct entrances and glazing will be utilized in the design to ensure retail uses align with the City's vision for the area.



Figure 7: Bird's Eye View of the Sheppard Avenue East and Bayview Avenue Area (Source: Google Maps)

2.3 TRANSPORTATION & CIRCULATION

Existing Transit Access

The subject property is located less than 100 metres away from the Toronto Transit Commission's ('TTC') Bayview Subway Station along Sheppard Line (Line 4) and offers additional surface transit route connections. The subway and bus routes offer quick connections to major destinations and other higher-order transit services. In terms of transit accessibility, bus stops are located outside of Bayview Subway Station and offer convenient transfer points for bus connections. Table 1 outlines a list of available routes nearby the subject property as of October 2023 (Source: TTC System Map).

Table 1: Nearby Transit Routes

<p>Subway Service</p> <p>Operating all day, everyday until 1am</p>	<p>Bayview Subway Station: The second subway station on the Sheppard Line (Line 4) operating between Yonge Street and Sheppard Avenue, east to the area of Sheppard Avenue East and Don Mills Road. The station provides direct access to the Yonge-University-Spadina Line (Line 1).</p>
<p>Regular Service</p> <p>Operating all day, everyday until 1am</p>	<p>Route 11 Bayview: The 11 Bayview bus route operates between Davisville Station on Line 1 Yonge-University-Spadina and the area of Bayview Avenue and Steeles Avenue East, generally in a north-south direction. It also serves Bayview Station on Line 4 Sheppard. Accessible service is provided on the route.</p> <p>Route 85 Sheppard East: The 85 Sheppard East bus route operates between Sheppard-Yonge Station on the Yonge-University-Spadina Subway, Don Mills Station on the Sheppard Subway, and Rouge Hill GO Station, generally in an east-west direction. It also operates to the Toronto Zoo on weekends and holidays only. Accessible service is provided on the route.</p>

Existing Pedestrian & Cycling Network

The surrounding context features an existing municipal sidewalk system along major streets including Sheppard Avenue East and Bayview Avenue. Sections of the municipal sidewalk offer additional landscape strips and tree plantings within the Study Area. No designated cycling infrastructure currently exists within the Study Area. A north-south multi-use trail runs along the Don River, east of the subject property.

Planned Trail & Cycling Network

The City of Toronto's Cycling Network Plan identifies Sheppard Avenue East as a potential corridor for cycling infrastructure integration (Source: 2022-2024 Cycling Program, North York District). This potential cycling network expansion would provide a direct link to cycling infrastructure projects currently underway as well as existing multi-use trails and major destinations.

Development Response

- The proposed development introduces additional high-density built form to the Study Area which is transit-supportive and encourages growth within the Bayview MTSA.
- The subject property is located less than 100 metres from Bayview Subway Station located at the northeast corner of Sheppard Avenue East and Bayview Avenue and offers an accessible connection to the Yonge - University Line (Line 1).
- The proposed development will improve the existing sidewalk conditions and ensure a safe and comfortable pedestrian experience. The existing streetscape will be widened to 5 metres on the ground floor, offering a widening public realm at grade. The upper levels of the podium will cantilever out and provide a partially covered streetscape condition. Tree plantings will provide a sense of enclosure along Sheppard Avenue East and Bayview Avenue.
- Cycling will be supported as a form of mobility through the provision of short- and long-term bicycle parking spaces on-site. A Bike Share station is also incorporated into the site design, providing convenient cycling options.

Legend

- Subject Property
- Study Area
- Bayview MTSA Area
- Parcels
- Existing Buildings
- Open Space / Parks

TTC Routes

- Bayview Subway Station
- Sheppard Subway (Line 4)
- Bus Stops
- Sheppard East (Route 85)
- Bayview (Route 11)

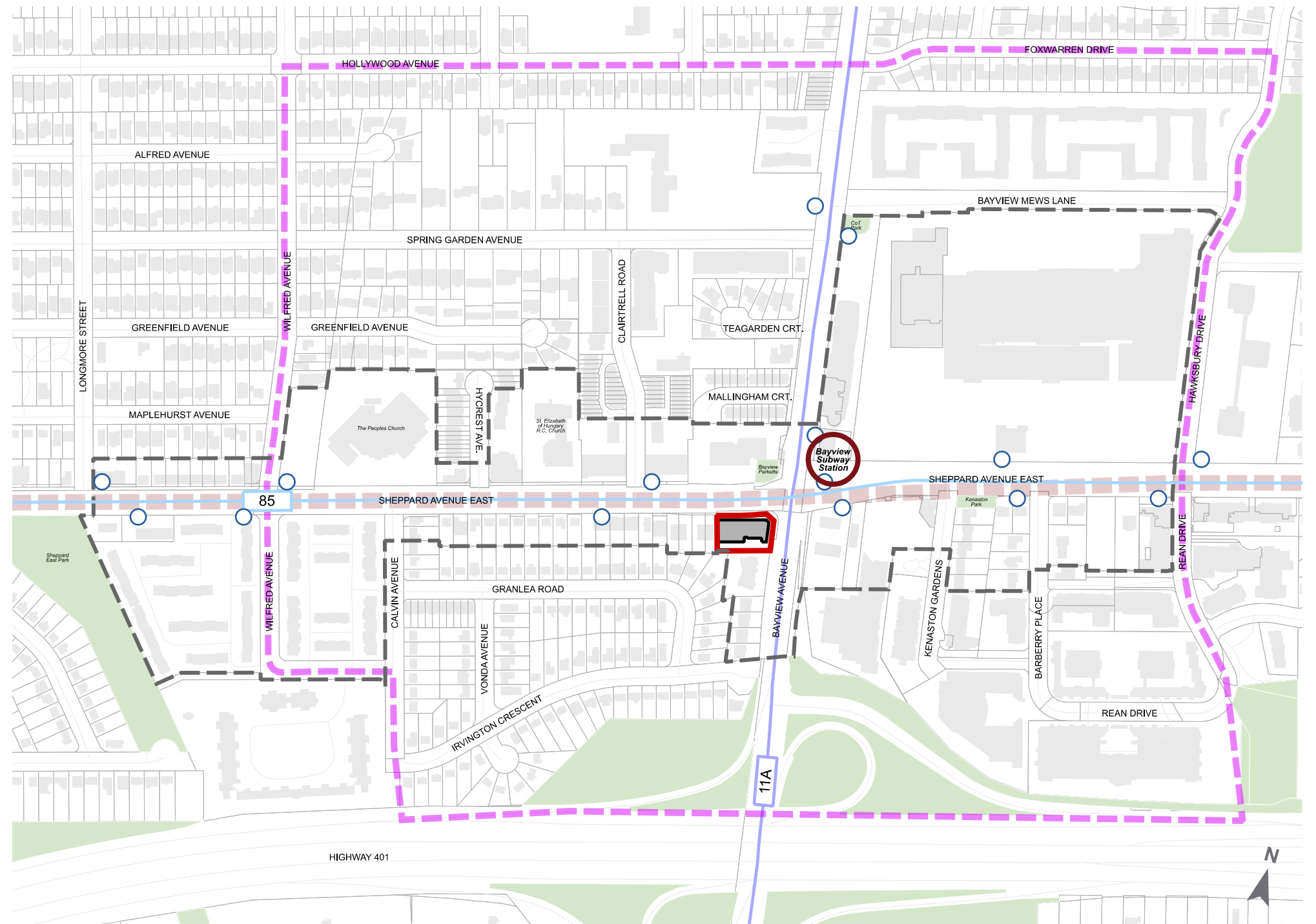


Figure 8: Transit Map Prepared by Weston Consulting

2.4 BUILT FORM

Surrounding Typologies & Uses

The Sheppard Avenue East and Bayview Avenue intersection boasts a diverse range of built form typologies. It is characterized by a mix of low to high-density built forms, each contributing to the area's unique urban fabric (Figure 9). Within the immediate vicinity of the subject property there are a number of existing mixed-use built forms offering residential and retail uses. High-rise buildings are located north along Sheppard Avenue East and establish a precedent for transit-oriented intensification.

Several development applications are found within the Study Area, highlighting the changing context of the area. The following list provides an overview of key developments within the area:

- 1. 500 Sheppard Avenue East:** Recently approved application to permit the development of a 41 and 37 building with a shared podium.
- 2. 630 Sheppard Avenue East & 2901 Bayview Avenue:** Proposed application to permit several buildings including one 20-storey mixed-use building; two 6-storey mixed-use buildings; and a retail addition to the existing Bayview Village Shopping Centre (north site). The application also seeks to permit two mixed-use towers with heights of 29 and 30-storeys connected by a single podium; and a 5-storey parking structure (south site).
- 3. 309 Sheppard Avenue East:** Proposed application to construct a fourth storey addition above the existing building that will be used as non-medical office space.

Legend

- Subject Property
- - - Study Area
- - - Bayview MTSA Area
- Parcels
- Existing Buildings
- Open Space / Parks

Built Form Typology

- Low-Rise Building
- Mid-Rise Building
- High-Rise Building
- Institutional
- Transit Station
- Mixed-Use Building
- Residential Building

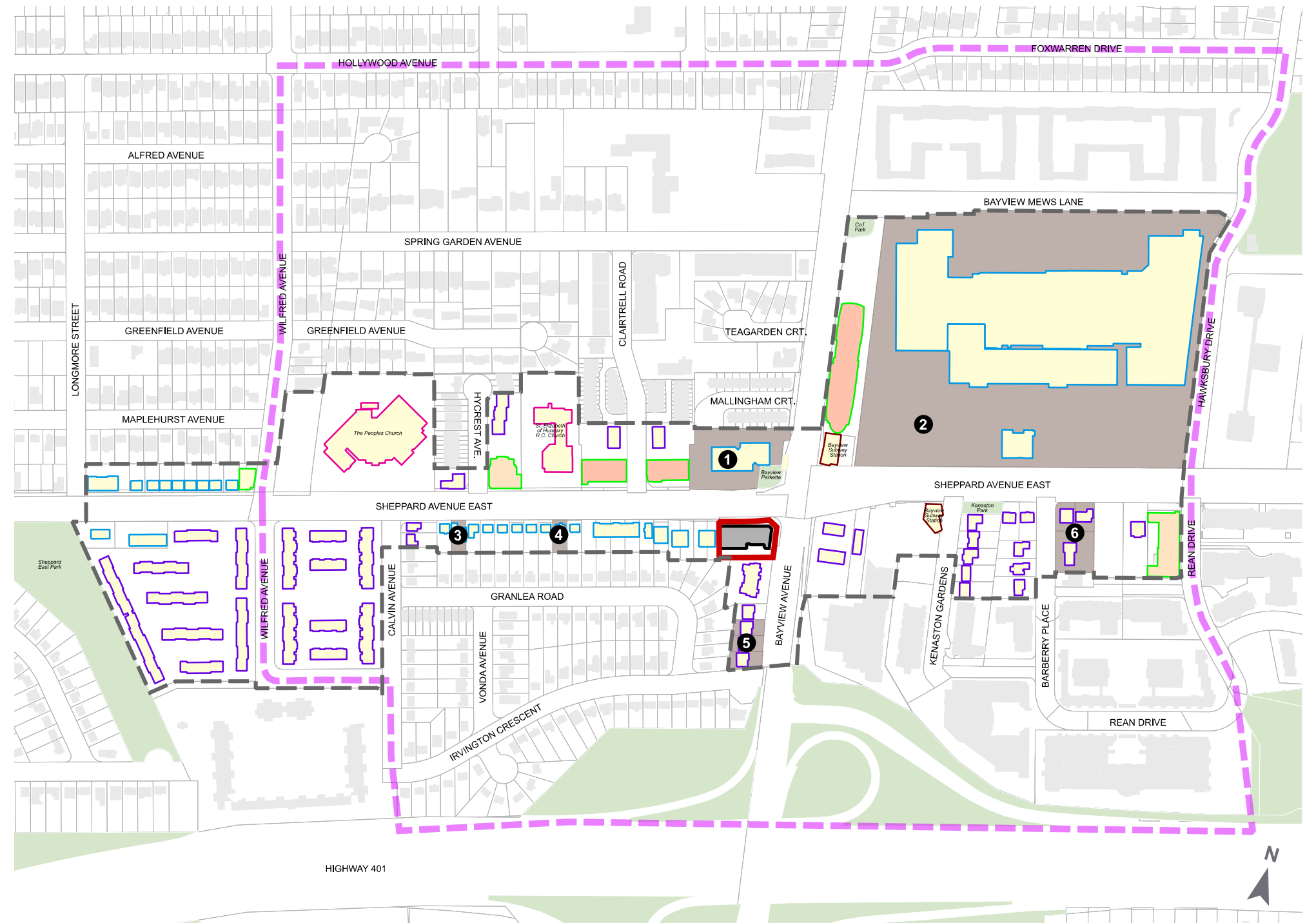


Figure 9: Built Form Map Prepared by Weston Consulting

4. **323 Sheppard Avenue East:** Proposed application for a 3-storey mixed use building consisting of one floor of retail, one floor of residential, and one floor of office.
5. **2810 - 2814 Bayview Avenue:** Proposed application for a 7-storey residential building containing 67 residential dwelling units.
6. **589 Sheppard Avenue East & 7-9 Barberry Place:** Proposed application for a 14-storey mixed-use building and relocated heritage dwelling.

The proposed developments within the Study Area support mixed-use development along the corridor and the planned transit-supportive intensification of Sheppard Avenue East. Figure 10 illustrates the cross-section of the recently approved development north of the subject property at 500 Sheppard Avenue East. The approved development highlights the vision for growth for the Bayview MTSA and the continued re-development of the intersection.

Development Response

- The proposed building will feature a 43-storey point-tower that will be grounded at street-level by a 6-storey podium. The building will respond accordingly to the sites' prominent location at a major intersection and higher-order transit node by its height and mass design.
- A 6-storey podium will form the base building and respond to the heights of the surrounding context by transitioning down to 3-storeys on either side.
- The proposed building mass will align with adjacent development applications and support additional intensification targets within the Bayview MTSA.

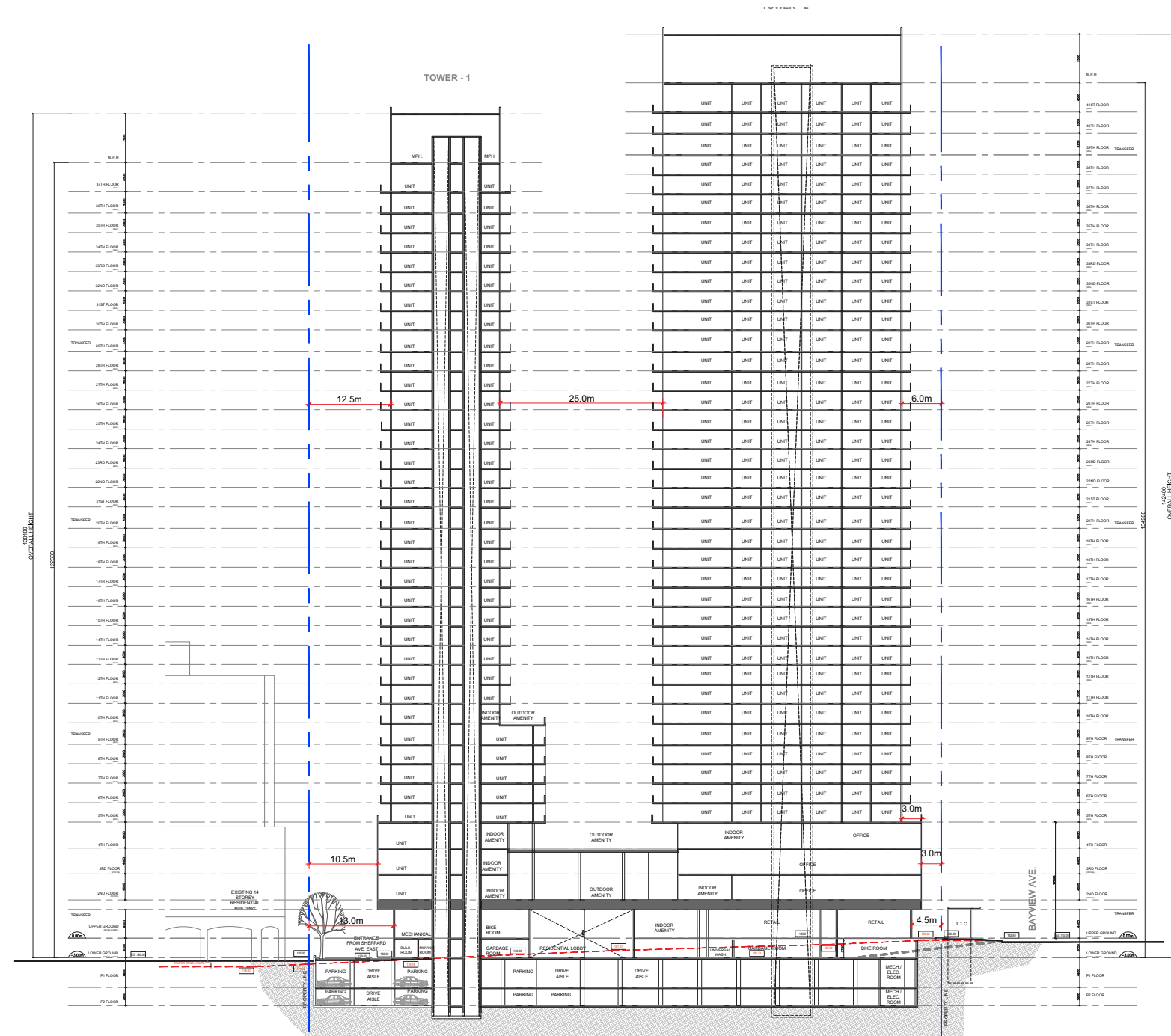


Figure 10: 500 Sheppard Avenue East - Approved Section Prepared by Arcadis Architects Inc.

Shadow Study

A Sun Shadow Study was prepared by Weston Consulting to assess the proposed developments shadows impacts. The Study was prepared in accordance with the City of Toronto's Sun/Shadow Study Terms of Reference and included shadow testing for March and September 21st between 9:18AM and 6:18PM. For a detailed discussion on the existing and proposed shadows, please refer to the Sun Shadow Study submitted with the application.

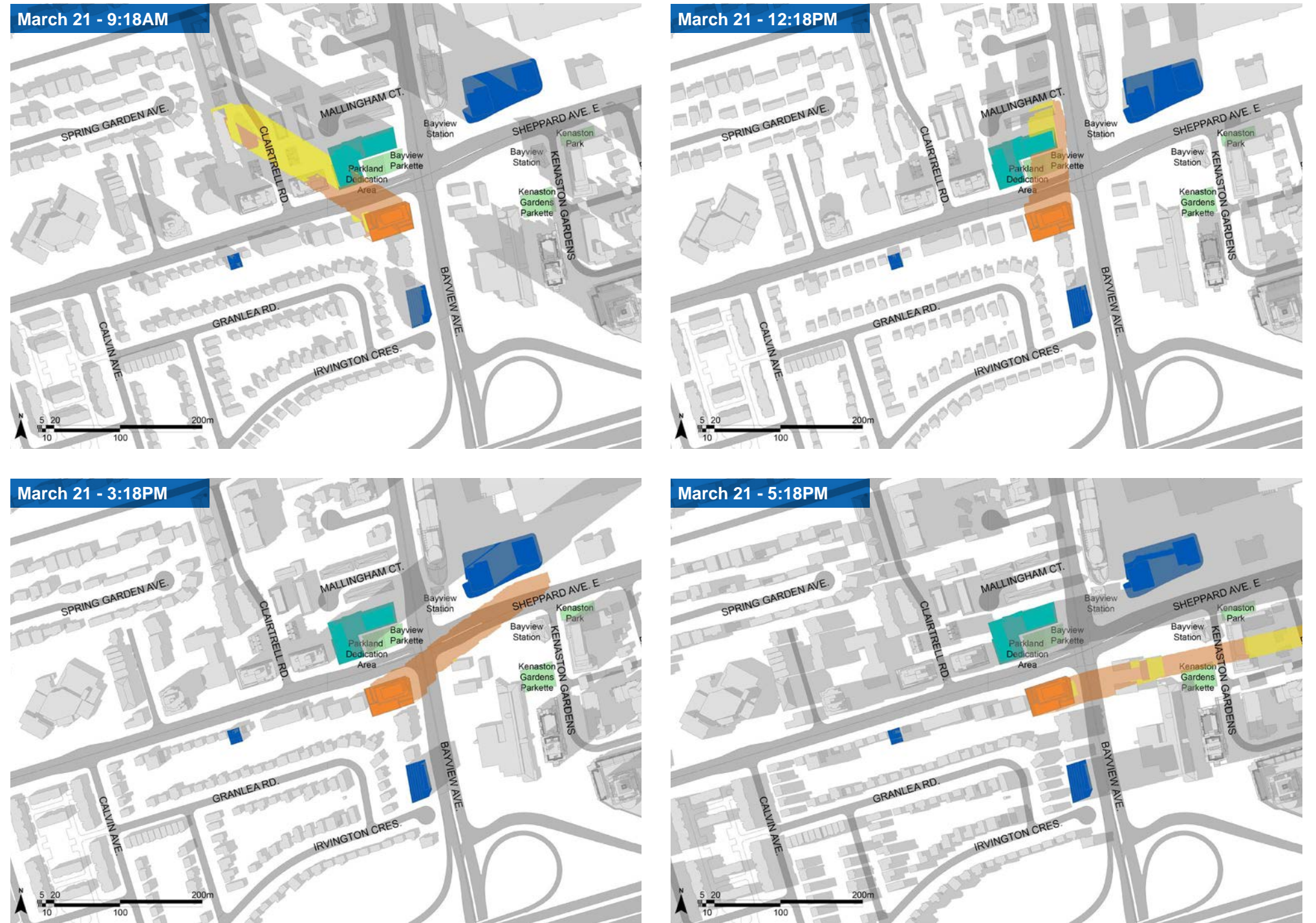


Figure 11: Shadow Study Diagrams Prepared by Weston Consulting

2.5 PUBLIC REALM & OPEN SPACE

The Study Area features a number of buildings which frame the street and integrate at-grade retail, contributing to a vibrant public realm along Sheppard Avenue. Nearby Bayview Station, a number of buildings offer high-quality design elements and further establish the surrounding area as a destination within the City.

In terms of open space, Bayview Parkette and Kenaston Park provide much needed green space within the Study Area. Sheppard East Park, abutting the Study Area to the west, provides additional parkland for the community. The recently approved development at 500 Sheppard Avenue East will also provide dedicated parkland area west of Bayview Parkette.

Figure 12 illustrates the existing park and open space within the Study Area along with the proposed public realm enhancements within the subject property. A detailed Landscape Plan, prepared by Studio TLA, is shown in Figure 13.

Legend

- Subject Property
- Study Area
- Bayview MTSA Area
- Parcels
- Existing Buildings
- Existing Open Space / Parks
- Proposed Parkland Dedication
- Proposed Landscaping

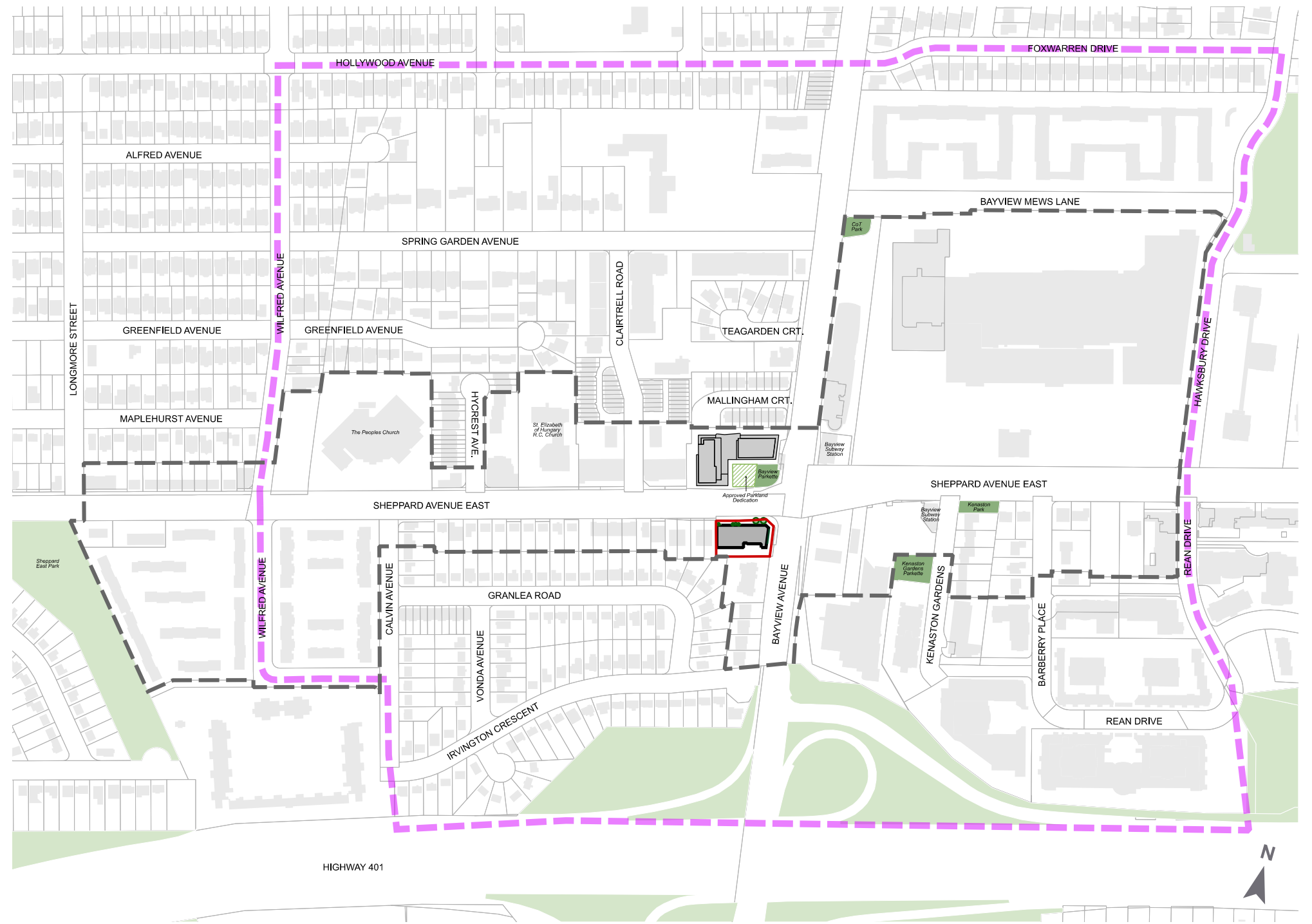

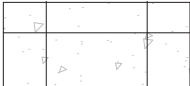
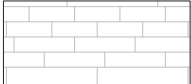
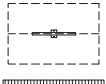



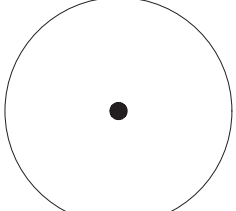


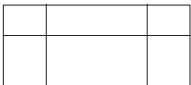


Figure 12: Public Realm Map Prepared by Weston Consulting

Development Response

- The proposed development enhances the public realm condition at Sheppard Avenue East and Bayview Avenue by siting the building along the corner and integrating streetscape elements to compliment the built form. Tree plantings and street furnishing will positively impact the public realm and establish a high-quality development within a highly visible portion of the Bayview MTSA.
- Tree planting and vegetation are proposed to regulate micro-climate impacts as a result of the urban heat island effect.
- The proposed development will provide unit pavers for the walkway to enhance the public realm and provide a visual distinct streetscape.
- Integrated planters and benches will provided opportunities for seating outside the retail units along Sheppard Avenue.

Legend

	PEDESTRIAN UNIT PAVERS SRI >29		HEAVY DUTY CONCRETE PAVING SRI >29
	PEDESTRIAN UNIT PAVERS SRI >29		BIKE RACK
	HEAVY DUTY UNIT PAVERS SRI >29		BENCH
	PLANTING		LARGE SHADE TREE
	SOD		NATIVE MULTI-STEM SHRUB
	PEDESTRIAN CONCRETE PAVING SRI >29		

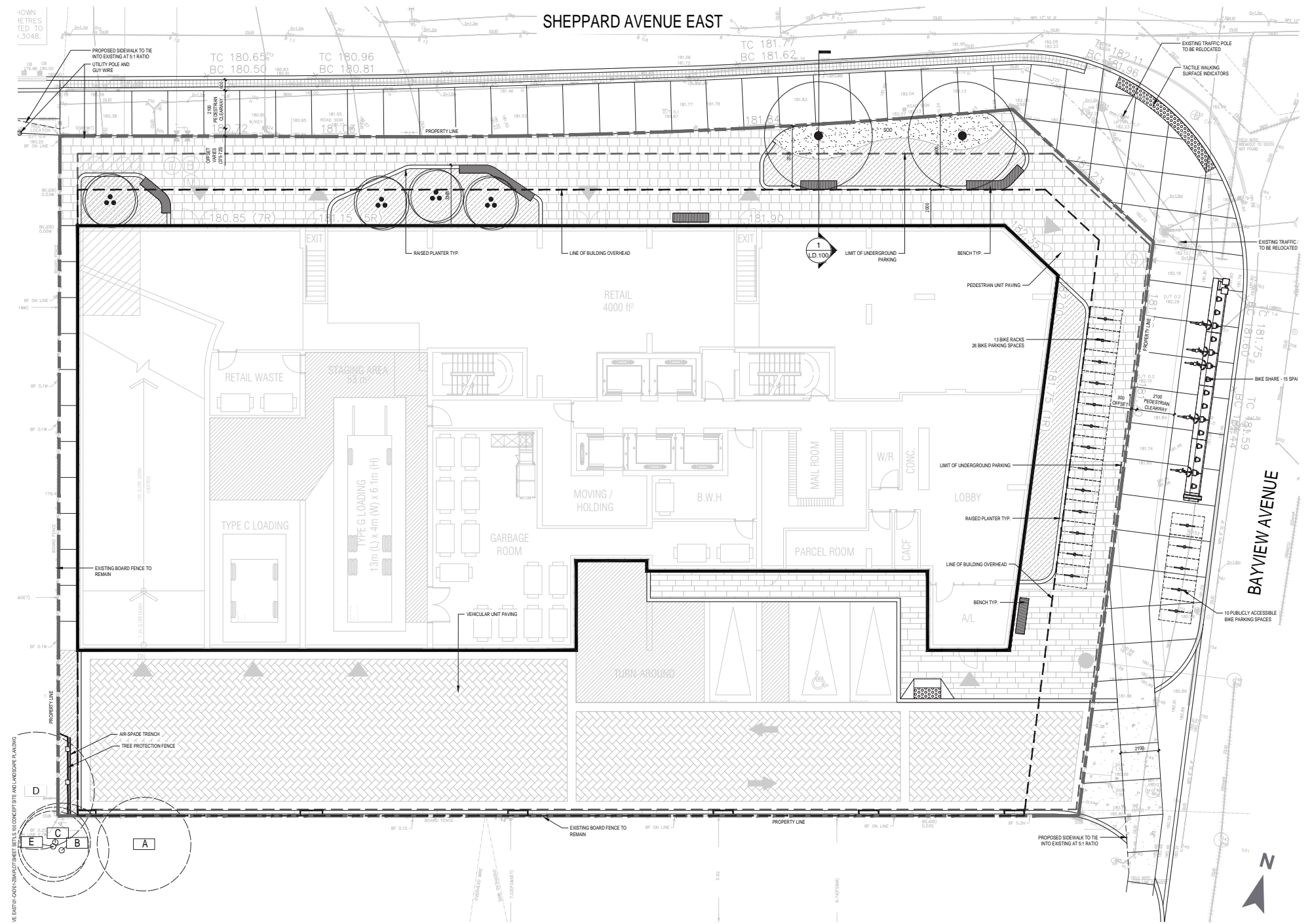


Figure 13: Proposed Landscape Plan Prepared by Studio TLA [Date Prepared: November 16, 2023]

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3.0 CONCLUSION

It is our opinion that the proposed development will positively contribute to the redevelopment of the Bayview MTSA and the broader Sheppard Avenue corridor. The 43-storey building will support transit-oriented development by providing high-density built form, mixed-uses and at-grade streetscape enhancements. Retail uses will invite visitors to the site and an enhanced streetscape will support an overall vibrant public realm.

