

Block Context Plan

50 Stephanie Street
City of Toronto

Prepared For
50 Stephanie Street Inc.
October 2025



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Introduction

This Block Context Plan (“BCP”) has been prepared for 50 Stephanie Street Inc. in support of an application to amend the City of Toronto Official Plan and the City-wide Zoning By-law No. 569-2013, as amended, to permit the redevelopment of a portion of the lands known municipally known as 50 Stephanie Street (the “subject site”). The application proposes an 11-storey purpose-built rental residential infill building (“the Proposal”) on the subject site to the north of an existing 24-storey residential tower onsite, as well as a parkland dedication adjacent to Grange Park. The Proposal has an overall residential gross floor area (“GFA”) of 11,199 square metres in addition to the GFA of the existing building of 20,167 square metres which results in a gross density of 5.5 times the area of the lot.

The BCP provides an analysis of how the physical form of the proposed development fits with the existing, planned and emerging surrounding context. The BCP includes an inventory and assessment of the physical features within a defined study area, including the existing built form context, recent development activity, and transportation network. It also provides an inventory of the planned context, with consideration for relevant Official Plan policies and relevant urban design guidelines. Furthermore, this BCP provides a demonstration of how the remainder of the Study Area may potentially redevelop over the long term.

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

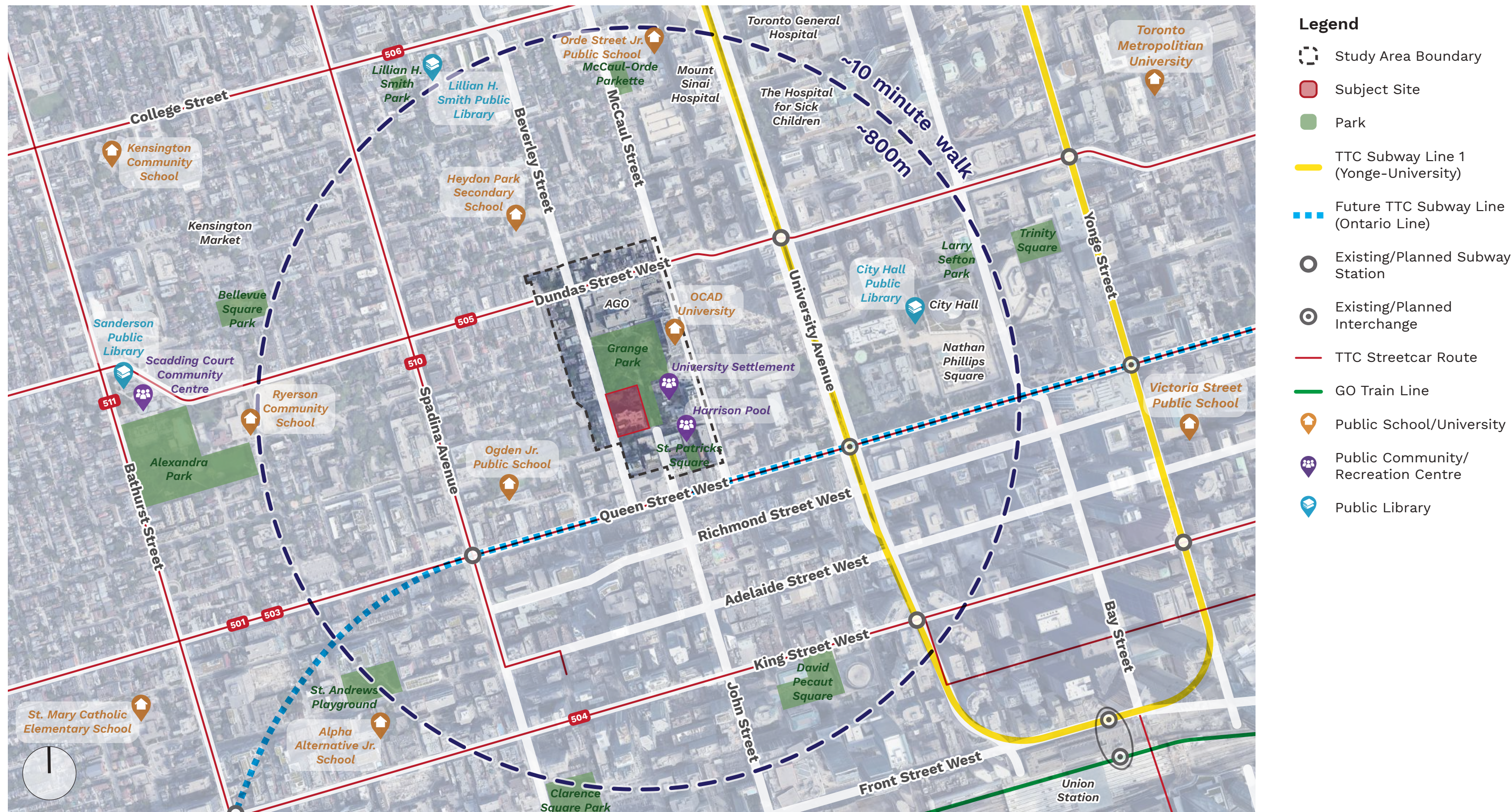


Figure 1 - Context Map

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Study Area within Existing and
Planned Context

The Block Context Plan Study Area boundary was established in coordination with City of Toronto Planning staff. As illustrated in **Figure 1**, the Block Context Plan Study Area is generally bounded by the rear lot lines of properties along the north side of Dundas Street West to the north, McCaul Street to the east, Renfrew Place to the south, and the rear lot lines of properties along the west side of Beverley Street to the west. The Study Area includes no natural features yet there is a considerable change in grade, generally increasing towards the north by 5.0 metres. Within the Study Area, properties are designated *Neighbourhoods*, *Mixed Use Areas*, *Institutional Areas* or *Parks* by the Official Plan. The Downtown Secondary Plan identifies properties throughout the Study Area as *Mixed Use Areas 1 - Growth*, anticipating future development with the greatest heights and intensification occurring through a diverse range of building typologies and scales.

The Study Area is characterized by an eclectic mix of building typologies, including low- and mid-rise residential, commercial, institutional, and mixed-use buildings, as well as multi-unit residential apartment buildings, low-rise places of worship, and recreation and community services and facilities. There are various buildings listed or designated on the City's Heritage Register within the Study Area, including the Art Gallery of Ontario and the Ontario College of Art and Design located respectively north and northeast of the subject site. Further, the Study Area is located within the Downtown Secondary Plan area.

East of the Study Area at the Dundas Street West and University Avenue intersection is St. Patrick Station, and southeast at the Queen Street West and University Avenue intersection is Osgoode Station. Both stations provide access to TTC Line 1 Yonge-University, in addition to several TTC surface streetcar routes within short walking distance. Figure 1 illustrates the routes within a ten minute walk from the subject site which include the 501 Queen, 503 Queen, 504 King, 505 Dundas and 510 Spadina. The subject site is located within three Protected Major Transit Station Areas ("PMTSAs"), while the Study Area falls within four PMTSAs. These include the Osgoode, St. Patrick, St. Andrew, and Queen-Spadina PMTSAs.

Legend

- Study Area Boundary
- Subject Site
- Topographic Contours (1.0m interval)*
- TTC Subway Station
- Grange Park Dog Park
- Grange Park Playground
- Grange Park Promenade
- Public School/ University
- Public Community/ Recreation Centre
- POPS
- Existing Tree**

* Location of topographic contours attained from University of Toronto Map and Data Library

** Approximate location of surrounding trees as shown in City of Toronto Open Data (COTGEO_TMMS_TREE).

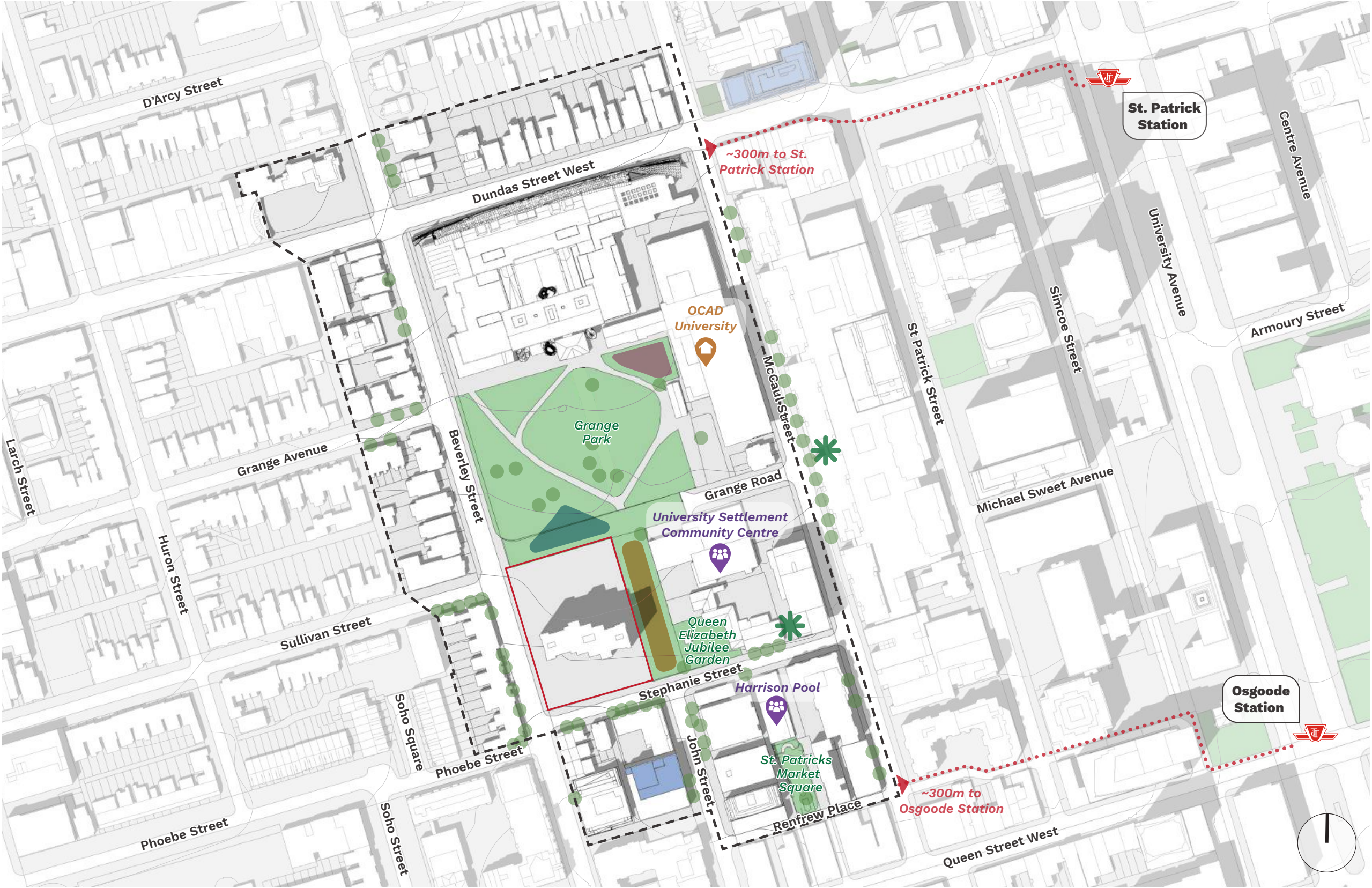


Figure 2 - Public Realm

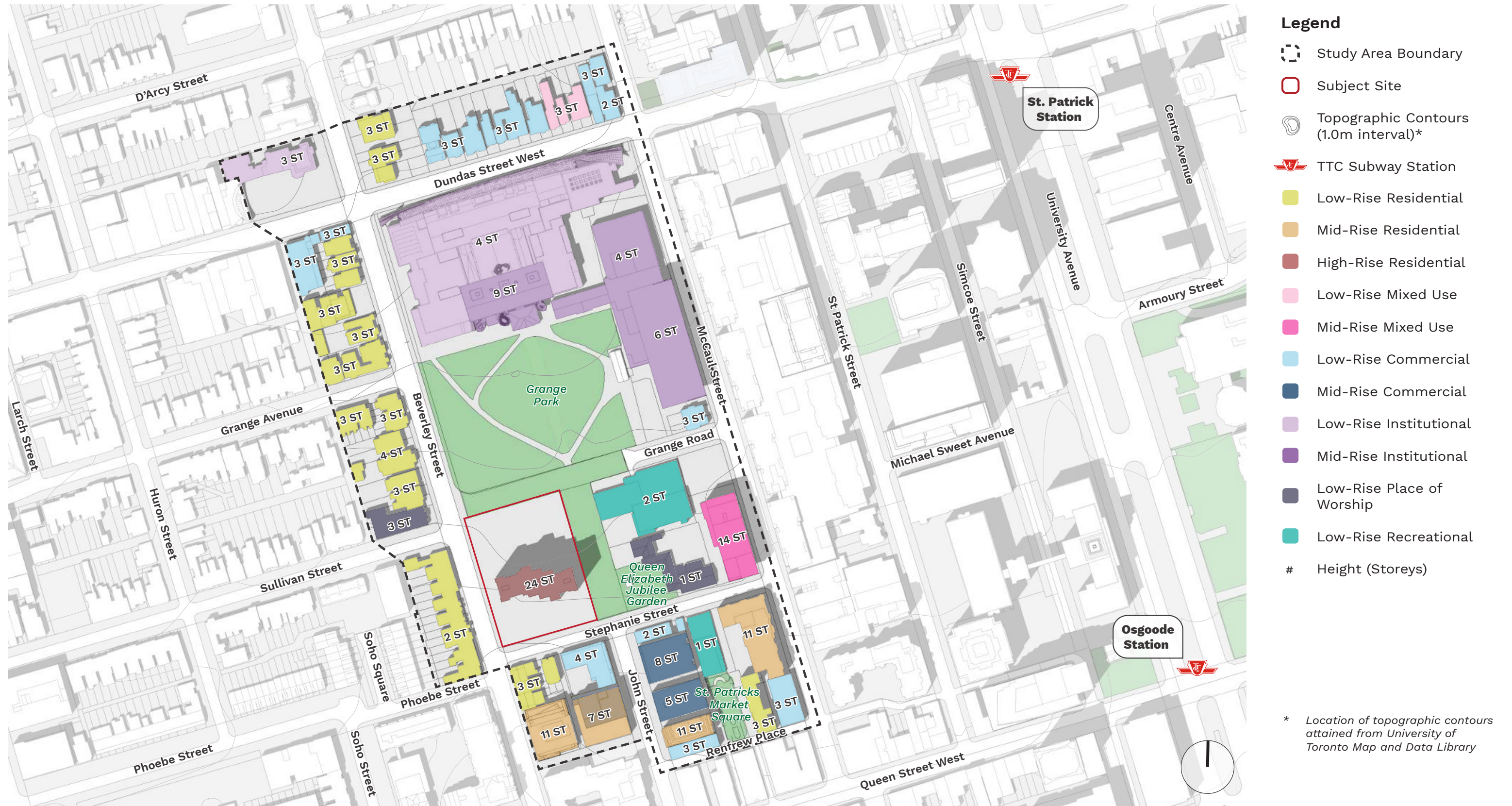


Figure 3 - Existing Built Form Character and Use

Legend

-  Study Area Boundary
-  Subject Site
-  Topographic Contours (1.0m interval)*
-  TTC Subway Station
-  Development Under Construction
-  Listed Heritage Building
-  Designated Heritage Building

* Location of topographic contours attained from University of Toronto Map and Data Library

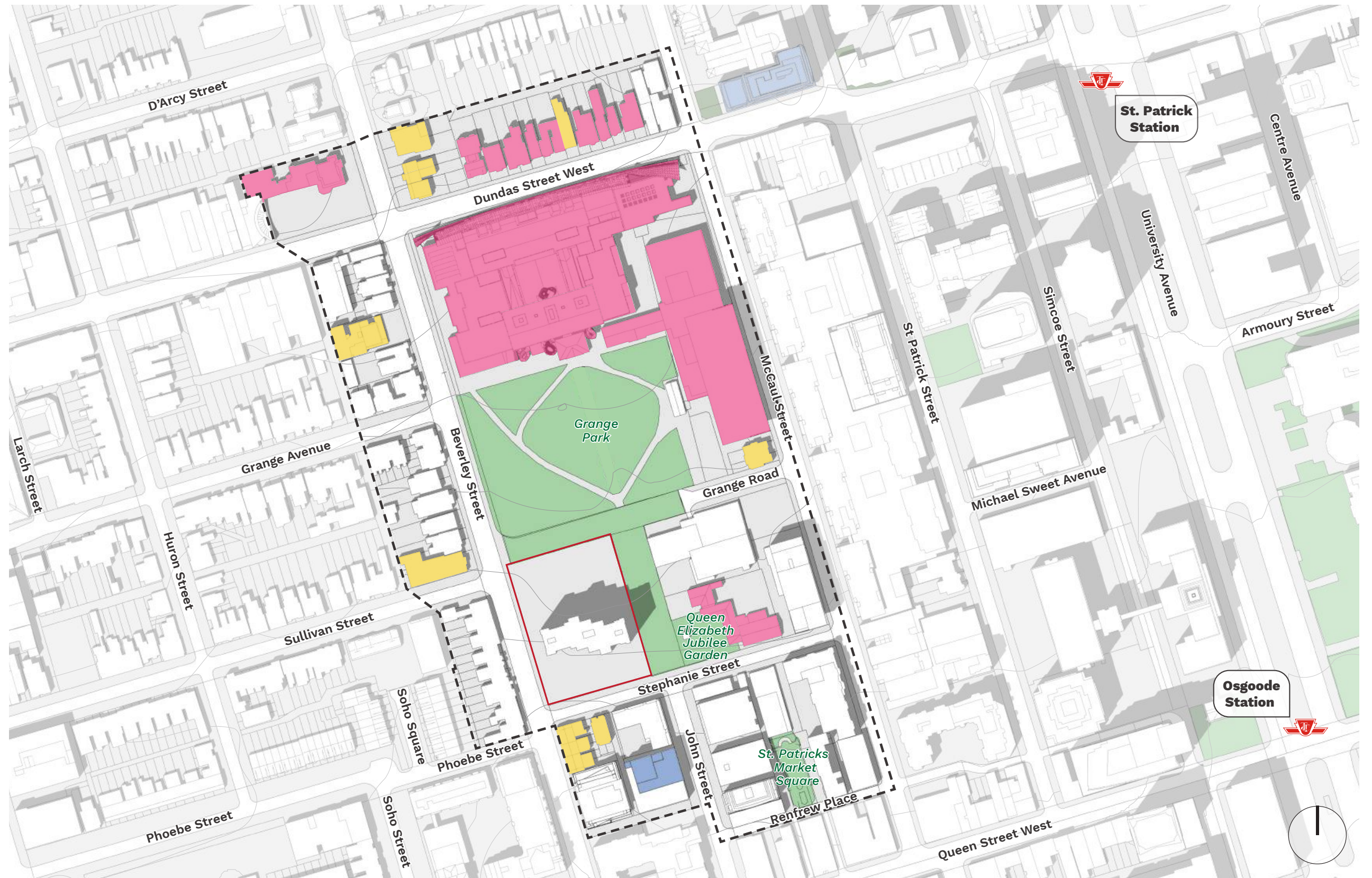


Figure 4 - Existing Heritage Buildings



Figure 5 - Existing Road Network

Legend

-  Study Area Boundary
-  Subject Site
-  Topographic Contours (1.0m interval)*
-  Development Under Construction
-  TTC Subway Line 1 (Yonge/University)
-  Future TTC Subway Line (Ontario Line)
-  TTC Streetcar Route
-  Streetcar Stop

* Location of topographic contours attained from University of Toronto Map and Data Library

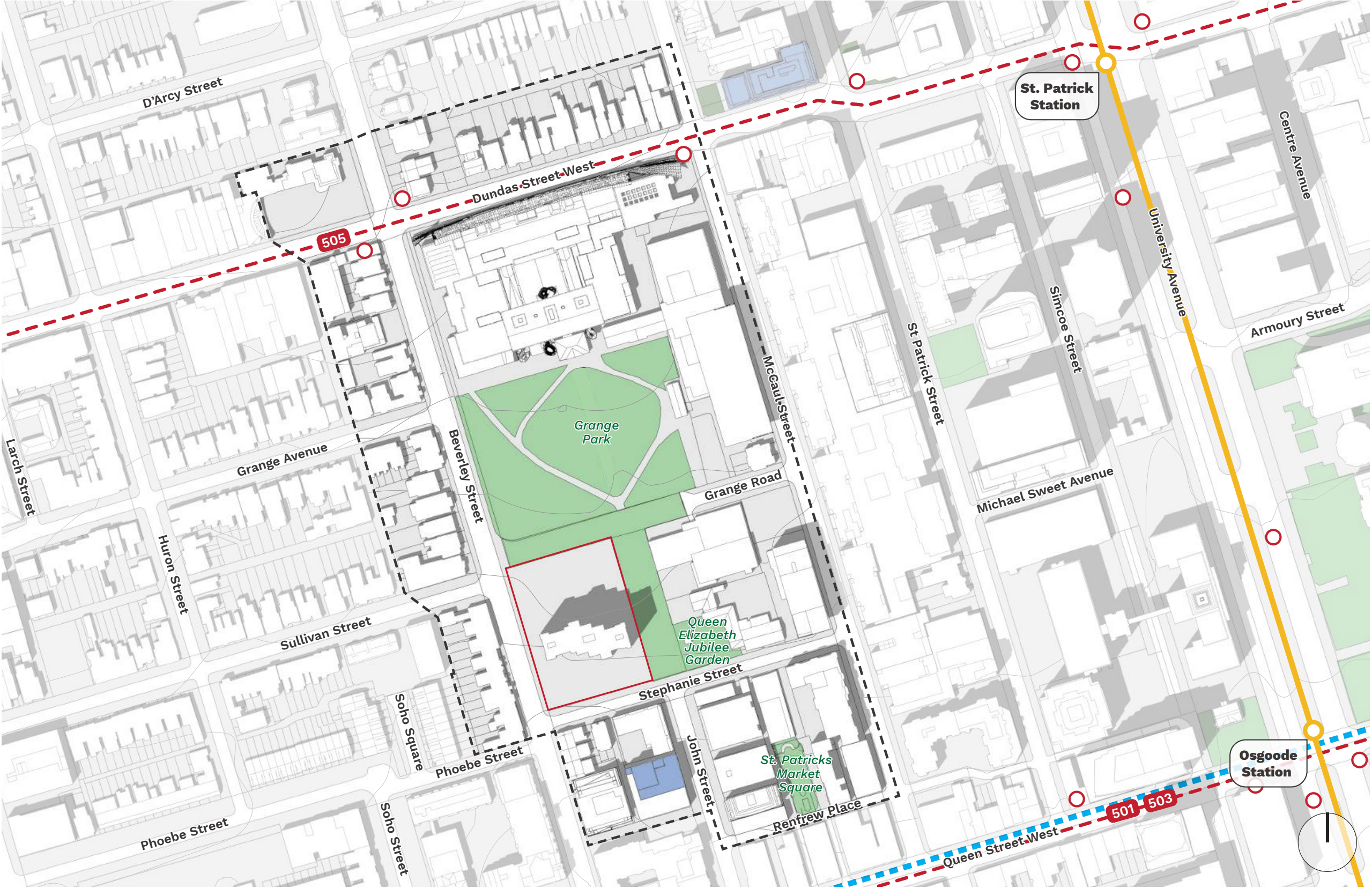


Figure 6 - Existing and Planned Transit Network

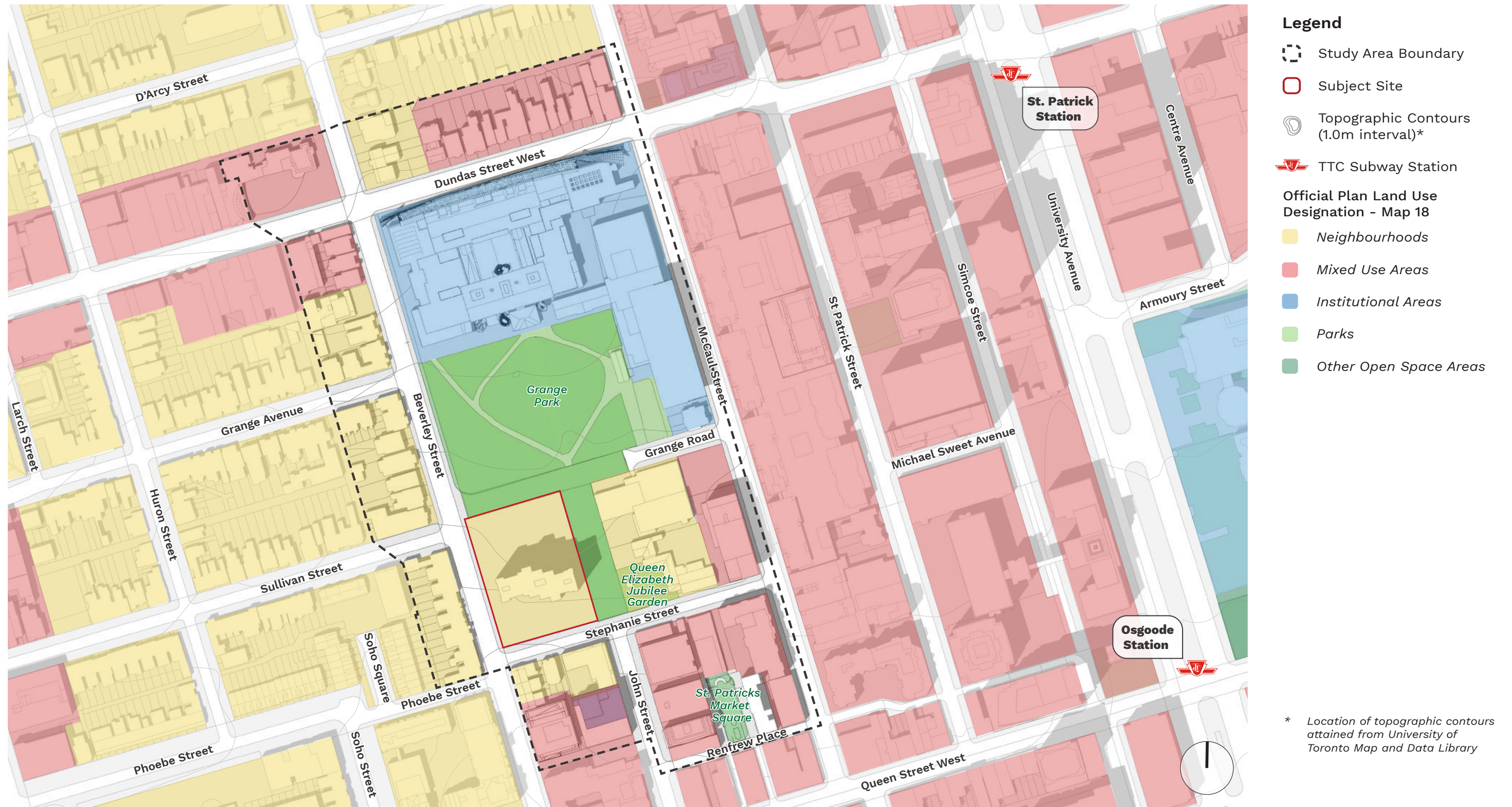


Figure 7 - Existing Land Use (Official Plan Land Use Map 18)

Legend

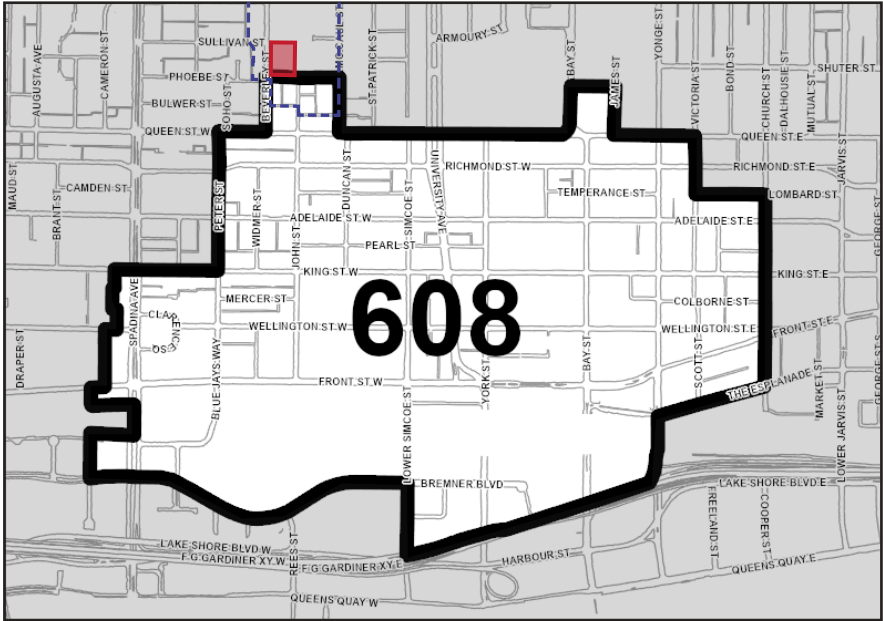
-  Study Area Boundary
-  Subject Site
-  Topographic Contours (1.0m interval)*
-  TTC Subway Station
-  Mixed Use Areas 1 - Growth
-  Mixed Use Areas 3 - Main Street
-  Mixed Use Areas 4 - Local

* Location of topographic contours attained from University of Toronto Map and Data Library

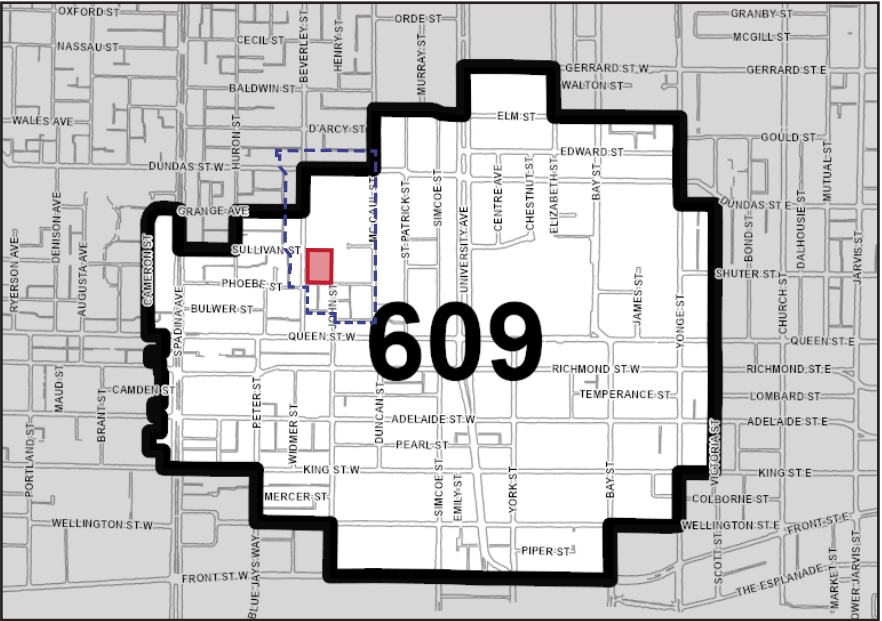


Figure 8 - Mixed Use Areas - Downtown Secondary Plan Map 41-3

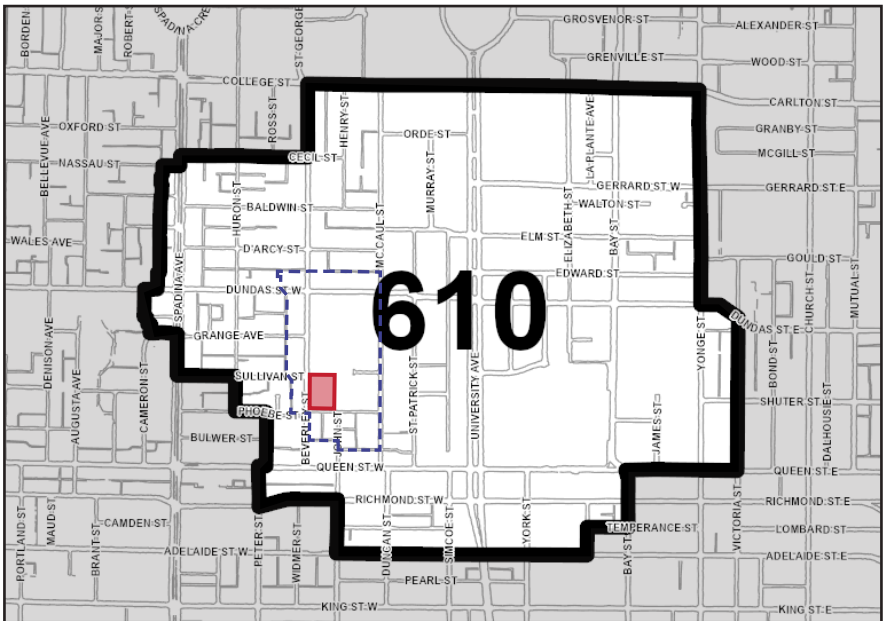
St. Andrew PMTSA
OPA 524 - Schedule 12 Map 1



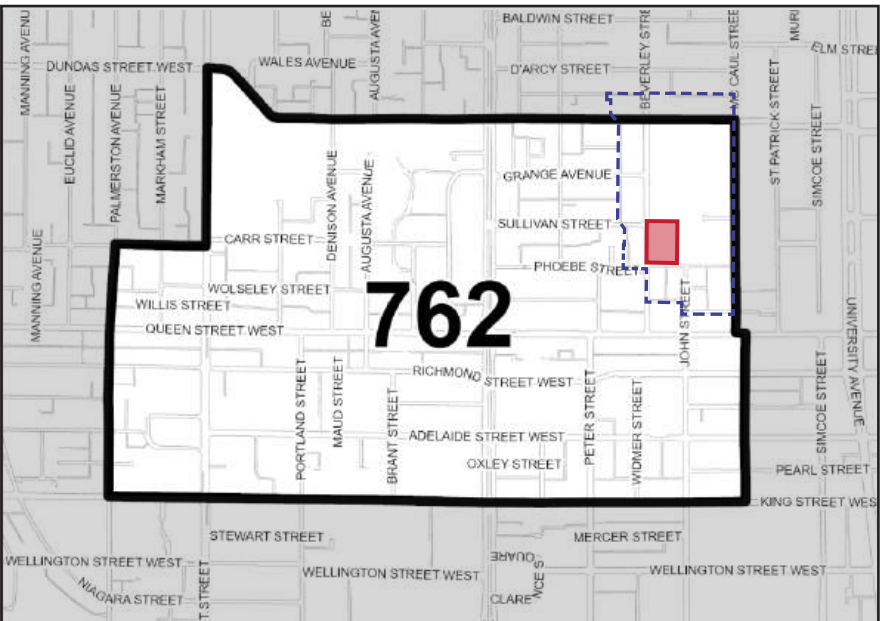
Osgoode PMTSA
OPA 524 - Schedule 13 Map 1



St. Patrick PMTSA
OPA 524 - Schedule 14 Map 1



Queen-Spadina PMTSA
OPA 570 - Schedule 46 Map 1



- Legend**
- Subject Site
 - Study Area Boundary
 - PMTSA Boundary



Figure 9 - Protected Major Transit Station Areas

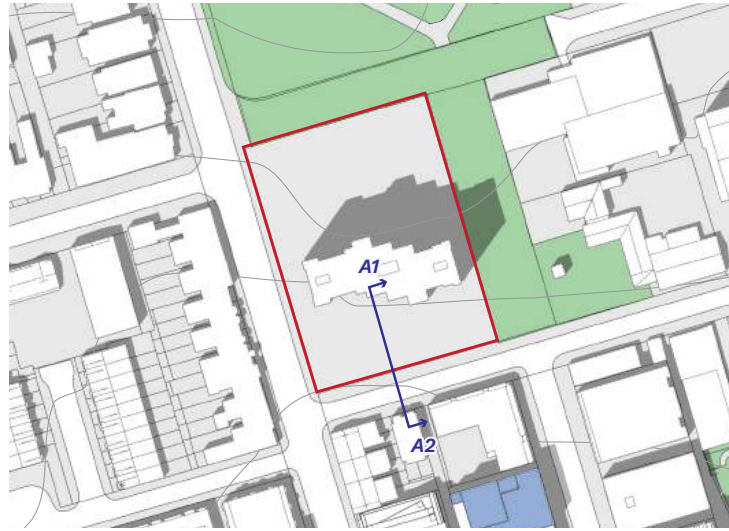
Legend

-  Study Area Boundary
-  Subject Site
-  Topographic Contours (1.0m interval)*
-  TTC Subway Station
-  Development Under Construction
-  Paved Sidewalk/ Pedestrian Path
-  Crosswalk
-  Cycle Track
-  Bike Lane
-  Contra-Flow Bikeway
-  Signalized Intersection

* Location of topographic contours attained from University of Toronto Map and Data Library



Figure 10 - Existing Pedestrian Circulation Network



Key Map

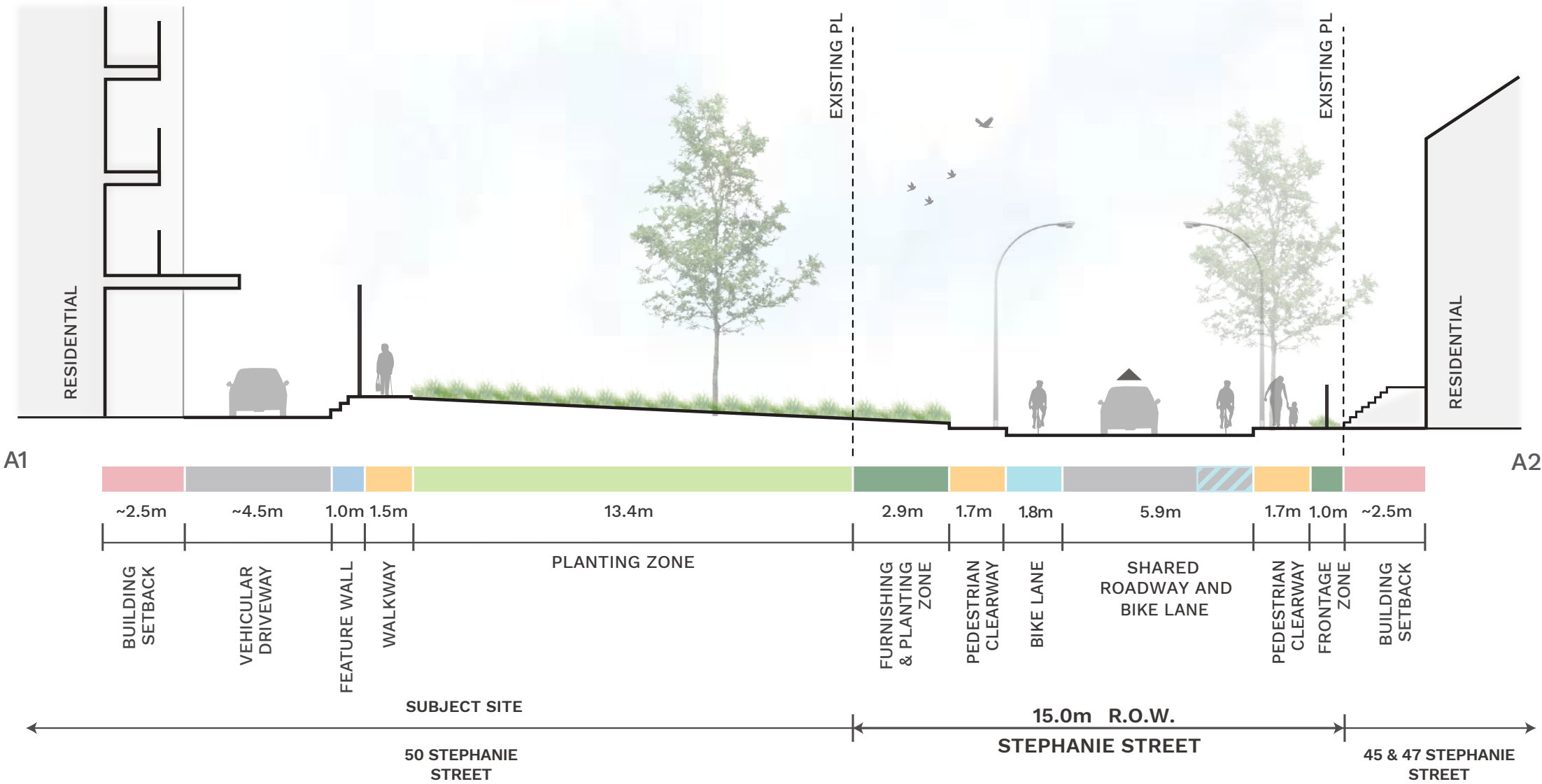
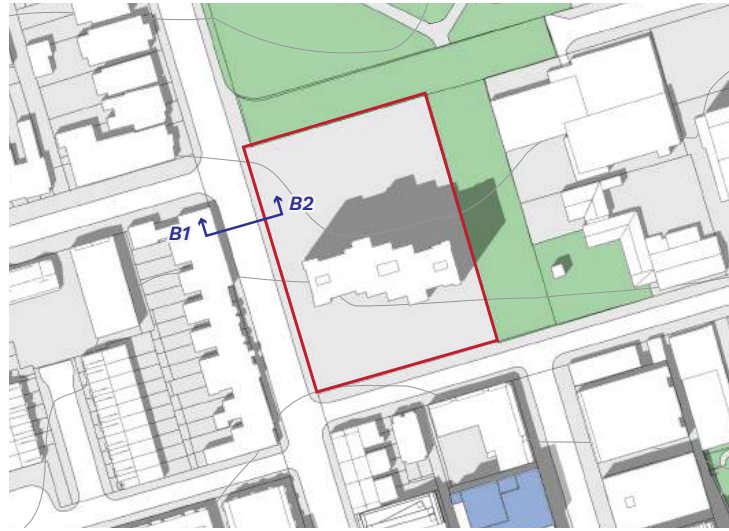


Figure 11 - Existing Street Section To Remain - Stephanie Street (Looking East)



Key Map

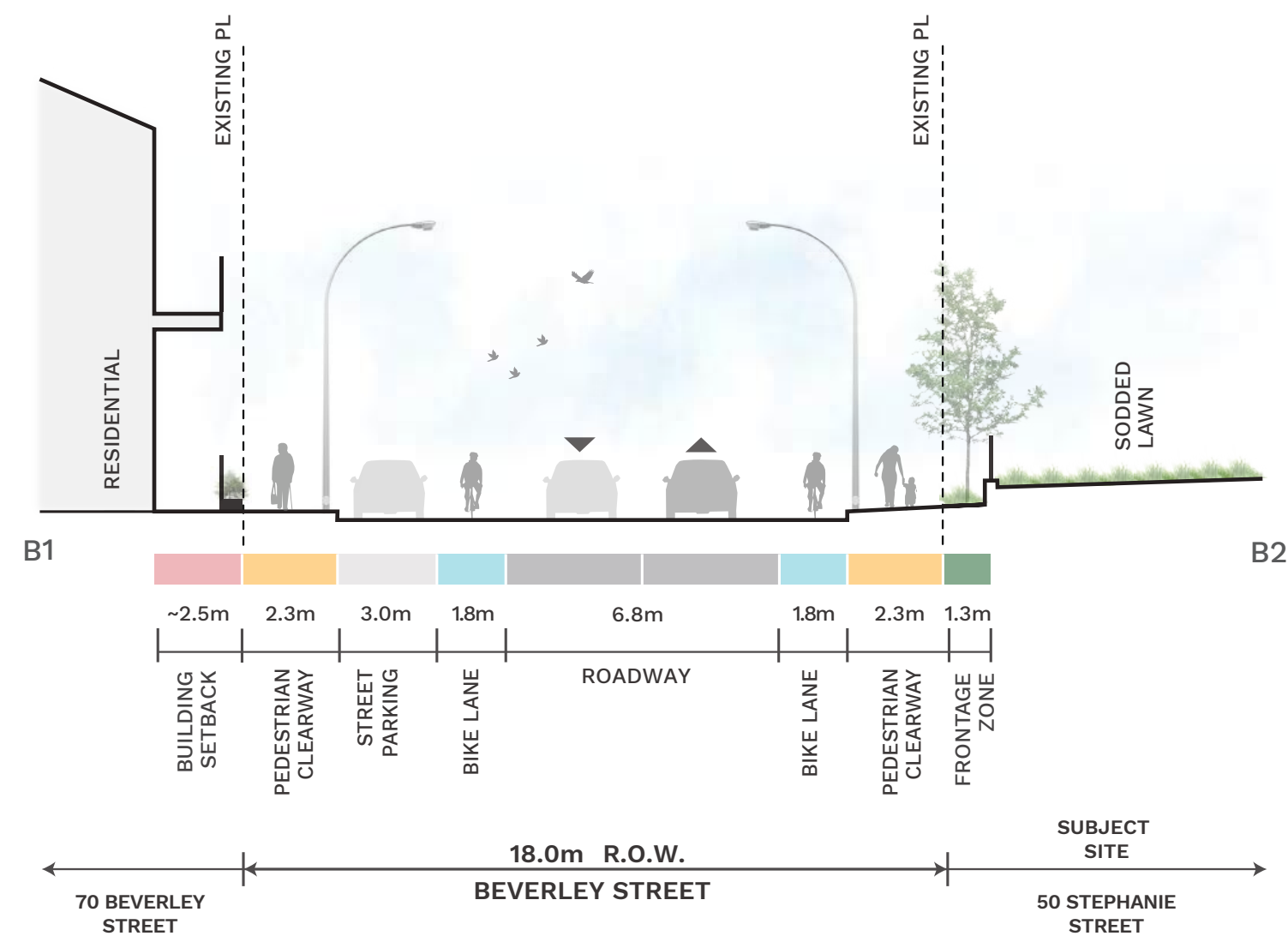


Figure 12 - Existing Street Section - Beverley Street (Looking North)

3

Proposed Context

Legend

-  Study Area Boundary
-  Subject Site
-  Topographic Contours (1.0m interval)*
-  TTC Subway Station
-  Proposed Development
-  Active Development Application
-  Approved Development
-  Development Under Construction
-  # Height (4+ Storeys)

* Location of topographic contours attained from University of Toronto Map and Data Library

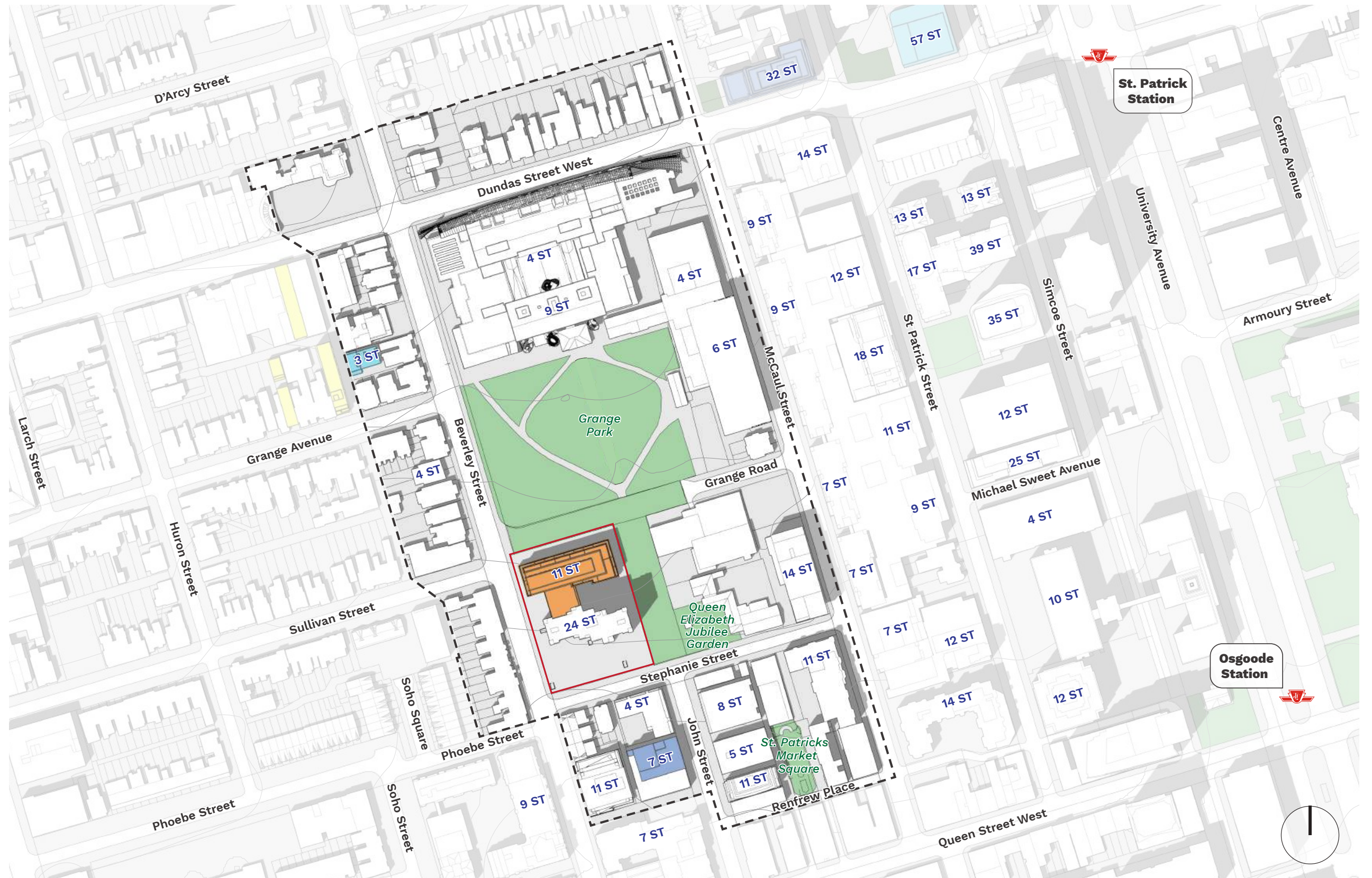


Figure 13 - Proposed Development and Surrounding Development Activity

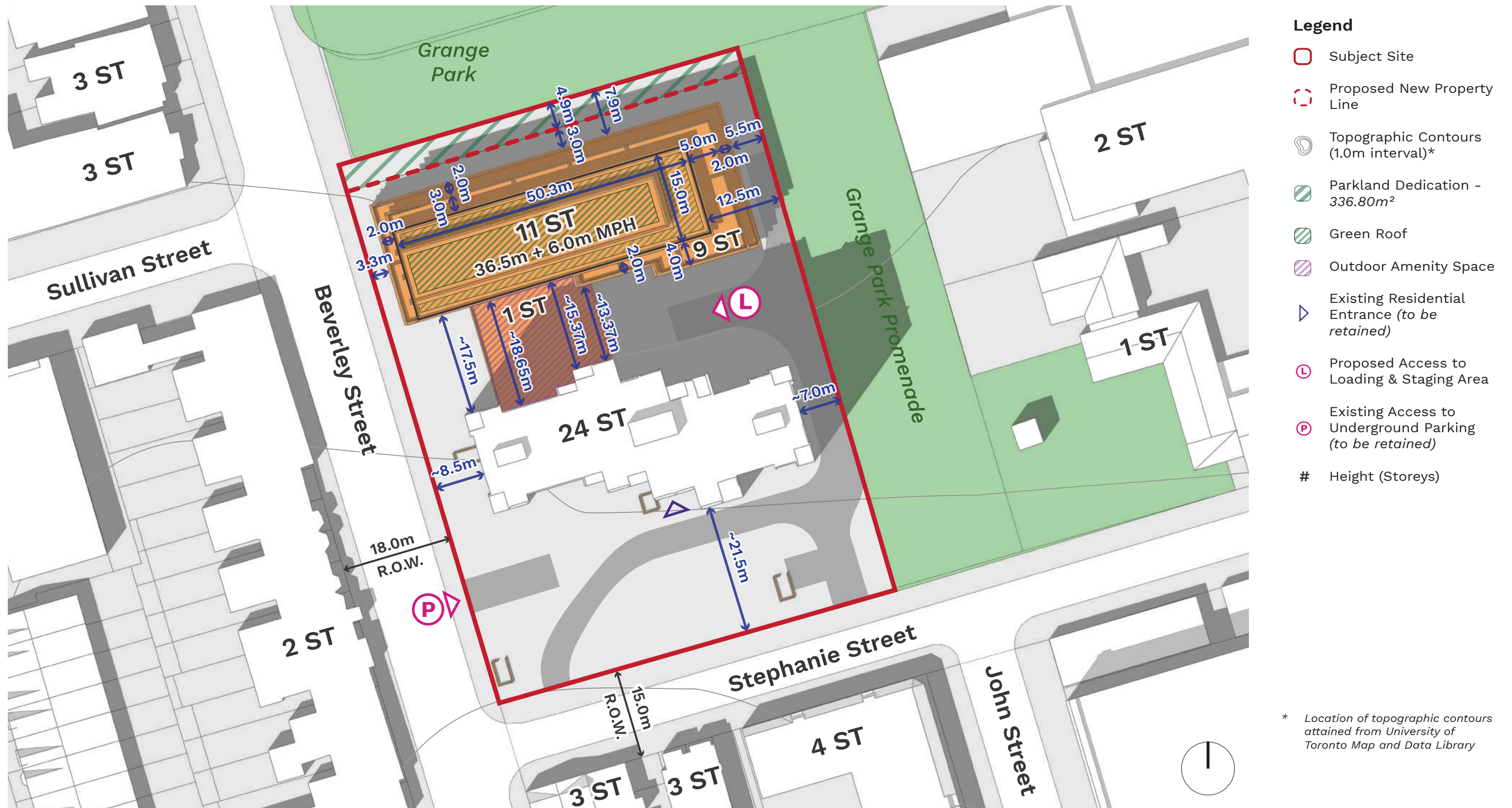
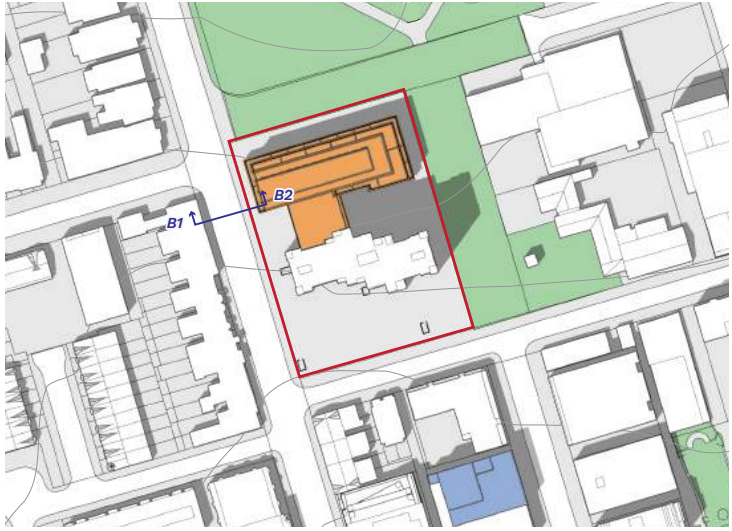


Figure 14 - Proposed Site Plan - Setbacks and Separation Distances



Key Map

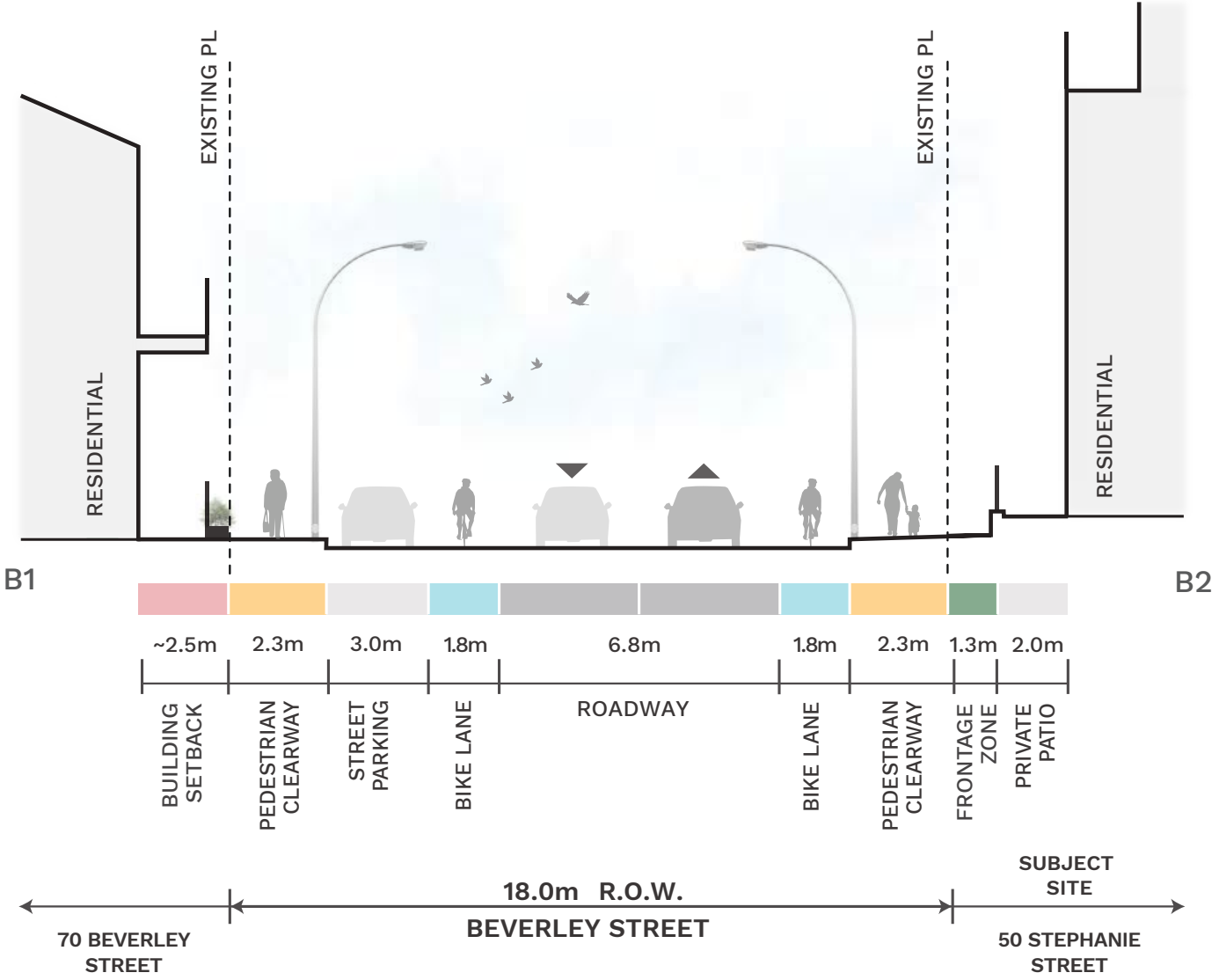


Figure 15 - Proposed Street Section - Beverley Street (Looking North)

4

Long-Term Conceptual
Redevelopment of Study Area

This BCP demonstrates how the Proposal fits with the existing, planned, and emerging context of the Study Area. Moreover, it identifies potential soft sites that may develop in a manner that is generally consistent with the planned and/or emerging built form pattern within the immediate area. The conceptual redevelopment scenarios contemplated in **Figure 17** have regard for key built form and public realm development criteria within the Official Plan, as well as the built form standards in the draft Mid-Rise Building Design Guidelines (2024). In addition to these considerations, the conceptual redevelopment scenarios account for contextual considerations including:

- the size and depth of the site;
- opportunity for property assembly and consolidation;
- proximity and orientation to lands designated *Neighbourhoods* and/or *Parks*;
- proximity to existing and planned transit infrastructure;
- vehicular access to sites;
- onsite or adjacent heritage buildings and/or building elements;
- existing residential rental apartments that may require replacement through the redevelopment process;
- surrounding built form context; and
- preliminary analysis of shadow impacts.

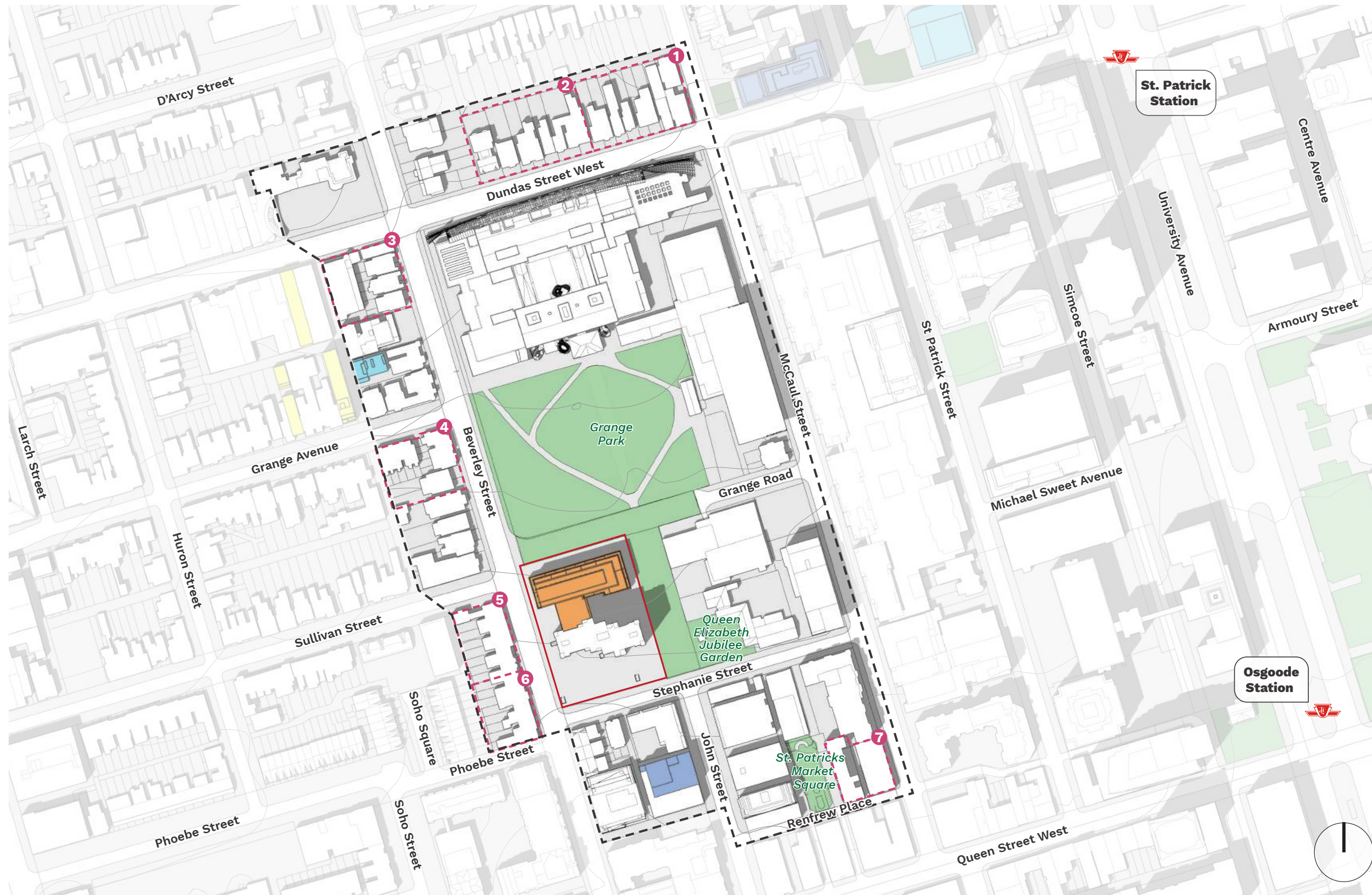
The redevelopment of the identified soft sites could occur in a manner that would create appropriate built form relationships with the existing surroundings and/or future potential development opportunities within the Study Area. To that end, the conceptual massing demonstrations have been prepared based on the following parameters, where applicable and as appropriate:

- Providing a setback along the front property line, where necessary, to align with the existing setback pattern, to achieve the planned right-of-way width, and to ensure a 6.0-metre sidewalk zone along street frontages;
- Locating buildings to fit harmoniously within the existing built form context while framing the streetscape at a pedestrian scale;
- Providing a base building that is scaled appropriately in relation to the surrounding buildings that are not considered to have high redevelopment potential;
- Providing a typical building depth of approximately 22.0 metres;
- Including a minimum 7.5-metre rear building setback and a minimum 2.5-metre stepback along the rear portion of the building to provide a transition to abutting low-rise areas;
- Ensuring a minimum of 5.5 metres is provided for potential primary windows and 2.4 metres is provided for potential secondary windows between conceptual new buildings and adjacent sites with existing side windows; and
- Including, where appropriate, a typical separation distance of 11.0 to 15.0 metres between mid-rise building elements to maintain adequate sky view and

access to sunlight, reduce blank wall conditions, and limit overlook between potential adjacent residential uses.

Existing buildings with heritage value have been included in potential soft site selection due to the depth of the sites, yet their redevelopment potential as demonstrated would require input and validation from a heritage consultant. The purpose of the conceptual massing on these soft sites is to demonstrate what could potentially fit on the properties, with an effort to maintain the integrity of the streetscape while applying stepbacks above the heritage listed or designated buildings aligned with/in excess of those typically required by the City.

Based on the considerations and parameters noted above, this BCP appropriately demonstrates that the identified soft sites within the vicinity of the subject site could accommodate development opportunities, in some instances of a comparable size and scale as the Proposal. In this regard, future development within the BCP Study Area is anticipated, and it is our opinion that the Proposal is compatible with the future context envisioned herein.



Legend

- Study Area Boundary
- Subject Site
- Topographic Contours (1.0m interval)*
- TTC Subway Station
- Proposed Development
- Active Development Application
- Approved Development
- Development Under Construction
- Conceptual Soft Sites (Site Consolidation)

Conceptual Soft Site Addresses

- 1** 126-140 McCaul St. and 308-326 Dundas St. W.
- 2** 330-356 Dundas St. W.
- 3** 108-118 Beverley St. and 377 & 393 Dundas St. W.
- 4** 90-92 Beverley St. and 1-9 Grange Ave.
- 5** 56-70 Beverley St. and 1 Sullivan St.
- 6** 40-54 Beverley St.
- 7** 14 McCaul St. and 9-23 St Patrick Sq.

* Location of topographic contours attained from University of Toronto Map and Data Library

Figure 16 - Long-term Conceptual Redevelopment of Study Area - Potential Soft Sites

Legend

-  Study Area Boundary
-  Subject Site
-  Topographic Contours (1.0m interval)*
-  TTC Subway Station
-  Existing Park/Open Space
-  Proposed Development
-  Proposed Parkland Dedication
-  Active Development Application
-  Approved Development
-  Development Under Construction
-  Conceptual Soft Site
-  Conceptual Soft Site Massing
-  Height (Storeys)
-  Mid-Rise Form

* Location of topographic contours attained from University of Toronto Map and Data Library

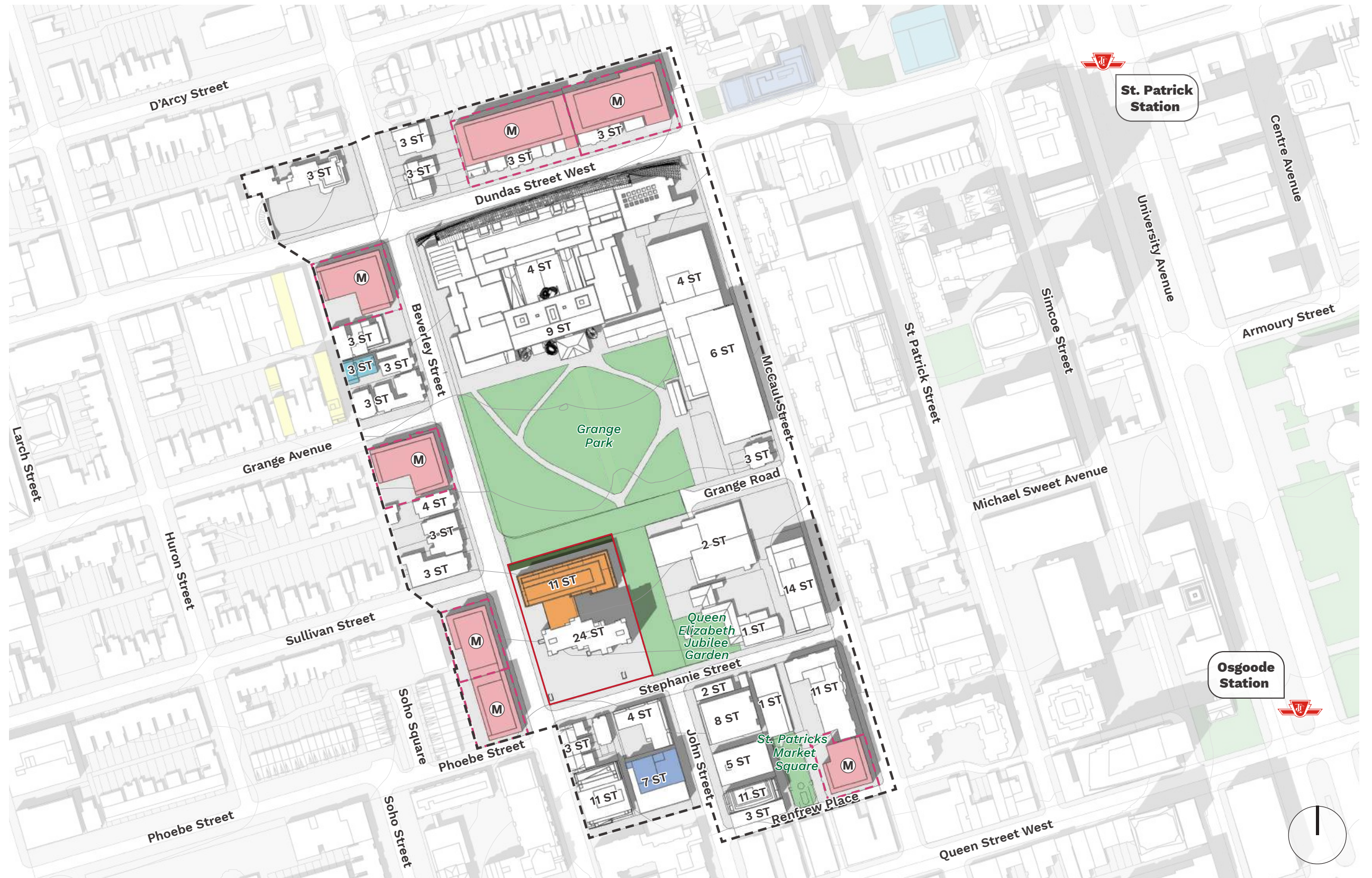


Figure 17 - Long-term Conceptual Redevelopment of Study Area - Conceptual Soft Site Massing

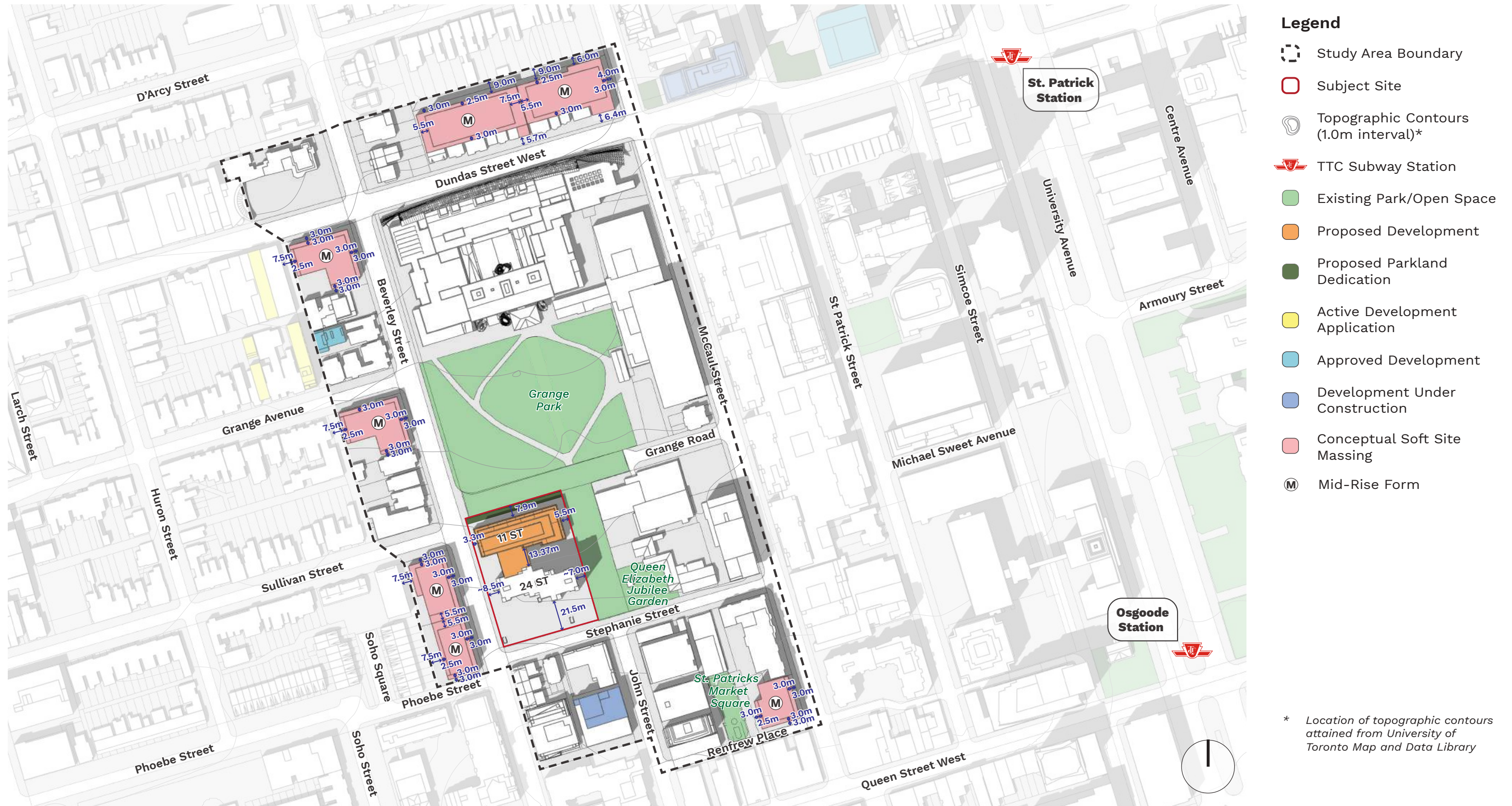


Figure 18 - Long-term Conceptual Redevelopment of Study Area - Setbacks and Separation Distances

Legend

-  Study Area Boundary
-  Subject Site
-  Topographic Contours (1.0m interval)*
-  TTC Subway Station
-  Existing Park/Open Space
-  Proposed Development
-  Proposed Parkland Dedication
-  Active Development Application
-  Approved Development
-  Development Under Construction
-  Conceptual Soft Site Massing
-  Existing Laneway
-  Existing Vehicular Access (to be retained)
-  Proposed/Conceptual Vehicular Access

* Location of topographic contours attained from University of Toronto Map and Data Library

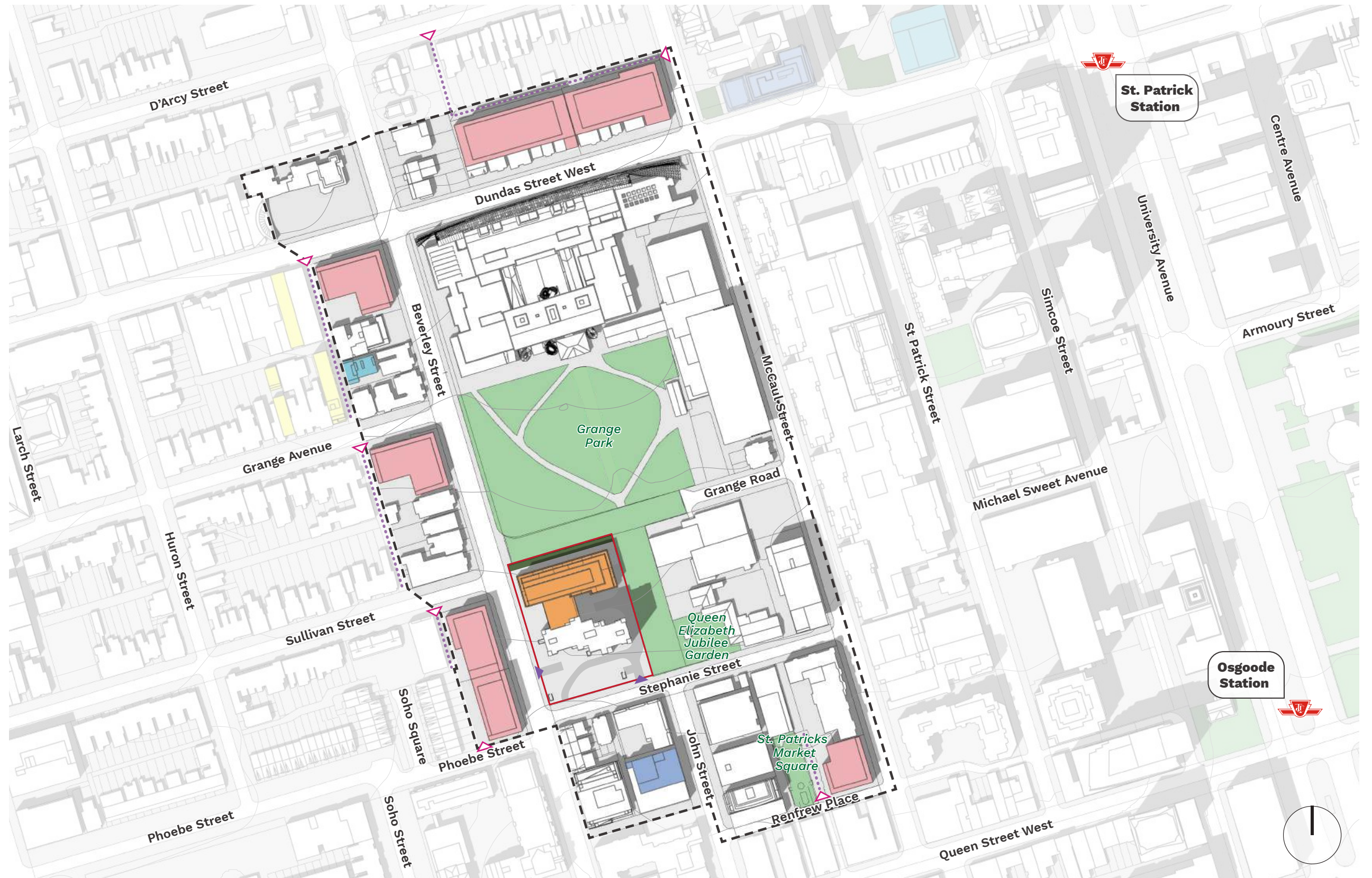


Figure 19 - Long-term Conceptual Redevelopment of Study Area - Proposed Vehicular Access

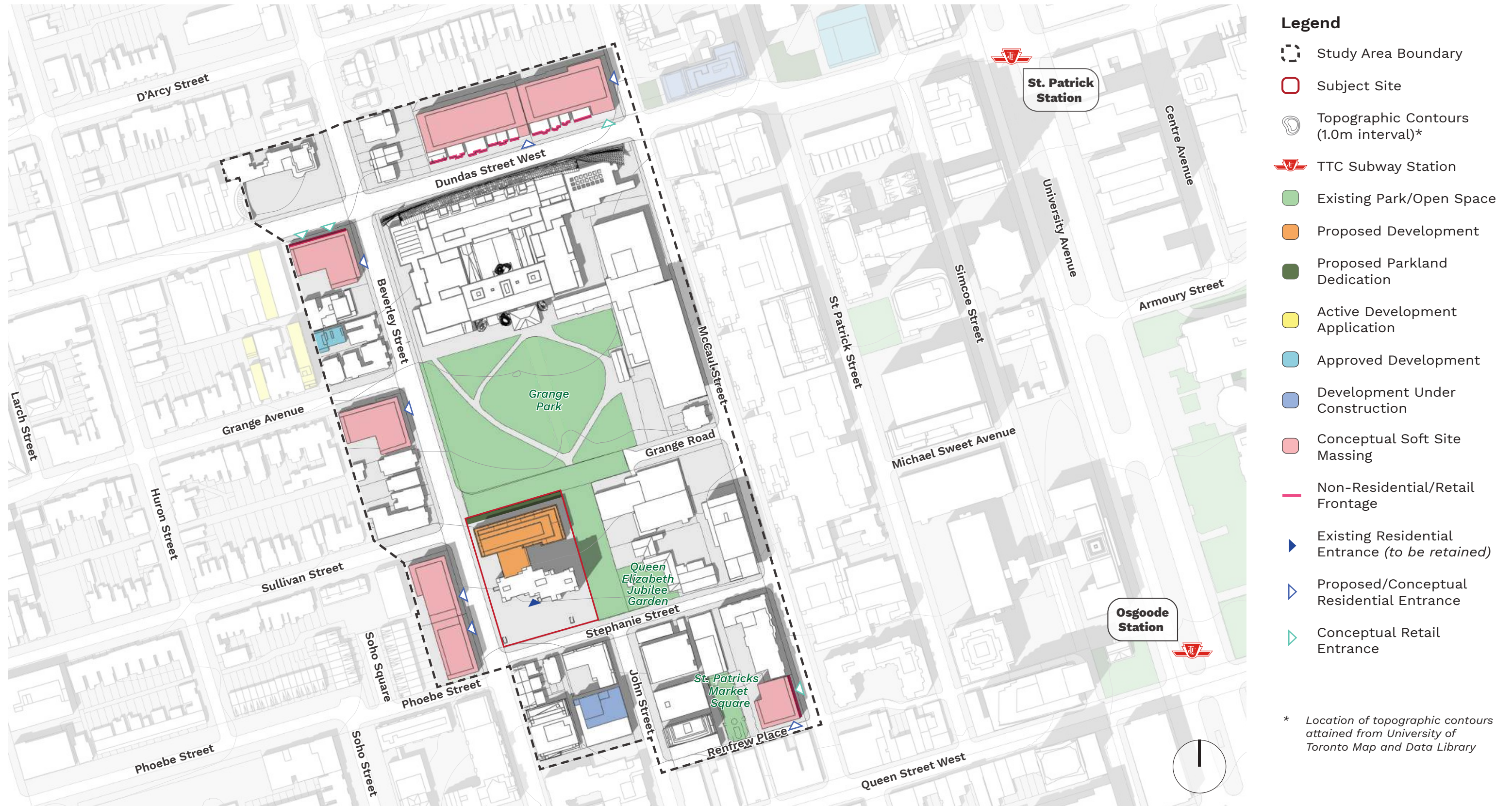


Figure 20 - Long-term Conceptual Redevelopment of Study Area - Proposed Pedestrian Circulation

Ⓜ Mid-Rise Form

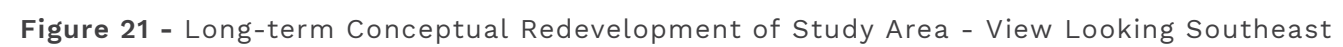




Figure 22 - Long-term Conceptual Redevelopment of Study Area - View Looking West

5

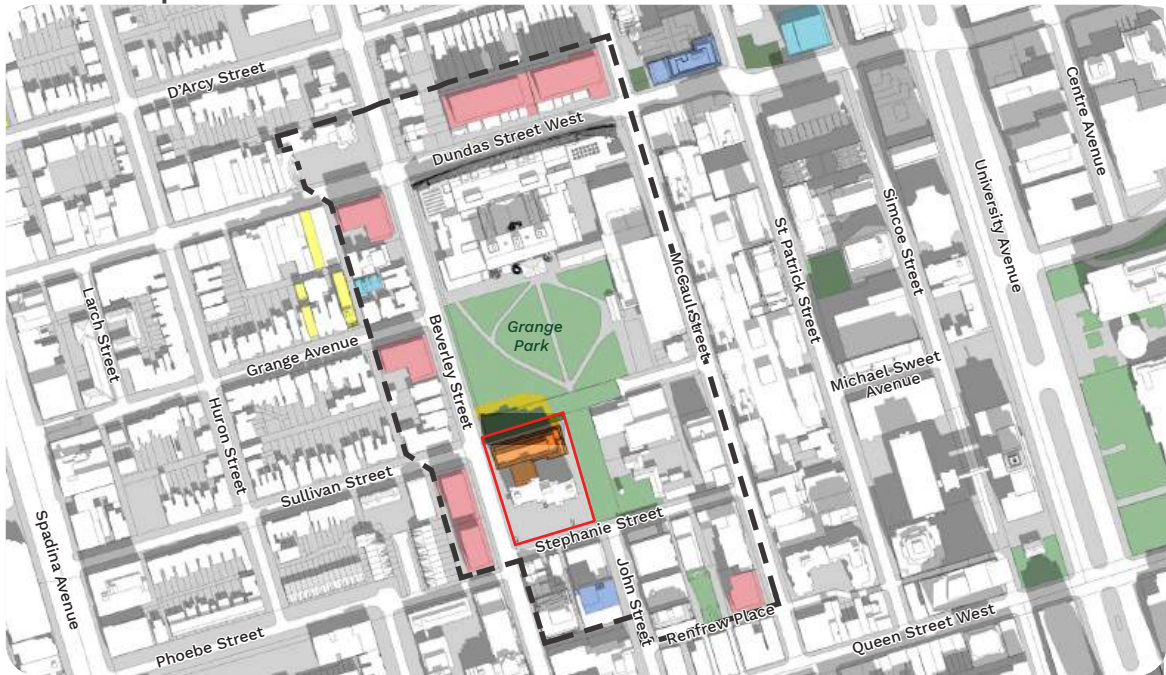
Preliminary Shadow Study

March 21st/September 21st

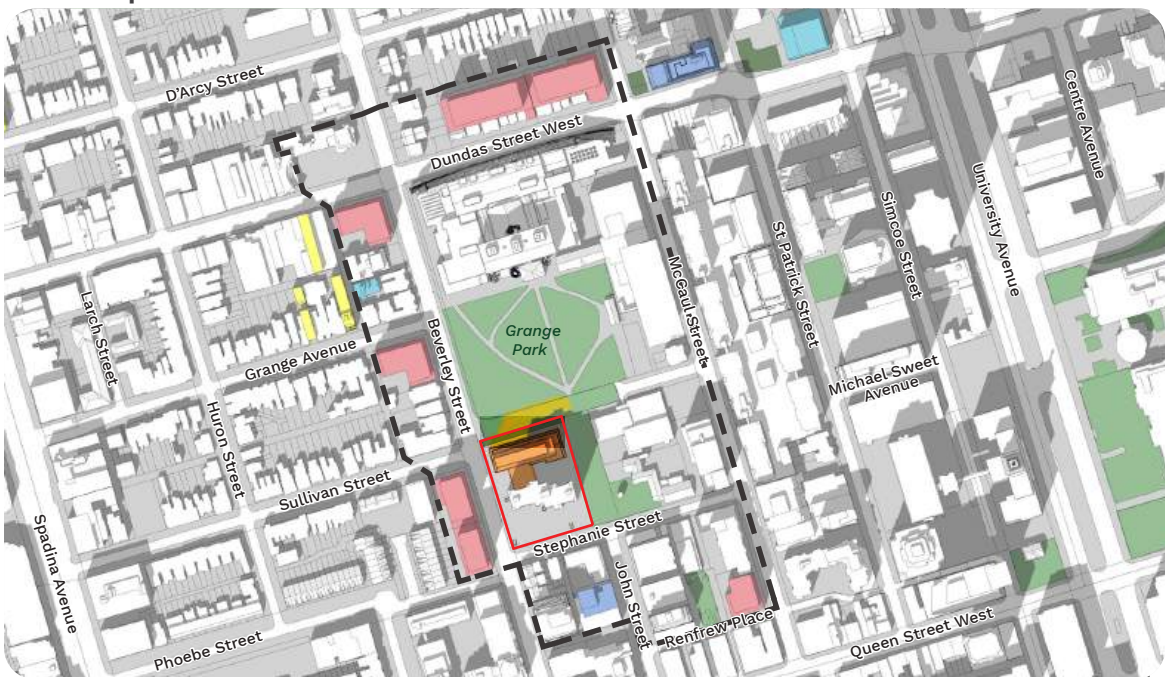
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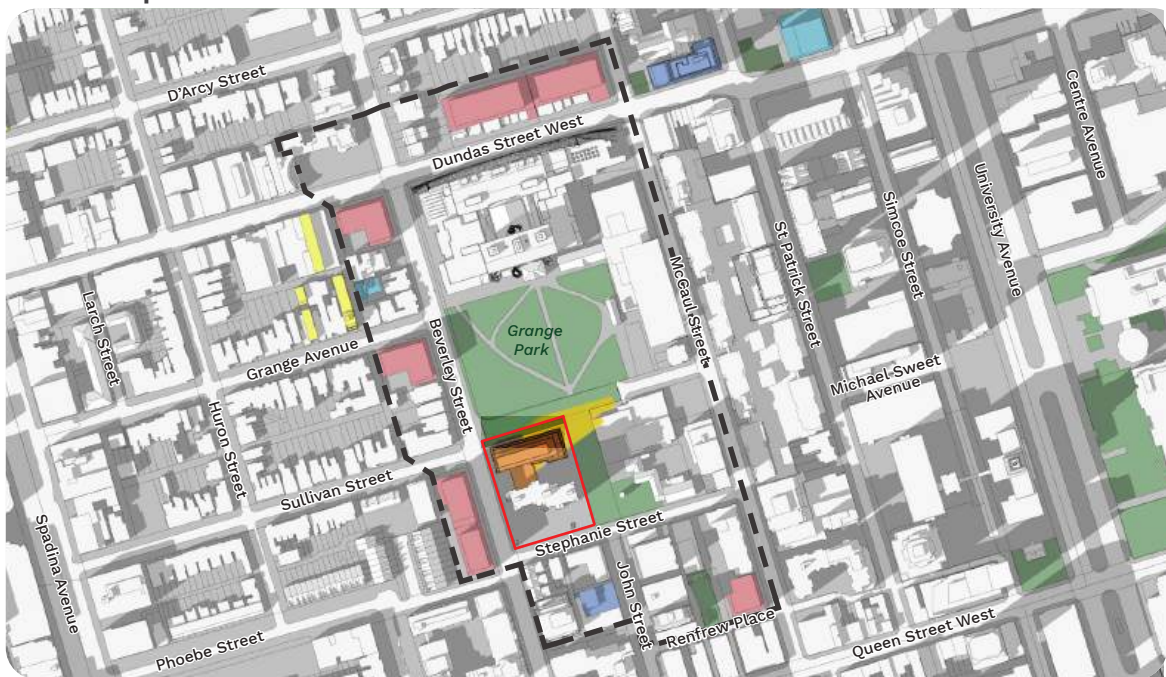
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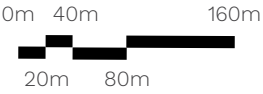


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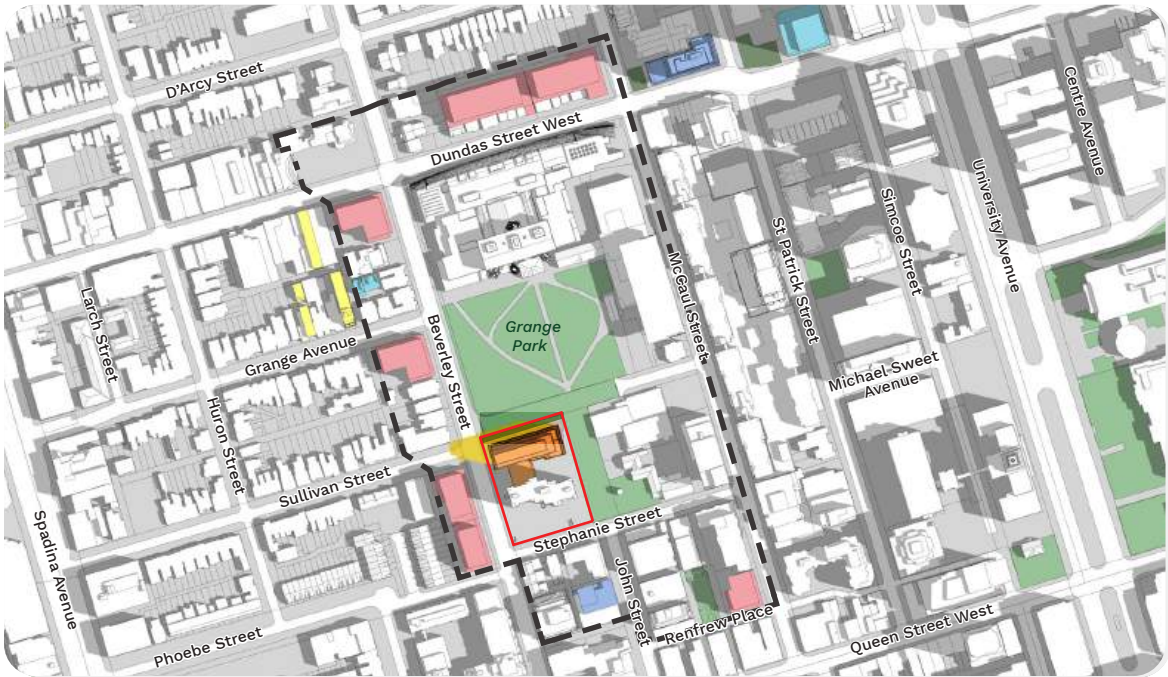
Legend

- | | | | | | |
|---|--|--|--|---|--|
|  Subject Site |  Proposed Parkland Dedication |  Active Development Application |  Under Construction |  New Net Shadow Cast by Development Proposal |  Existing Parks |
|  Development Proposal |  Existing Buildings |  Approved/Not Yet Built |  Conceptual Soft Site Massing |  Shadow Cast by Existing and Approved Buildings/Conceptual Soft Site Massing | |

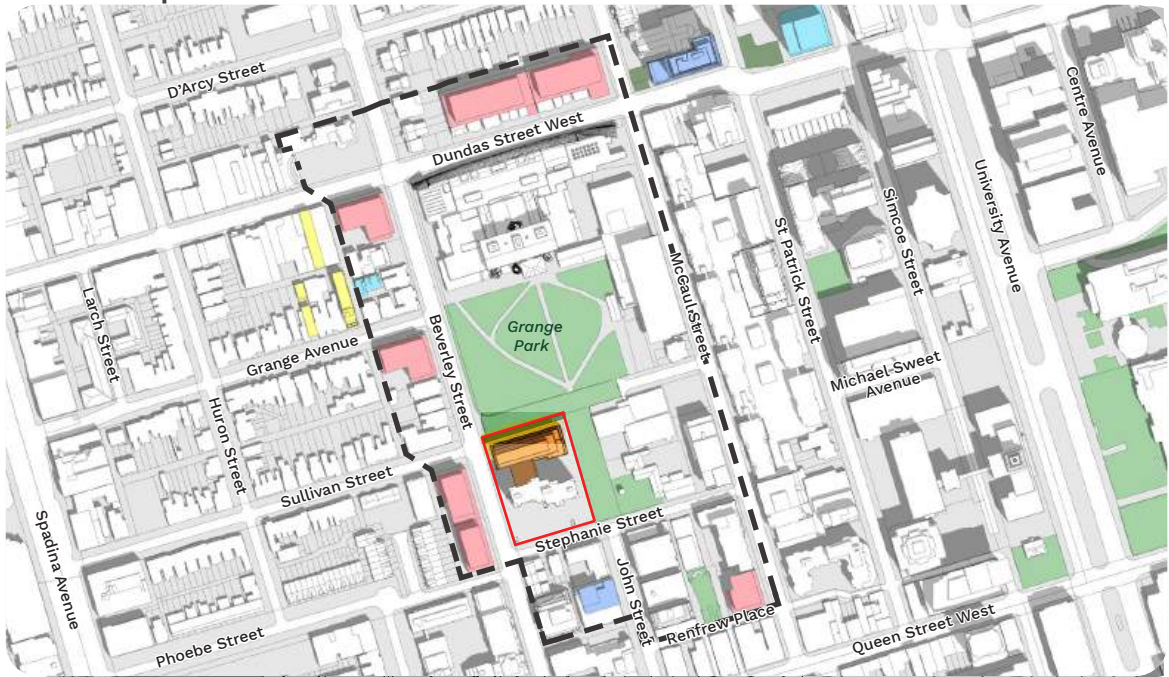


June 21st

10:18am



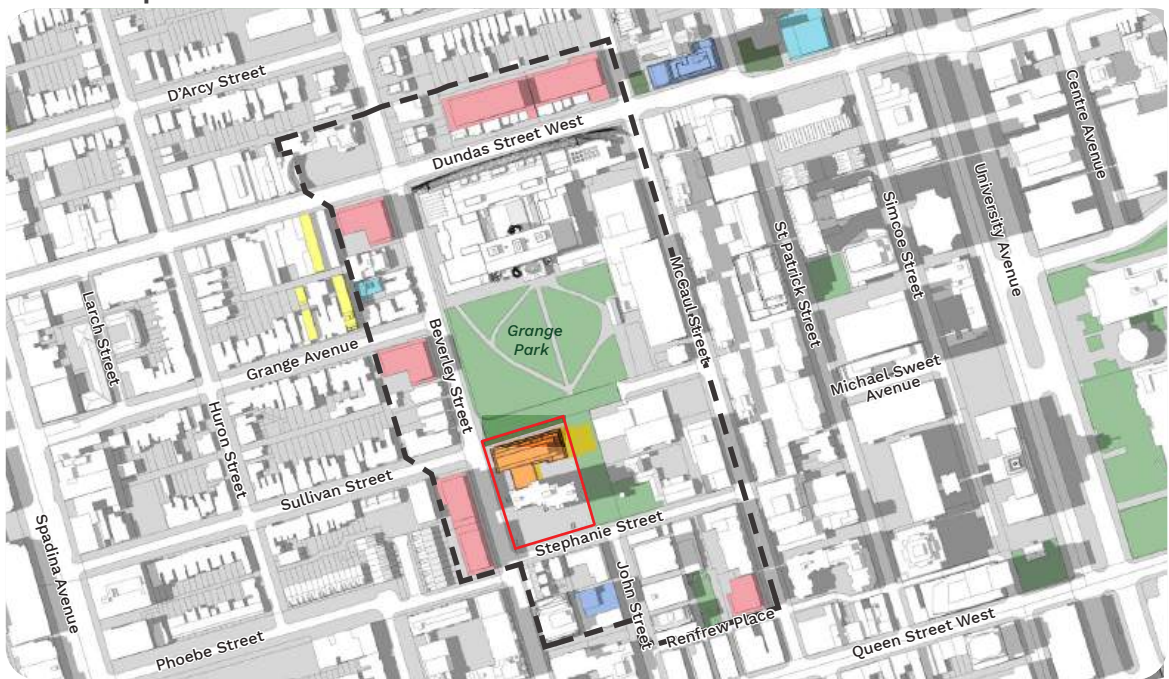
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Legend

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|---|--|--|--|---|--|
|  Subject Site |  Proposed Parkland Dedication |  Active Development Application |  Under Construction |  New Net Shadow Cast by Development Proposal |  Existing Parks |
|  Development Proposal |  Existing Buildings |  Approved/Not Yet Built |  Conceptual Soft Site Massing |  Shadow Cast by Existing and Approved Buildings/Conceptual Soft Site Massing | |

