



 BOUSFIELDS INC.

# Block Context Plan

**561 Jarvis Street and  
102-120 Earl Place**

City of Toronto

**Prepared For**  
Jarvis and Earl Inc.

July 2022



Job Number  
22125

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## **Table of Contents**

1 Introduction	1
2 Study Area	1
3 Block Context Plan Structure	16

## 1.0 Introduction

This Block Context Plan has been prepared in support of an application by Jarvis & Earl Inc. to amend the City of Toronto Official Plan, the Downtown Secondary Plan (OPA 406) and City-wide Zoning By-law 569-2013, as amended, in order to permit a mixed-use redevelopment on a 1,862 square metre site located at the northeast corner of Jarvis Street and Earl Place, municipally known as 561 Jarvis Street and 102-120 Earl Place (the "subject site").

The subject site is located in the North St. James Town neighbourhood in Downtown Toronto (see **Figure 1** – Context Map of Study Area). The proposal will provide for a 58-storey mixed-use building with a podium that varies in height from 4-storeys to 9-storeys and a 49-storey residential tower above. The proposed development would have a total gross floor area of 43,307 square metres, comprised of approximately 43,152 square metres of residential gross floor area and approximately 154 square metres of retail gross floor area, and a total residential unit count of approximately 690 units, including 31 rental replacement units.

The Block Context Plan provides a description and analysis of how the physical form of the proposed development fits within the existing and planned context. The Block Context Plan includes an inventory and assessment of the physical features of the existing site context, including existing built form typology as well as existing natural features, parks and open spaces. It also provides an inventory of the planned context, including Official Plan land use designations and other information as relevant from applicable policy and guideline documents.

## 2.0 Study Area

As illustrated in **Figure 2**, the Study Area includes the entirety of the block bounded by Isabella Street to the north, Huntley Street to the east, Earl Place to the south and Jarvis Street to the west. The Study Area also includes properties with frontage on the opposite side of the bounding streets, with the exception of the properties on the north side of Isabella Street. The block north of Isabella Street is largely occupied by the Rogers Communications Headquarters. It is our understanding that a majority of the properties on this block are owned by Rogers Communications. It is anticipated that any future redevelopment on this block would occur in consolidation and therefore these properties have been excluded from the scope of this Block Context Plan.

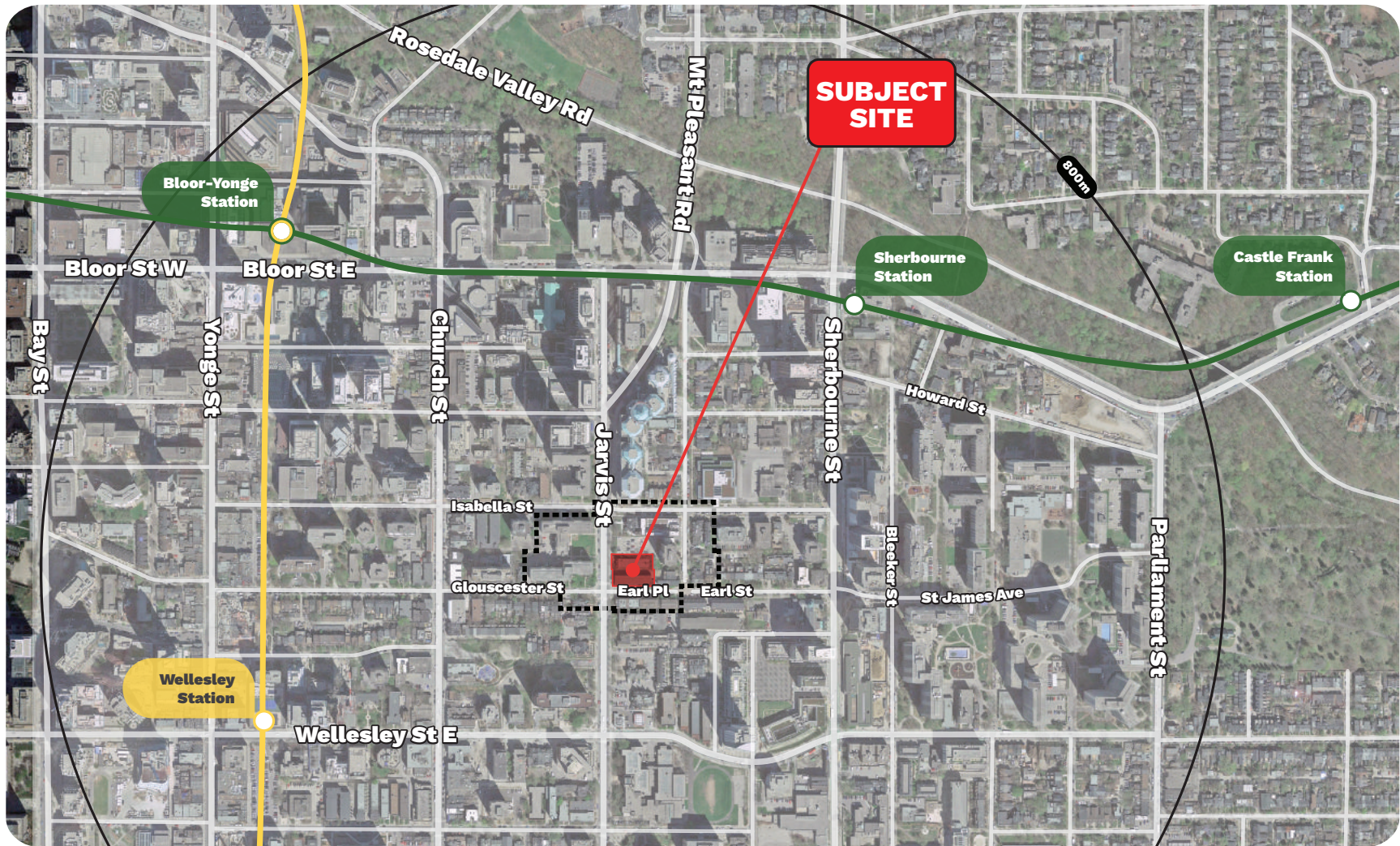


Figure 1 - Context Map of Study Area

- Legend**
- Subject Site
  - Study Area Boundary
  - Yonge-University Subway Line
  - Bloor- Danforth Subway Line



# Existing Context

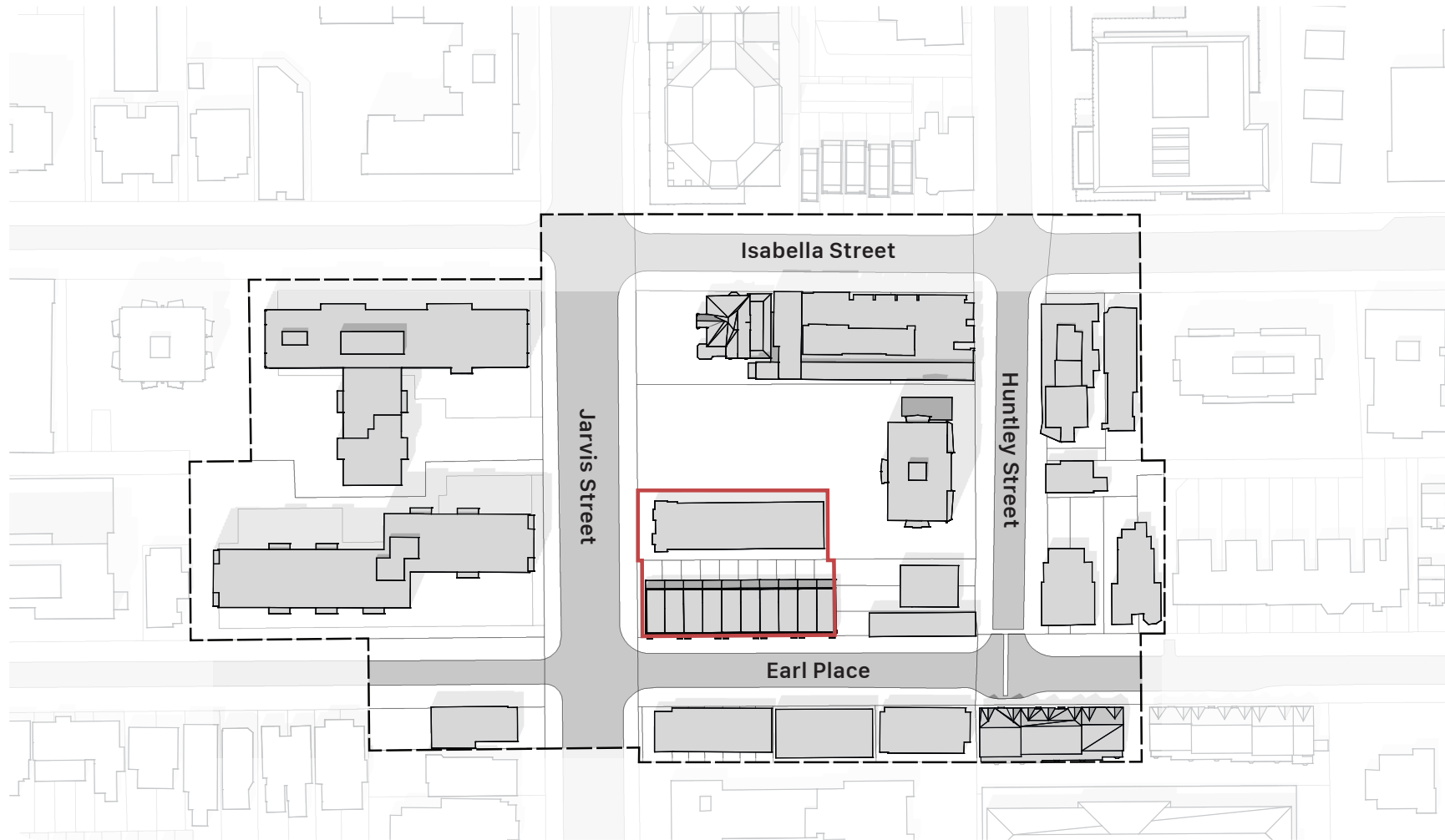





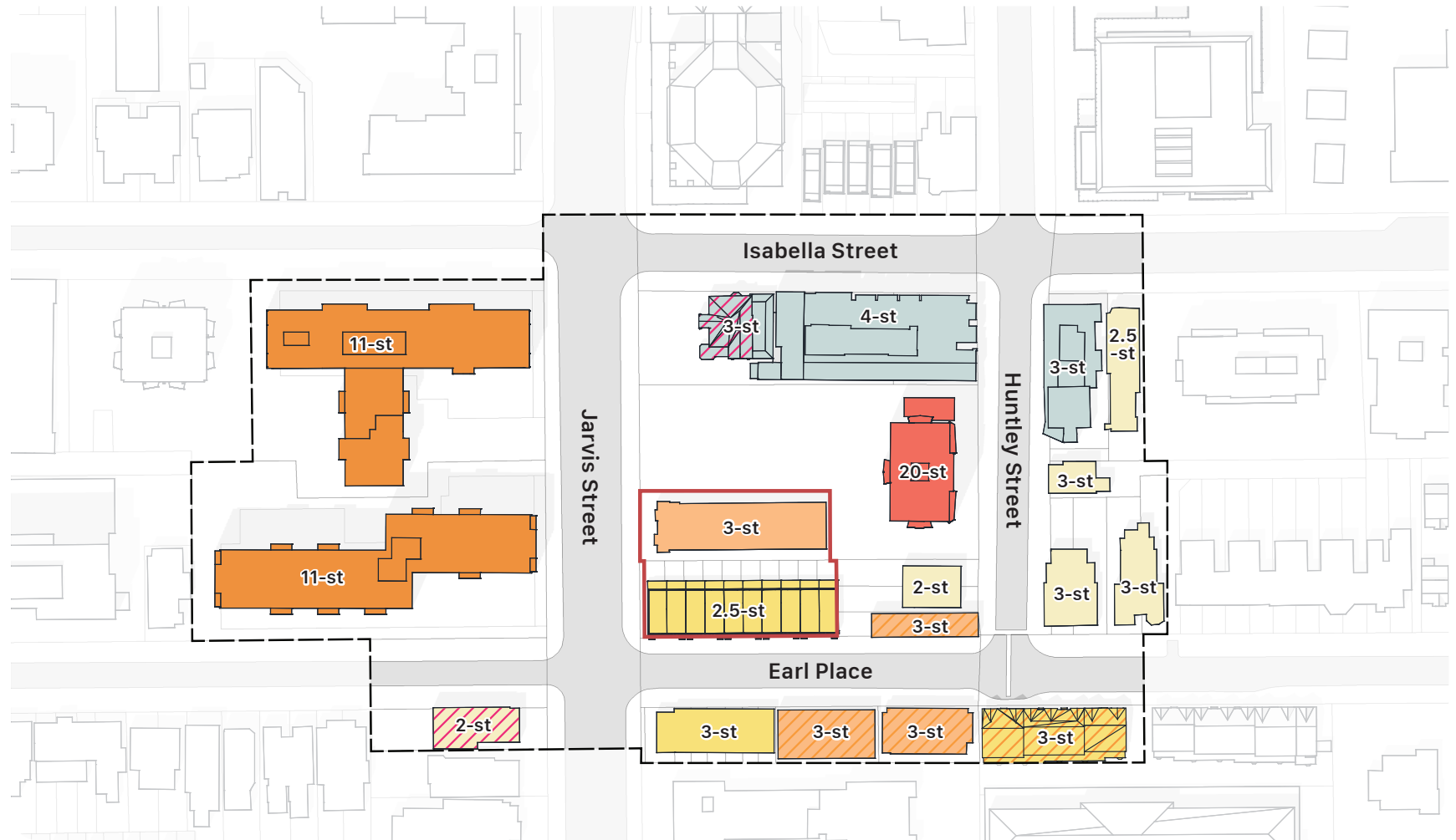
Figure 2 - Block Context Plan Study Boundary

- Legend**
-  Subject Site
  -  Existing Built Form
  -  Study Area Boundary



Not to Scale

# Existing Context



**Figure 3 - Existing Built Form Typology and Character**

- Legend**
- Subject Site
  - Study Area Boundary
  - Low-Rise House Form Building
  - Low-Rise Townhouse Block
  - Low-Rise Residential Apartment Building
  - Mid-Rise Residential Apartment Building
  - High-Rise Residential Apartment Building
  - Low-Rise Institutional Building
  - Heritage - Designated
  - Heritage - Listed



# Existing Context

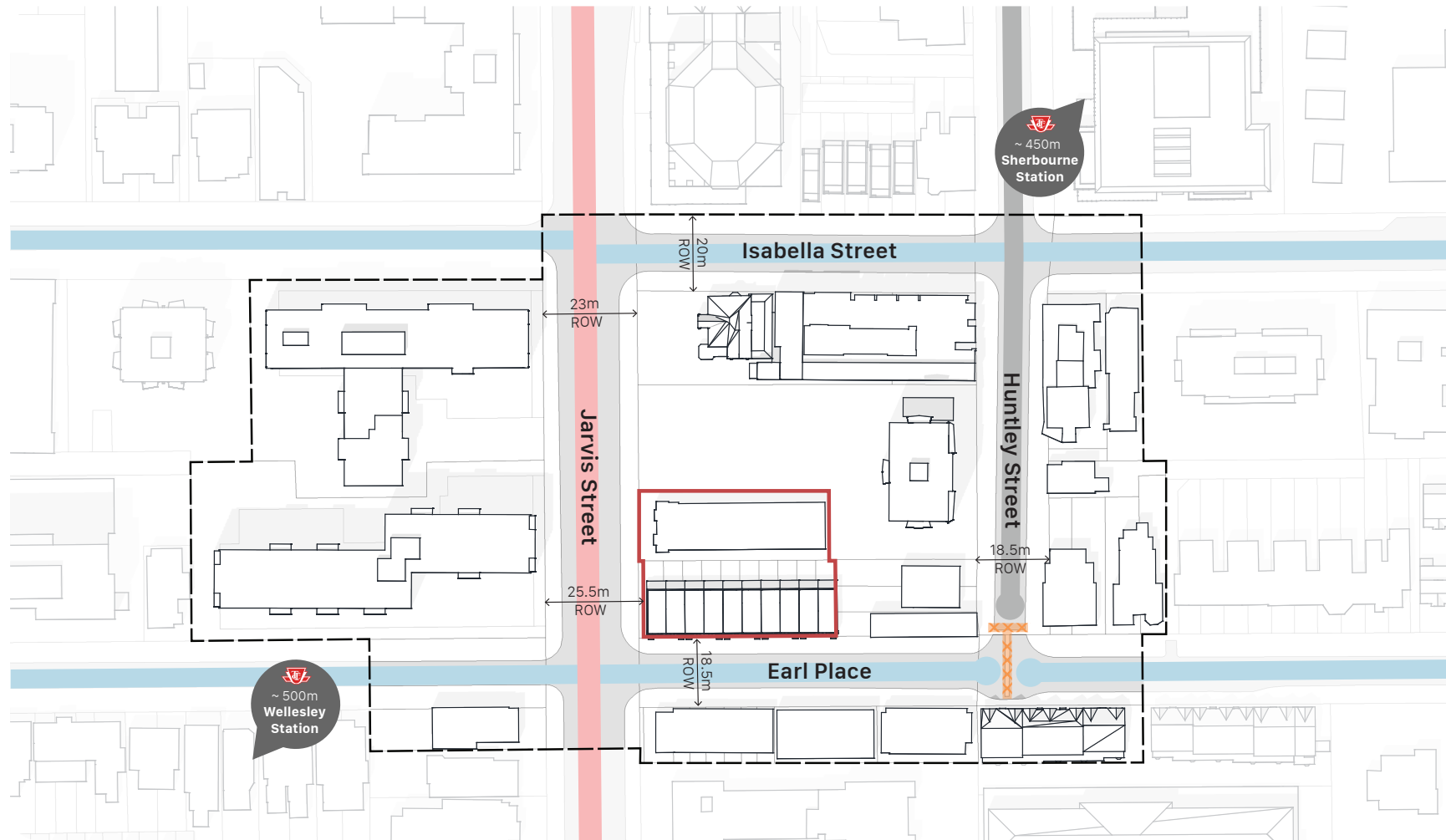


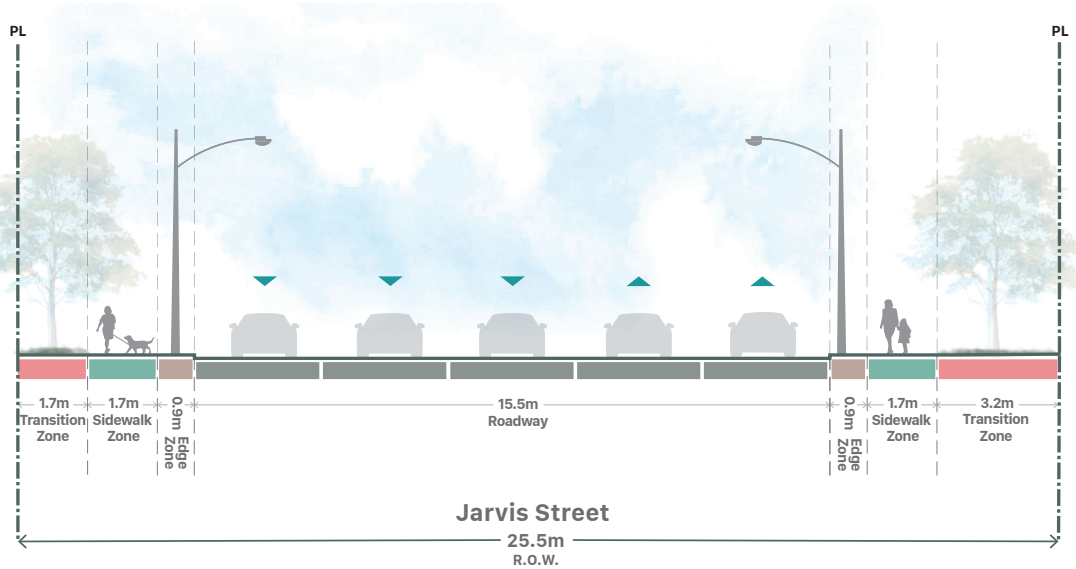
Figure 4 - Existing Road Network and Transit Context

- Legend**
- Subject Site
  - Major Arterial Road
  - Local Road
  - Study Area Boundary
  - Collector Road
  - Road Blocked





# Existing Context



Subject Site



Figure 6 - Existing Street Section A-A: Jarvis Street

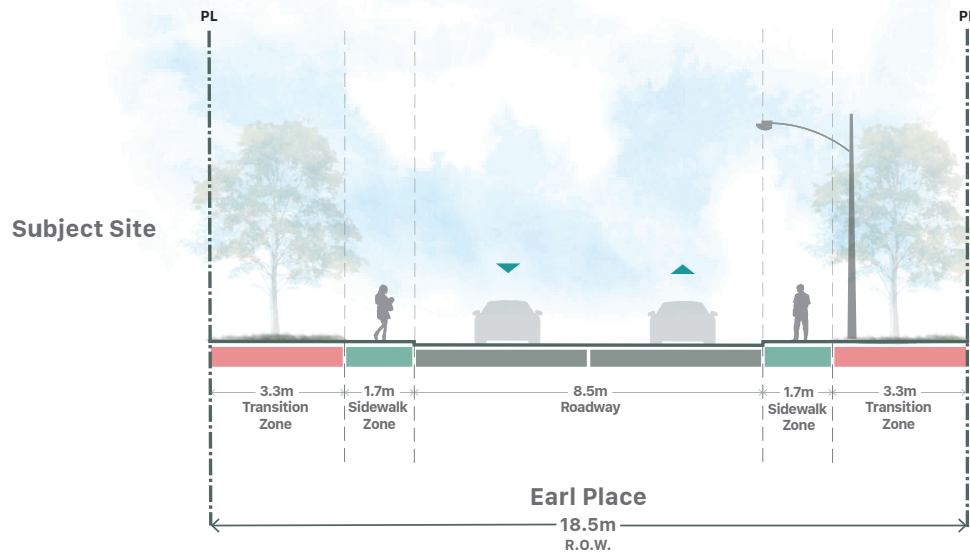
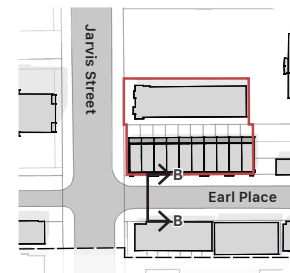


Figure 5 - Existing Street Section B-B: Earl Place



# Planned Context

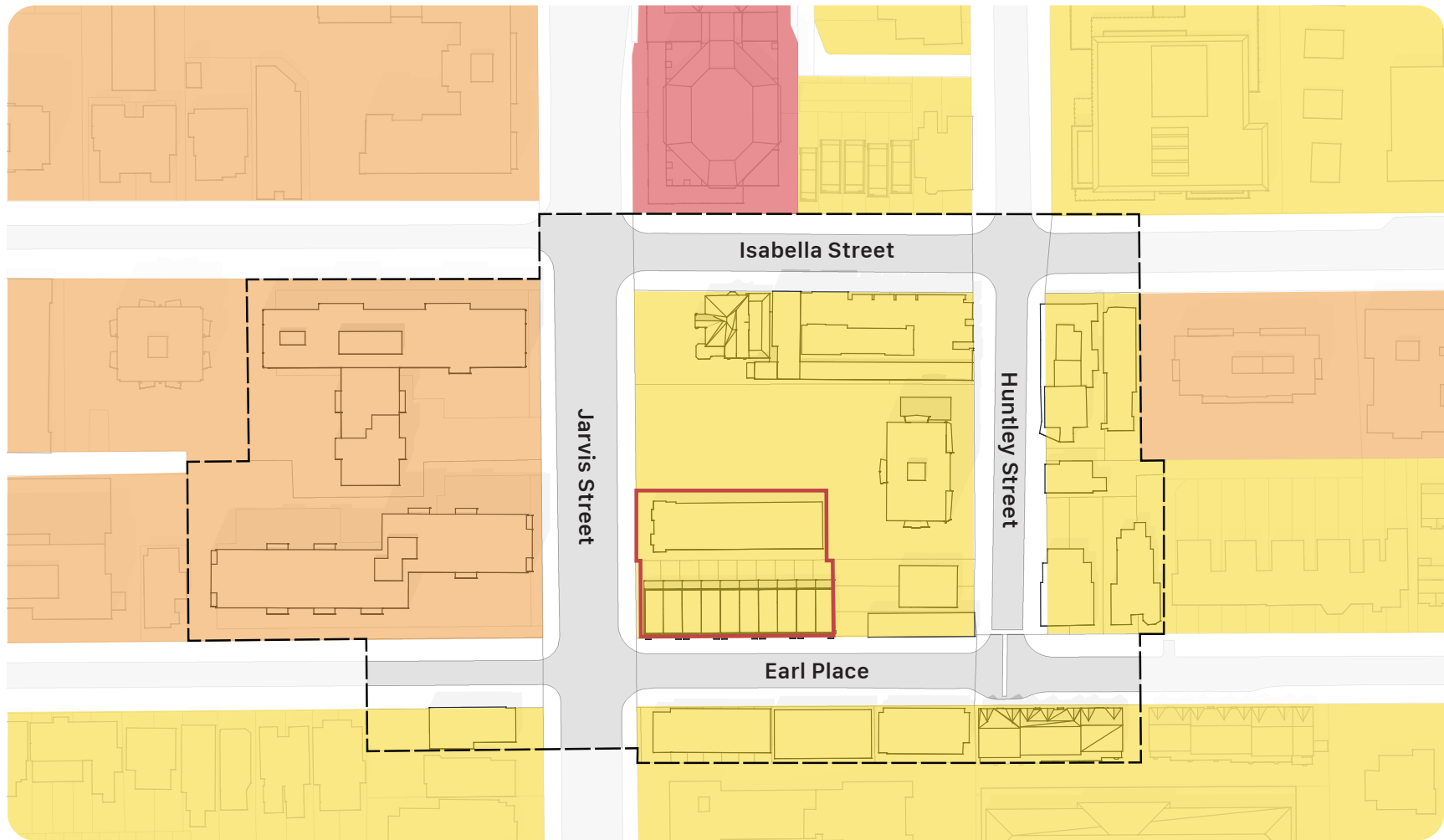


Figure 7 - Official Plan Land Use - Map 17

- Legend**
- Subject Site
  - Apartment Neighbourhoods
  - Neighbourhoods
  - Study Area Boundary
  - Mixed Use Areas



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# Planned Context

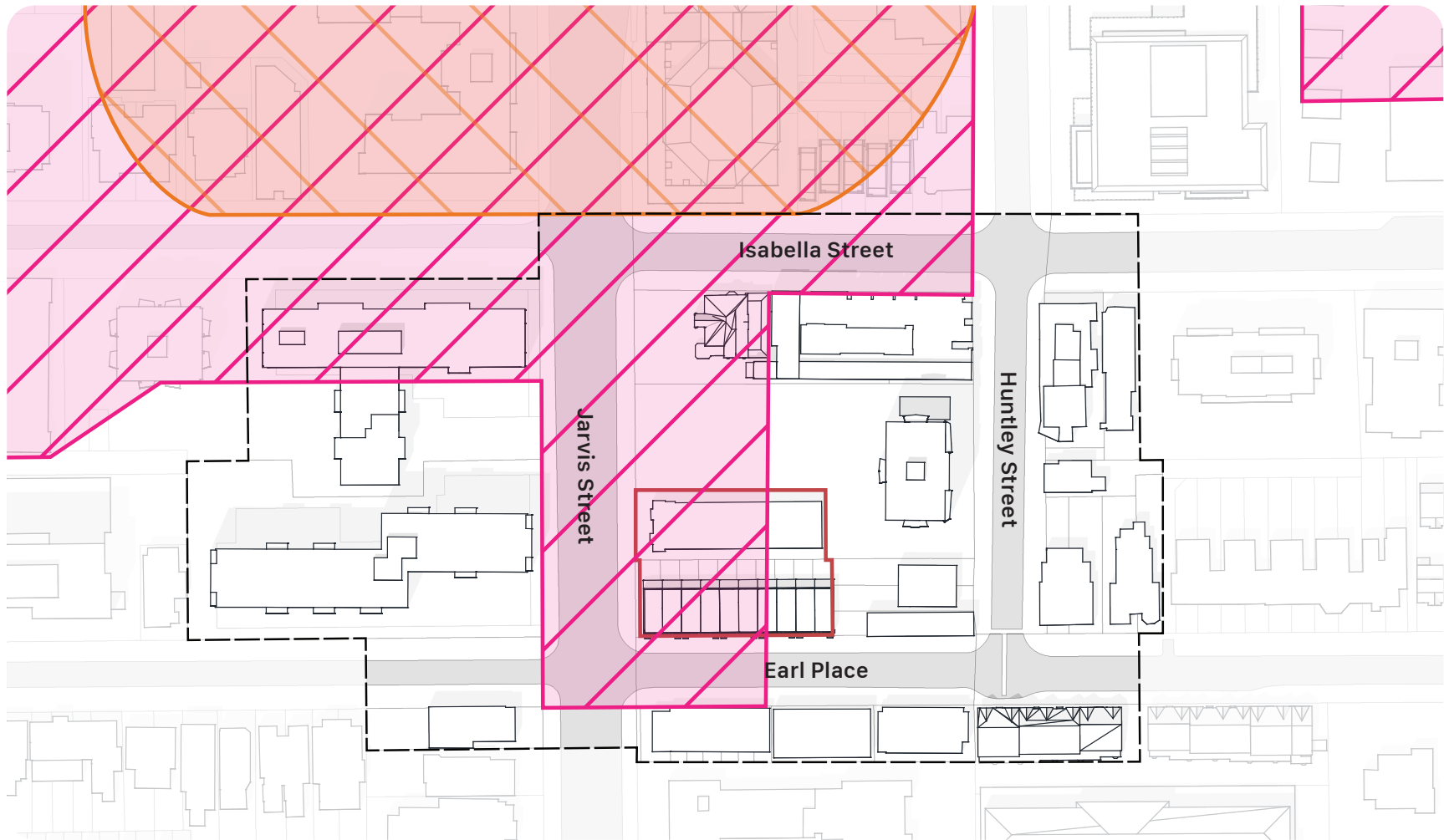


Figure 8 - Downtown Secondary Plan - Map 14-2 and Map 14-3

- Legend**
- Subject Site
  - Mixed Use Areas 2 - Intermediate
  - Study Area Boundary
  - Bloor-Bay Office Corridor

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# Potential Future Conditions

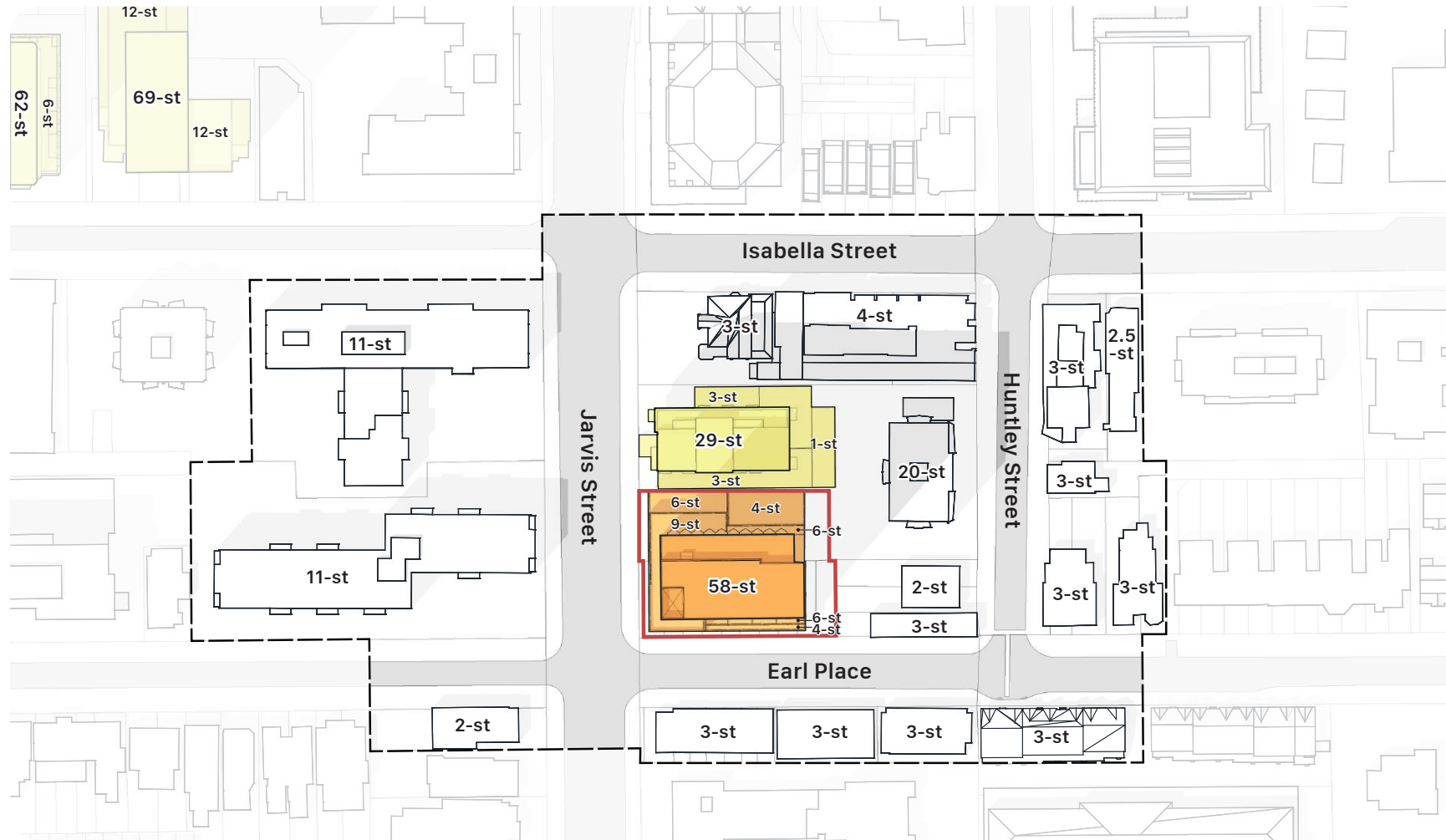


Figure 9 - Immediate Development Context

- Legend**
- Subject Site
  - Proposed Development (Subject Site)
  - Existing Buildings
  - Study Area Boundary
  - Active Proposed Development Applications



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# Potential Future Conditions

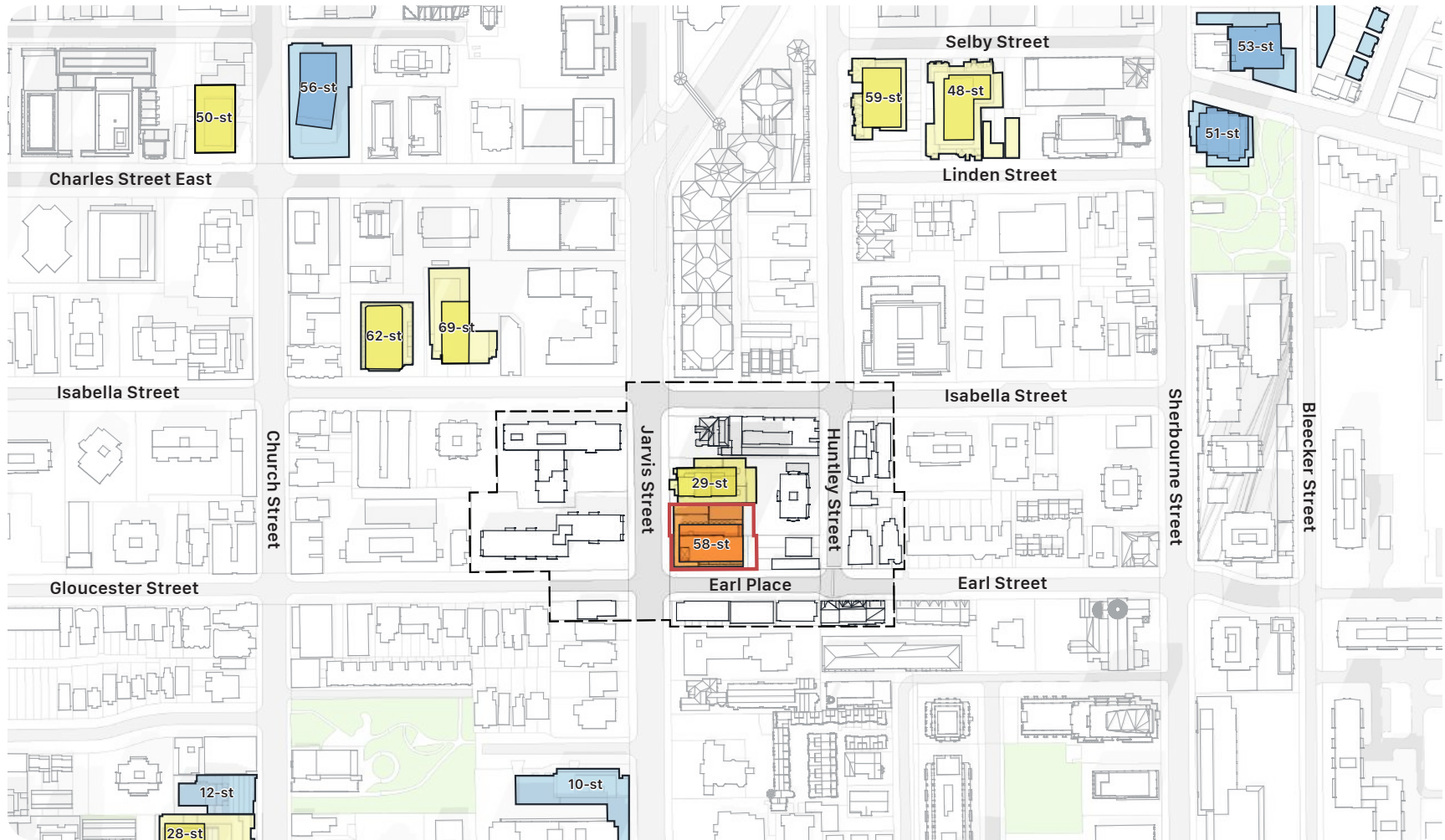


Figure 10 - Surrounding Development Context





# Potential Future Conditions

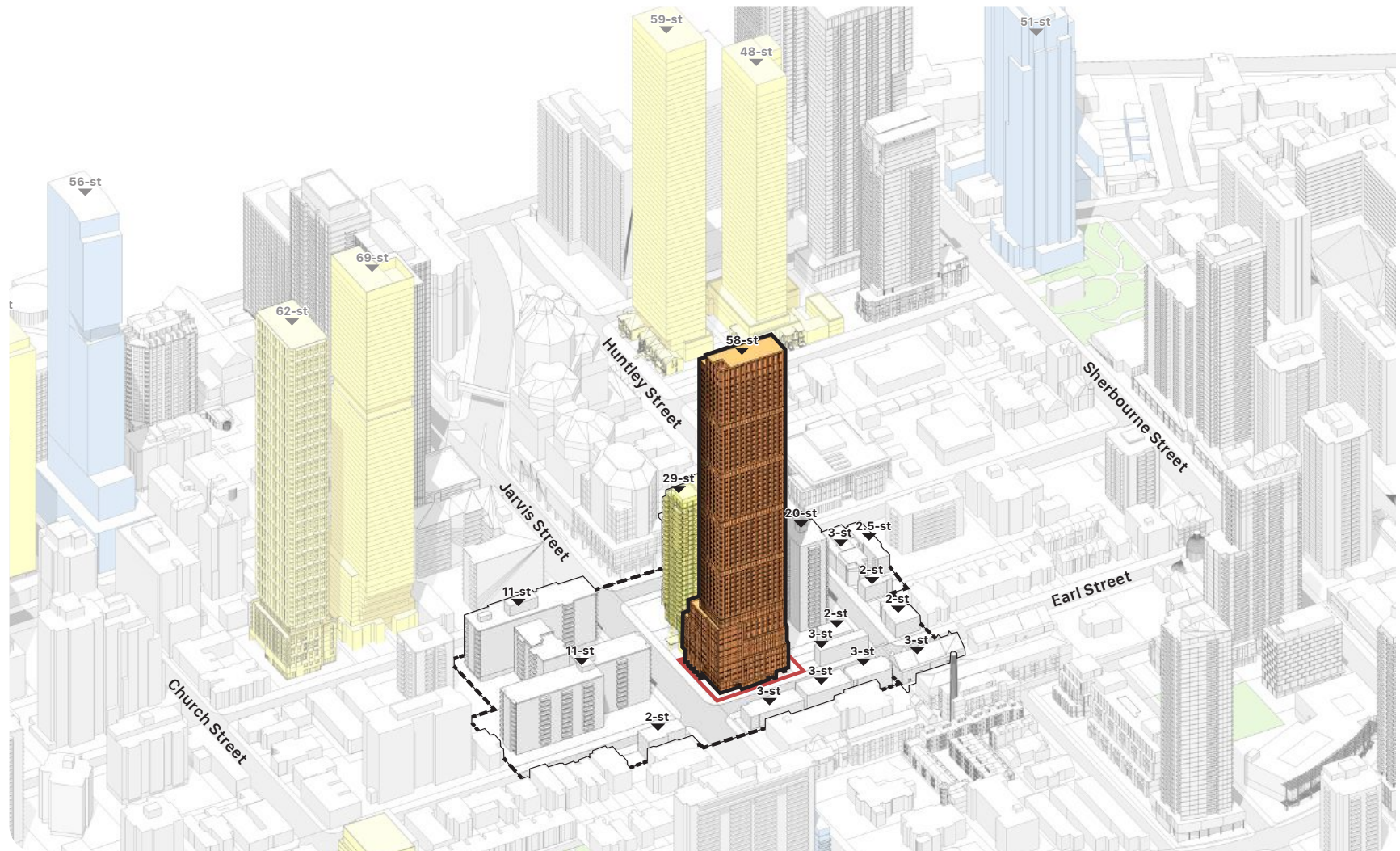


Figure 12 - Axonometric View Looking Northeast - Development Context

- Legend**
- Subject Site
  - Proposed Development (Subject Site)
  - Approved Developments
  - Parks and Open Spaces
  - Study Area Boundary
  - Active Proposed Development Applications
  - Existing Buildings



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# Potential Future Conditions

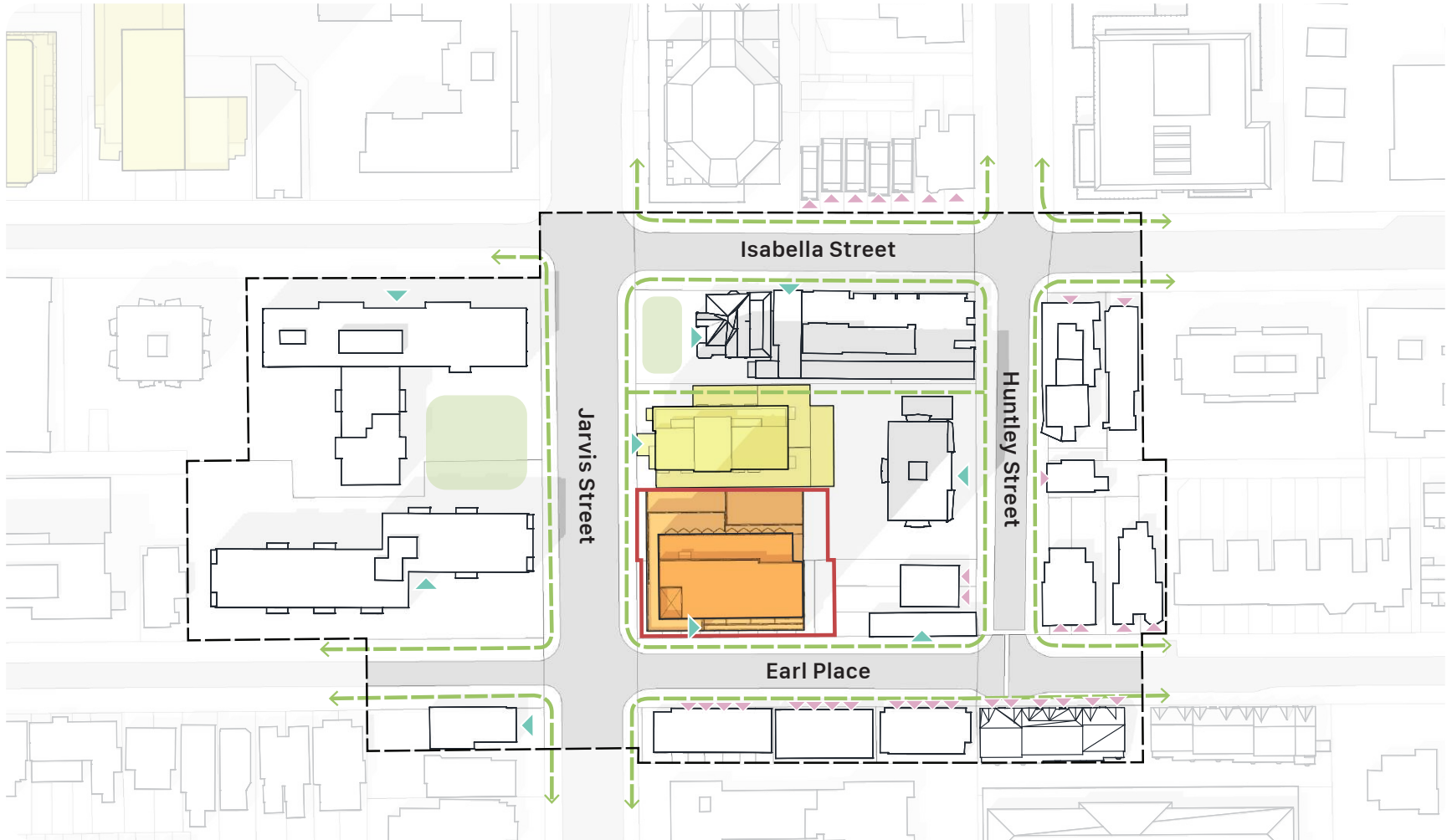


Figure 13 - Pedestrian Circulation and Open Space

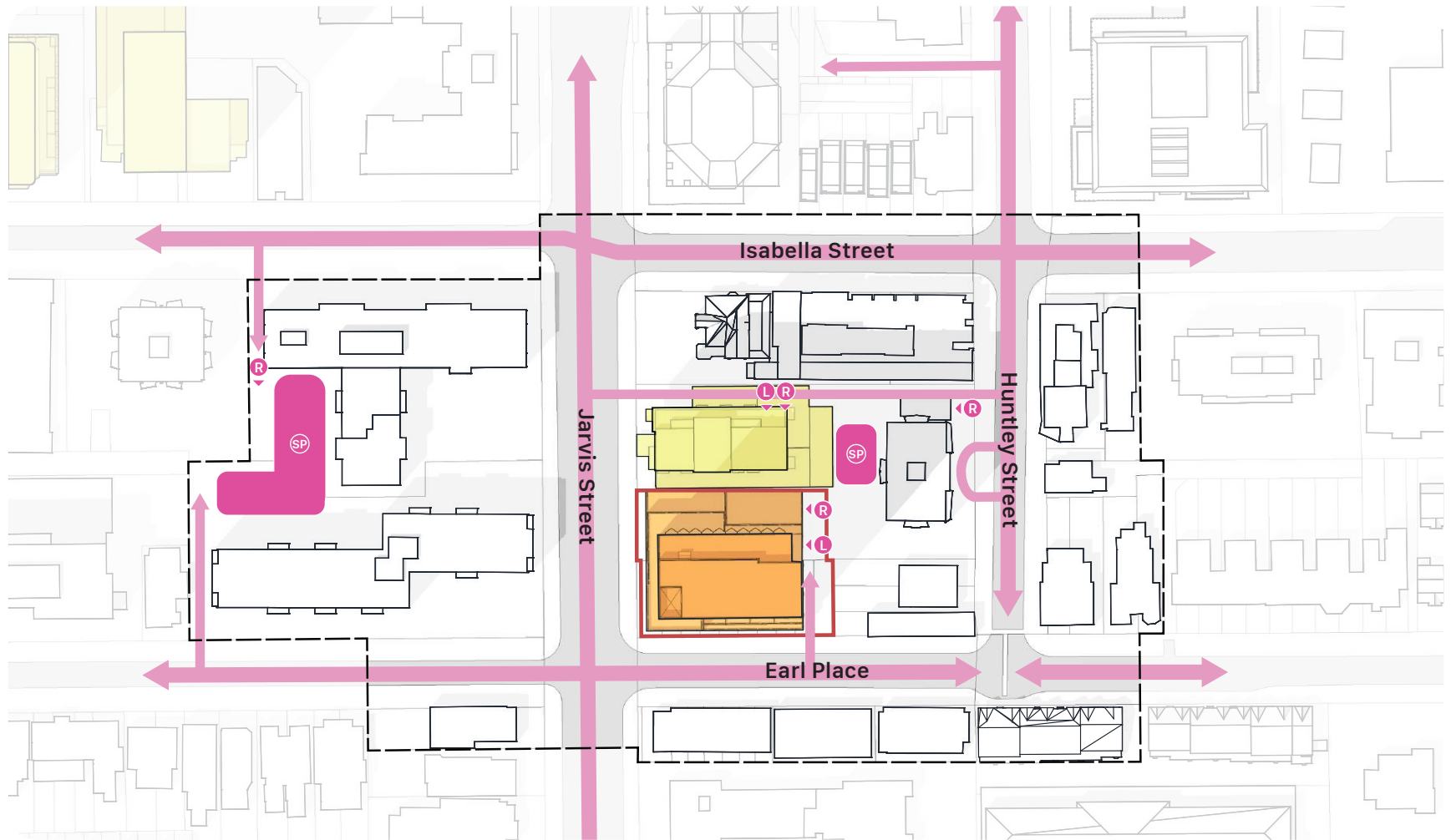
- Legend**
- Subject Site
  - - - Pedestrian Circulation
  - ▲ Entrance - Lobby
  - Study Area Boundary
  - Private Open Space
  - ▲ Entrance - Private Residence



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# Potential Future Conditions

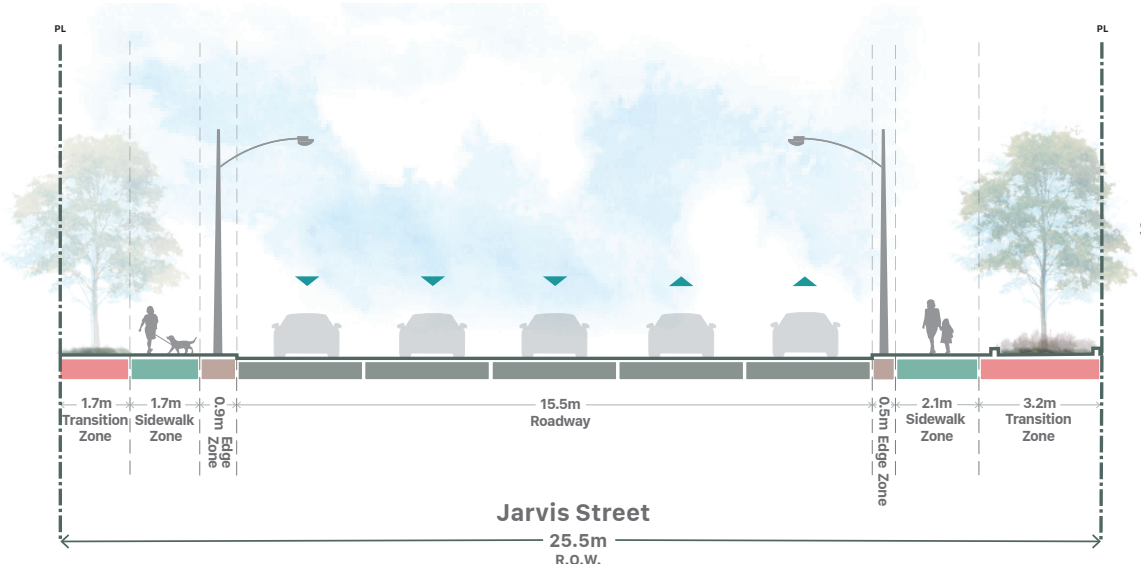


**Figure 14 - Vehicular Circulation and Access to Parking and Loading**

- Legend**
- Subject Site
  - Vehicular Circulation
  - ⬆ Vehicular Access to Underground Parking
  - Study Area Boundary
  - ⬆ Vehicular Access to Loading
  - ⊙ Surface Parking Areas



# Potential Future Conditions



Subject Site



Figure 16 - Existing Street Section A-A: Jarvis Street

Subject Site

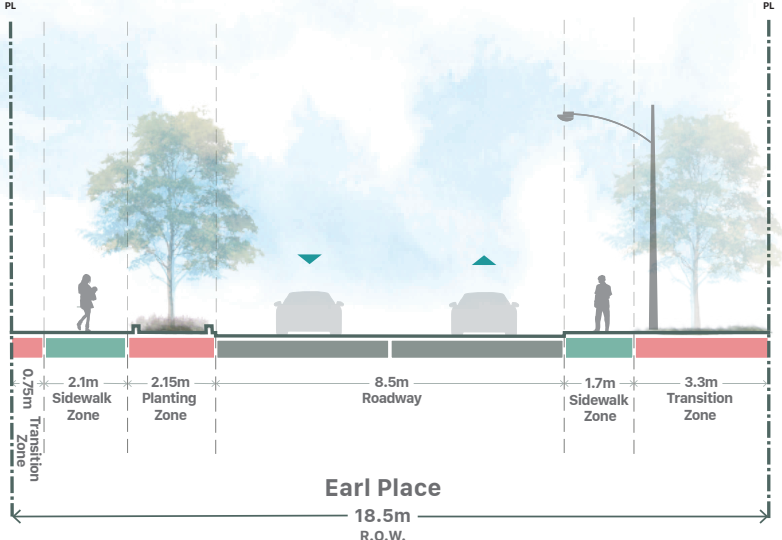


Figure 15 - Existing Street Section B-B: Earl Place

### 3.0 Block Context Plan Structure

This Block Context Plan demonstrates the conceptual redevelopment of the Study Area. The Block Context Plan has regard for the development criteria and built form policies of the Official Plan and Downtown Secondary Plan, as well as key elements of the Tall Building Design Guidelines and Avenues and Mid-rise Buildings Study. The principles used in this Study are consistent with the City's policy framework and are widely accepted as appropriate standards in urban design practice. In our opinion, the proposed built form approach, if applied to a potential redevelopment site, will not have adverse impacts on the surrounding context.

Potential redevelopment sites ("soft sites") are understood to be underutilized sites where opportunities exist to redevelop into a more intense, urban and transit-oriented land use and built form. For the purposes of this Block Context Plan, two Soft Sites (see **Figure 16**-Potential Soft Sites) which exhibit reasonable future redevelopment potential are identified below:

- 105 Isabella Street and 100 Gloucester Street; and
- 10 Huntley Street

Official Plan and Zoning By-law Amendment applications were filed with the City of Toronto in November 2021 for an infill residential building at 10 Huntley Street. The application contemplates a new 29-storey building in the portion of the property currently occupied by surface parking. The existing 20-storey building would remain, and alterations would be made to the underground parking garage to accommodate the new infill building. The application is under review by City Staff.

In our opinion, these lands are an appropriate location for intensification, however, the proposed redevelopment scheme, in its current form, is not appropriate from an urban design and built form perspective. In our opinion, the property lacks sufficient depth to accommodate development in the form of a tall building, while providing appropriate setbacks and separation distances

to adequately limit built form impacts. As such, this Block Context Plan contemplates redevelopment of the lands in a form that, in our opinion, would maintain appropriate separation and facing conditions with respect to matters of light, view and privacy.

Conceptual massing demonstrations for each Soft Site, as shown in **Figure 17**, are based on a number of contextual considerations including:

- The size and depth of the site;
- Proximity to existing and planned transit infrastructure;
- Surrounding built form context;
- Impacts on adjacent and/or onsite heritage buildings;
- Proximity to *Parks and Open Spaces* and *Neighbourhoods* designated lands, having regard for the nature of the *Neighbourhoods* designated lands in the immediate vicinity of the Study Area; and
- Preliminary analysis of shadow impacts.

In particular, the conceptual massing demonstrations have been developed based on the following set of built form parameters:

- Site buildings to frame adjacent streets. Provide a setback along the front property line - where necessary - to align with the existing setback pattern, provide for front yard amenity areas where appropriate, and/or achieve the planned right-of-way width;
- Provide a street wall height that is scaled appropriately in relation to the surrounding buildings and width of the adjacent right of way;
- Provide a setback above the street wall (generally, a minimum of 3.0 metres);
- Site towers to maintain a minimum separation distance of 25.0 metres, or provide a minimum setback of 12.5 metres from shared property lines;
- Mass towers to have a maximum floor plate area of 750 square metres; and
- Above streetwalls, set back mid-rise elements a minimum of 5.5 metres from side property lines where facing elements are presumed to have windows.

# Potential Future Conditions

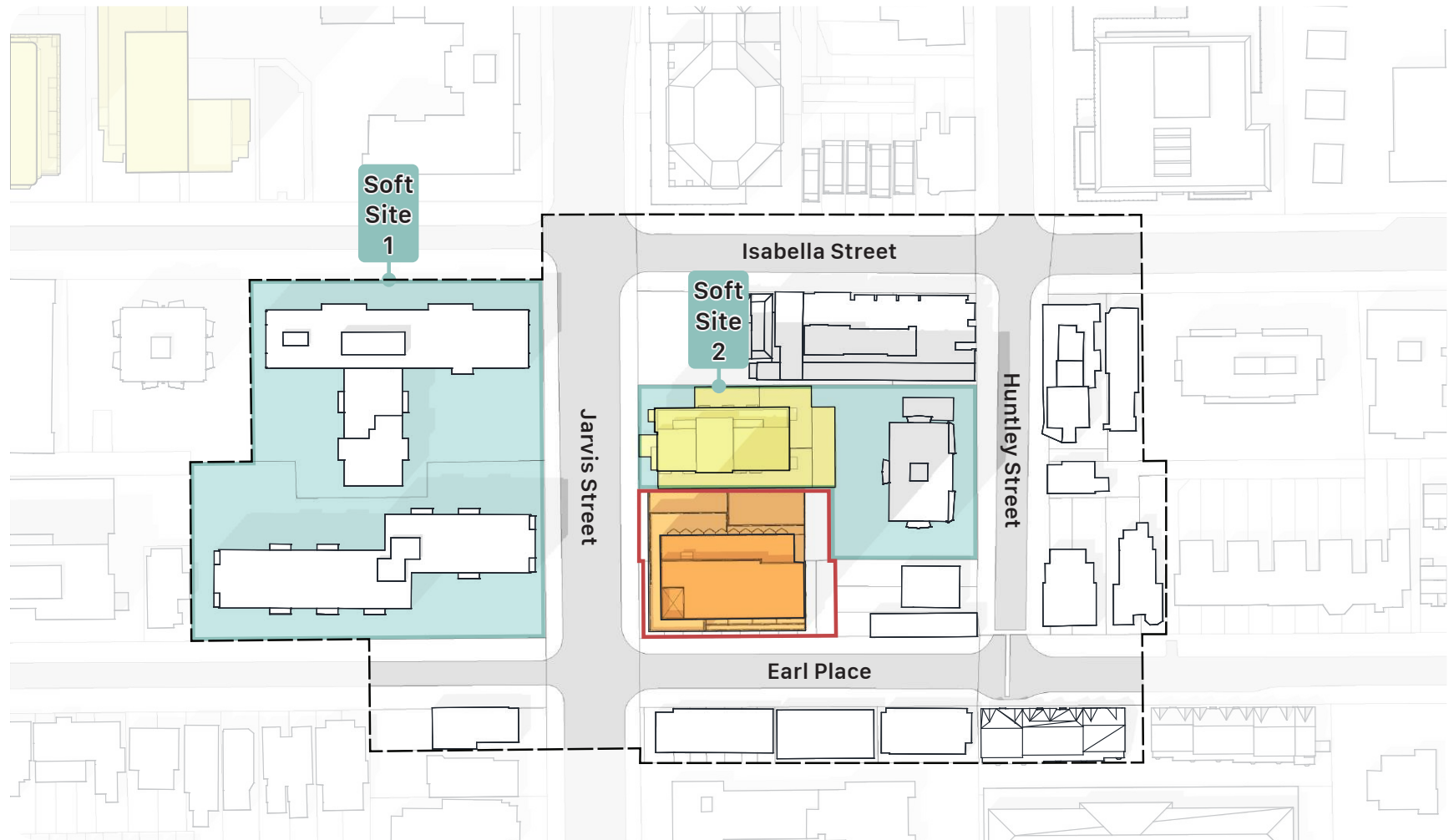
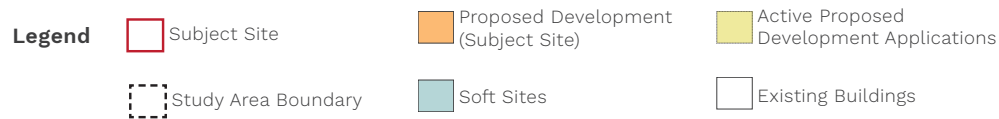


Figure 17 - Potential Soft Sites





# Potential Future Conditions

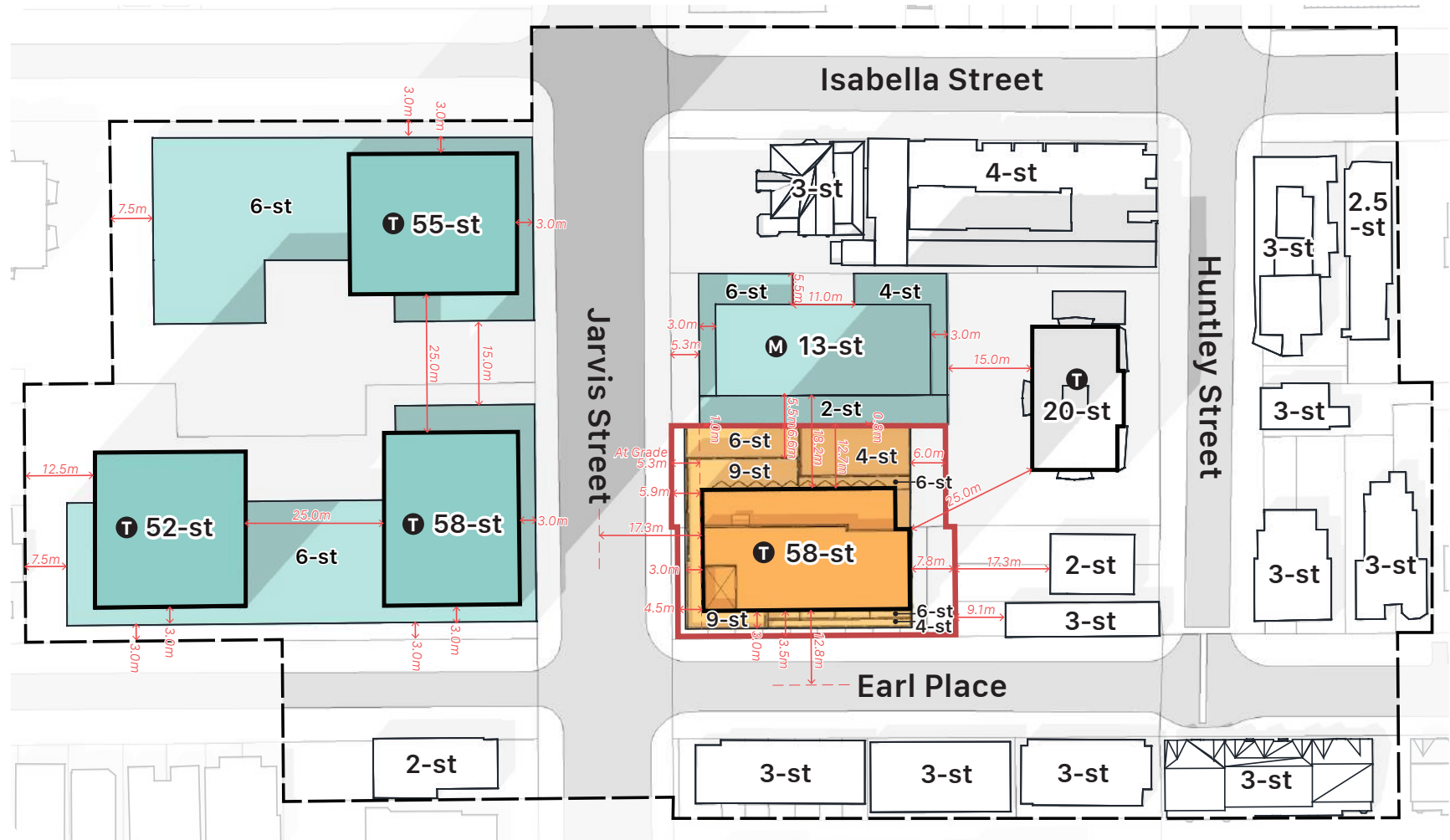


Figure 19 - Block Plan Demonstration Setbacks and Separation Distances

- |               |                     |                                     |                                      |                   |
|---------------|---------------------|-------------------------------------|--------------------------------------|-------------------|
| <b>Legend</b> | Subject Site        | Proposed Development (Subject Site) | Existing Buildings                   | Tall Building     |
|               | Study Area Boundary | Soft Site Massing Demonstrations    | Setback/Separation Distance (Metres) | Mid-Rise Building |

Not to Scale

# Potential Future Conditions

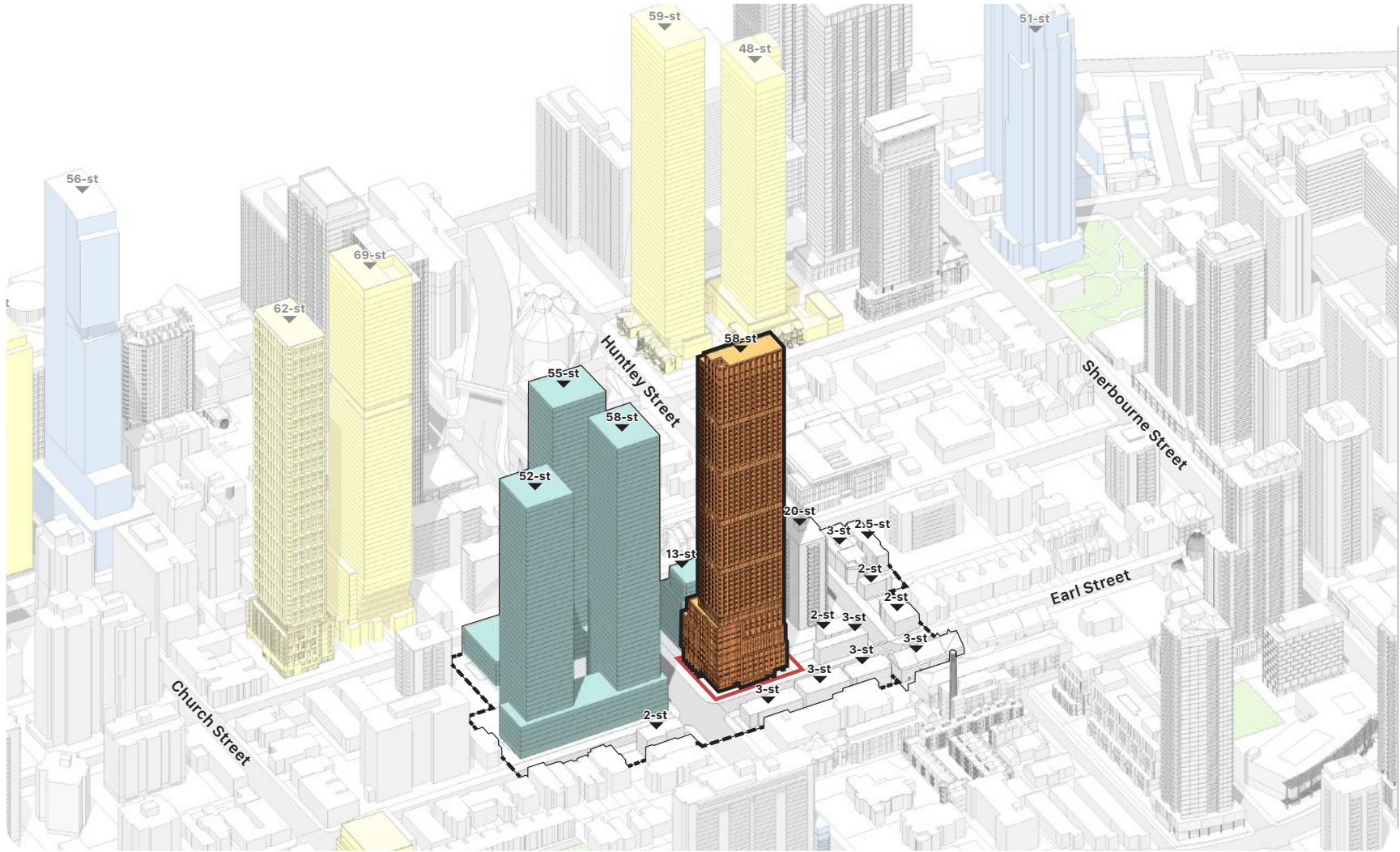


Figure 20 - Axonometric View Looking Northeast - Conceptual Massing Demonstration

- Legend**
- Subject Site
  - Proposed Development (Subject Site)
  - Active Proposed Development Applications
  - Existing Buildings
  - Study Area Boundary
  - Soft Site Massing Demonstrations
  - Approved Developments
  - Parks and Open Spaces



Not to Scale



