

Block Context Plan

1747-1773 Jane Street
City of Toronto

Prepared For
1771 Jane Street Limited
January 2026



Job Number
23231

www.bousfields.ca

Urban Planning
Urban Design
Community Engagement

Toronto Office

3 Church Street, Suite 200
Toronto, ON
M5E 1M2

T. 416.947.9744
F. 416.947.0781

Hamilton Office

1 Main Street East, Suite 200
Hamilton, ON
L8N 1E7

T. 905.549.3005
F. 416.947.0781

Table of Contents

1 Introduction	1
2 Study Area and Existing Context	4
3 Development Context	15
4 Long-term Conceptual Redevelopment	17
5 Conclusion	33

1

Introduction

This Block Context Plan (“BCP”) has been prepared by Bousfields Inc. in support of a Zoning By-law Amendment (“ZBA”) application for the lands municipally known as 1747, 1755, 1771 and 1773 Jane Street (the “subject site”) located at the northeast corner of Jane Street and Marshlynn Avenue.

The rezoning application would facilitate the infill redevelopment of the subject site with two 12-storey mid-rise buildings, located north and south of an existing 14-storey rental apartment building in areas currently occupied by surface parking. The existing 14-storey rental apartment building will be retained.

The BCP provides an analysis of how the physical form of the development proposal fits within the existing, planned and emerging surrounding context. The BCP provides an inventory and assessment of the physical features within the defined study area, including the existing built form context, recent development activity, and transportation network.

It also provides a demonstration of how the remainder of the Study Area may potentially redevelop of the long term, and evaluates the proposal within the urban design and built form policy framework of the Official Plan and applicable urban design guidelines.

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.

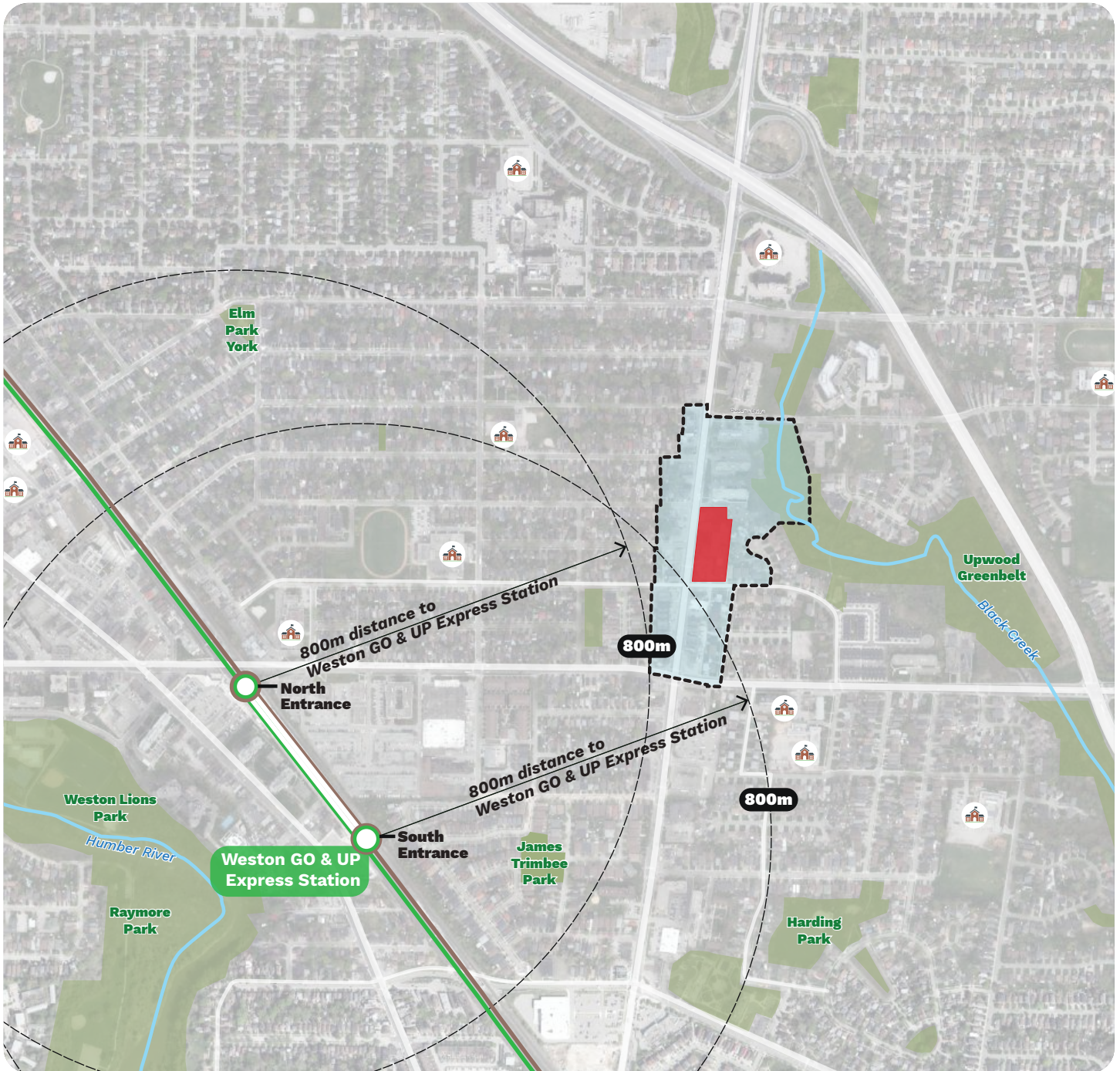








Figure 1 - Area Context

LEGEND

-  Study Area Boundary
-  Subject Site
-  GO Line
-  UP Express
-  Parks and Natural Areas
-  School



2

Study Area and Existing Context

The BCP Study Area, as illustrated in **Figure 2**, was established in consultation with City staff and is bounded by Queens Drive to the north, properties fronting the east side of Jane Street and west of Sonnet Court to the east, Lawrence Avenue West to the south, and properties fronting the west side of Jane Street and beyond to the west.

The Study Area straddles two neighbourhoods along Jane Street between Highway 401 in the north and Lawrence Avenue West in the south. In this regard, the Study Area comprises the eastern portion of the Weston neighbourhood (west of Jane Street) and the Rustic neighbourhood (east of Jane Street), within which the subject site is located.

The portion of the Study Area on the east side of Jane Street is generally characterized by slab-style apartment buildings, ranging in height from 7 to 18 storeys and set back from the street, and low-rise 2-storey commercial buildings flanking the east side of Jane Street. The portion of the Study Area on the west side of Jane Street is generally characterized by 2-storey commercial buildings with surface parking areas along the street frontage.

The interior streets, east and west of Jane Street, are primarily occupied by low-rise residential neighbourhoods comprised of single- and semi-detached house forms. As well, a townhouse subdivision has been developed along Lawrence Avenue West southeast of the subject site.

At the northeast corner of the Study Area is Upwood Greenbelt Park, which traverses southeast, generally between Maple Leaf Drive to the north and Eglinton Avenue West to the south. Within the low-rise neighbourhood beyond the west side of Jane Street are several community facilities, including Merrill Park, John Street Parkette, Weston Collegiate Institute, Weston Memorial Junior Public School, and C.R. Marchant Middle School.

In terms of transit service, the Study Area is well-served by existing transit, including several bus routes along Jane Street and Lawrence Avenue West. Further, the subject site and the southern portion of the Study Area are within approximately 800 metres (radial distance) of the Weston GO Station, which provides access to the Kitchener GO Line from Union Station, and the UP Express, which provides access to the Toronto Pearson International Airport from Union Station.

Finally, Official Plan Land Use Map 14 identifies the majority of the lands comprising the Study Area as *Mixed Use Areas*, as illustrated on **Figure 3**. West of the *Mixed Use Areas* fronting Jane Street and east of the subject site are lands designated *Neighbourhoods*, while the portion of the Study Area within Upwood Greenbelt is designated *Natural Areas*.



Figure 2 - Study Area

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park / Natural Area
- Topography (Contour Line
(Source: University of Toronto Libr

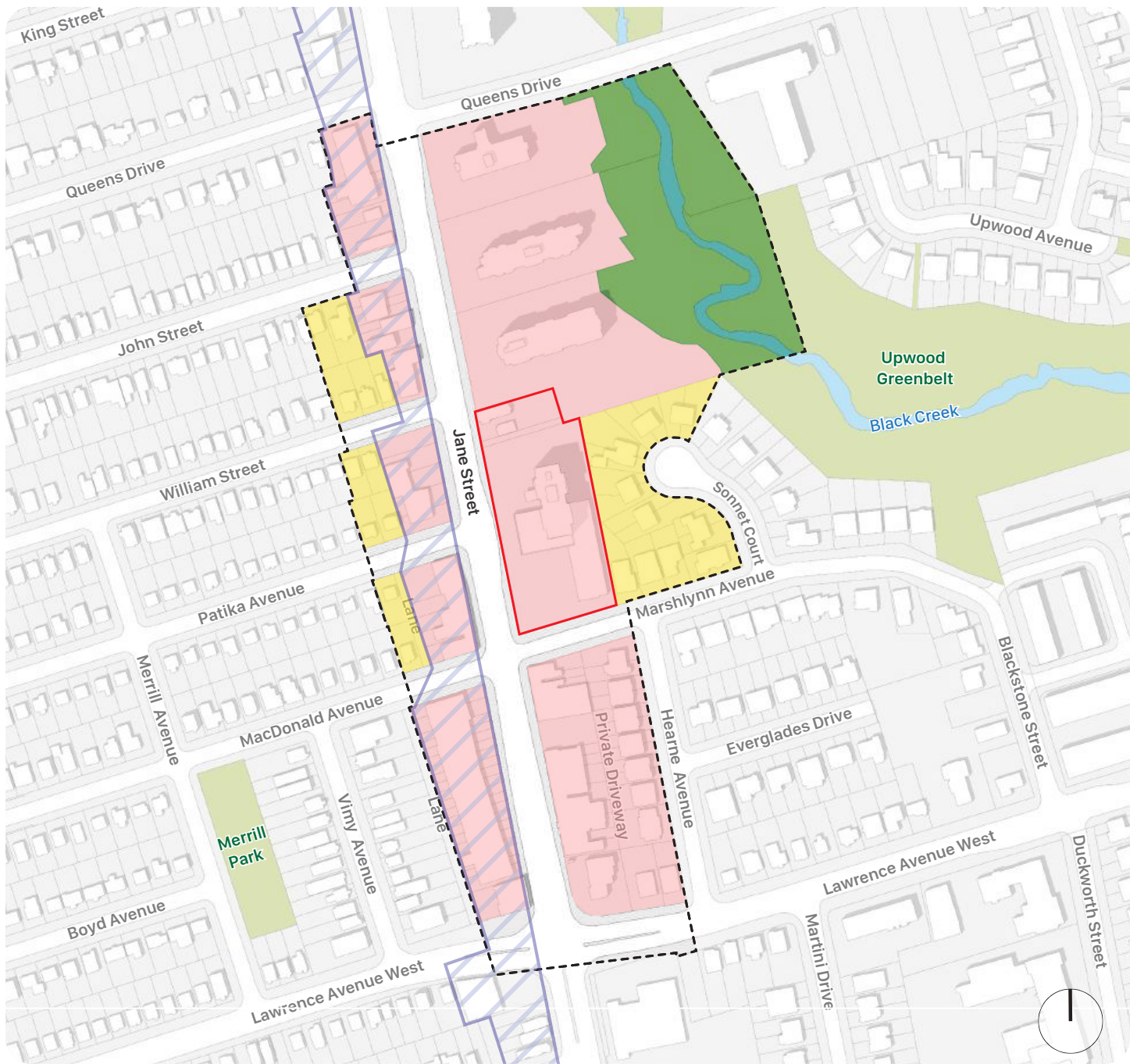


Figure 3 - Existing Official Plan Land Use and Applicable Policy

LEGEND

- | | |
|-------------------|--|
| Study Area | Official Plan Land Use Designation (Map 14) |
| Subject Site | Mixed Use Areas |
| Existing Building | Neighbourhoods |
| SASP 52 | Natural Areas |



Figure 4 - Existing Built Form and Use

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park / Natural Area
- Low-rise Residential
- Mid-rise Residential
- Low-rise Mixed-use
- Mid-rise Mixed-use
- Low-rise Commercial
- Surface Parking

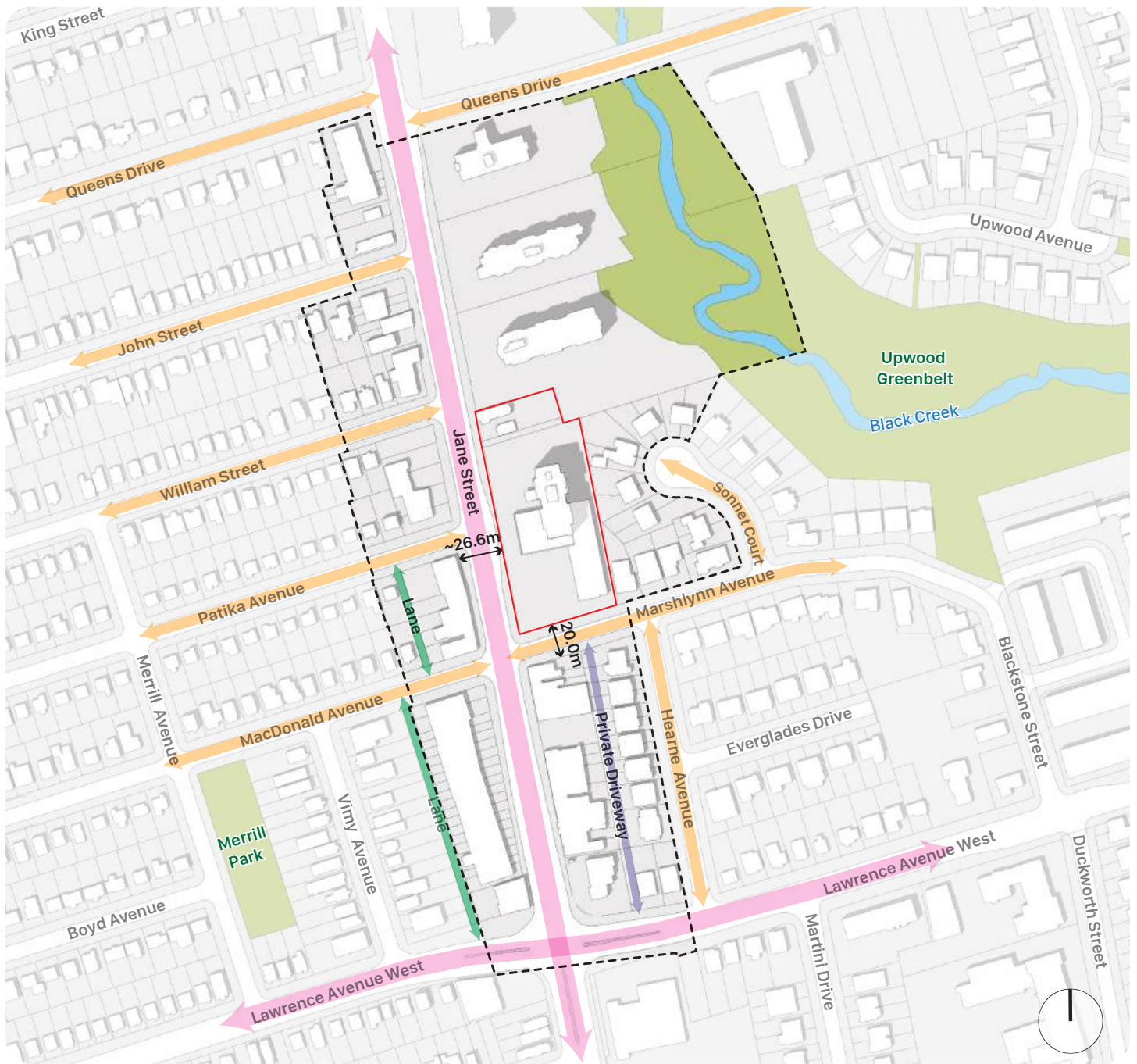


Figure 5 - Existing Road Network

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park / Natural Area
- Major Arterial
- Local
- Laneway
- Private Driveway (with access easement)



Figure 6 - Existing Transit Connections

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park / Natural Area
- Transit Route
- Proposed Rapid TO Jane Street (Priority Bus Lanes)
- 🚌 Bus Stop



Figure 7 - Existing Pedestrian and Cycling Network

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park / Natural Area
- Pedestrian Route
- Pedestrian Crosswalk
- Ⓜ Traffic Signal
- Bike Share Location
- Upwood Greenbelt Trail
- ✦ Weston Neighbourhood Gateway



Figure 8 - Existing Open Space Network

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park
- Natural Area
- Existing Tree Location (Approximate)
- Ravine and Natural Feature Protection By-law
- Toronto Region Conservation Authority Regulation Limit

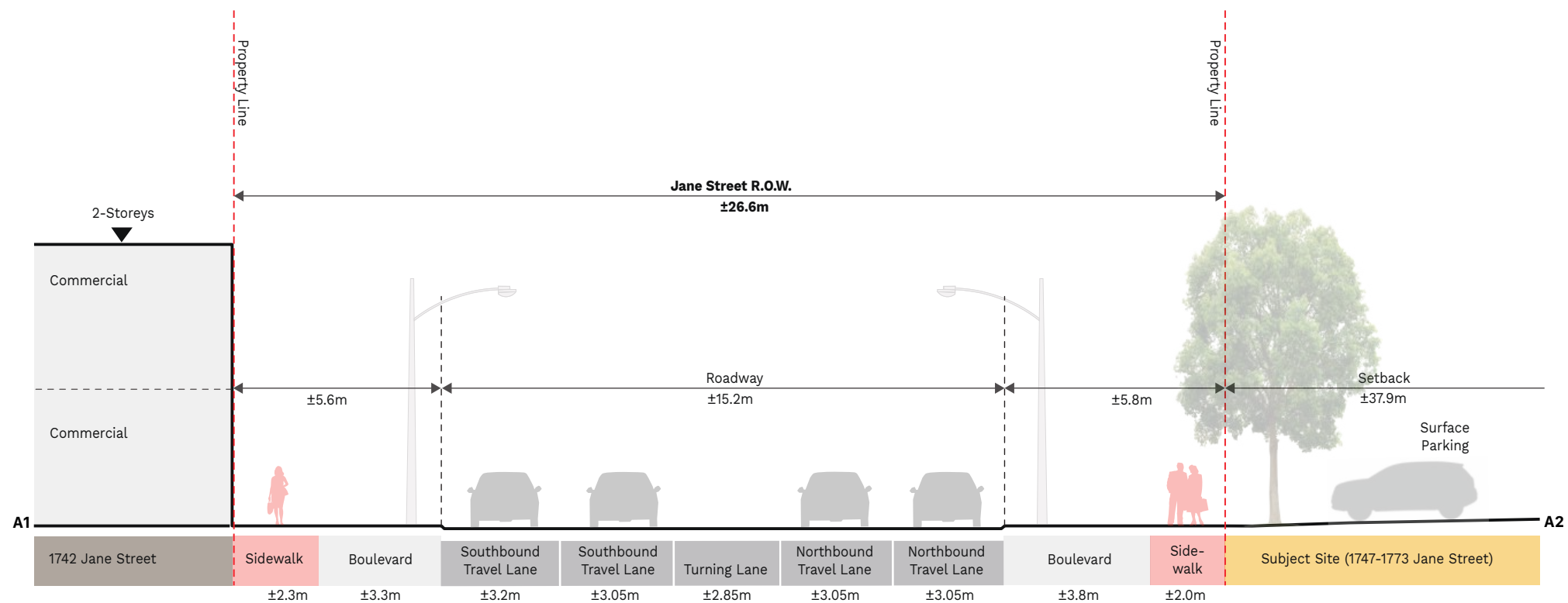


Figure 9 - Existing Section through Jane Street (A1-A2)

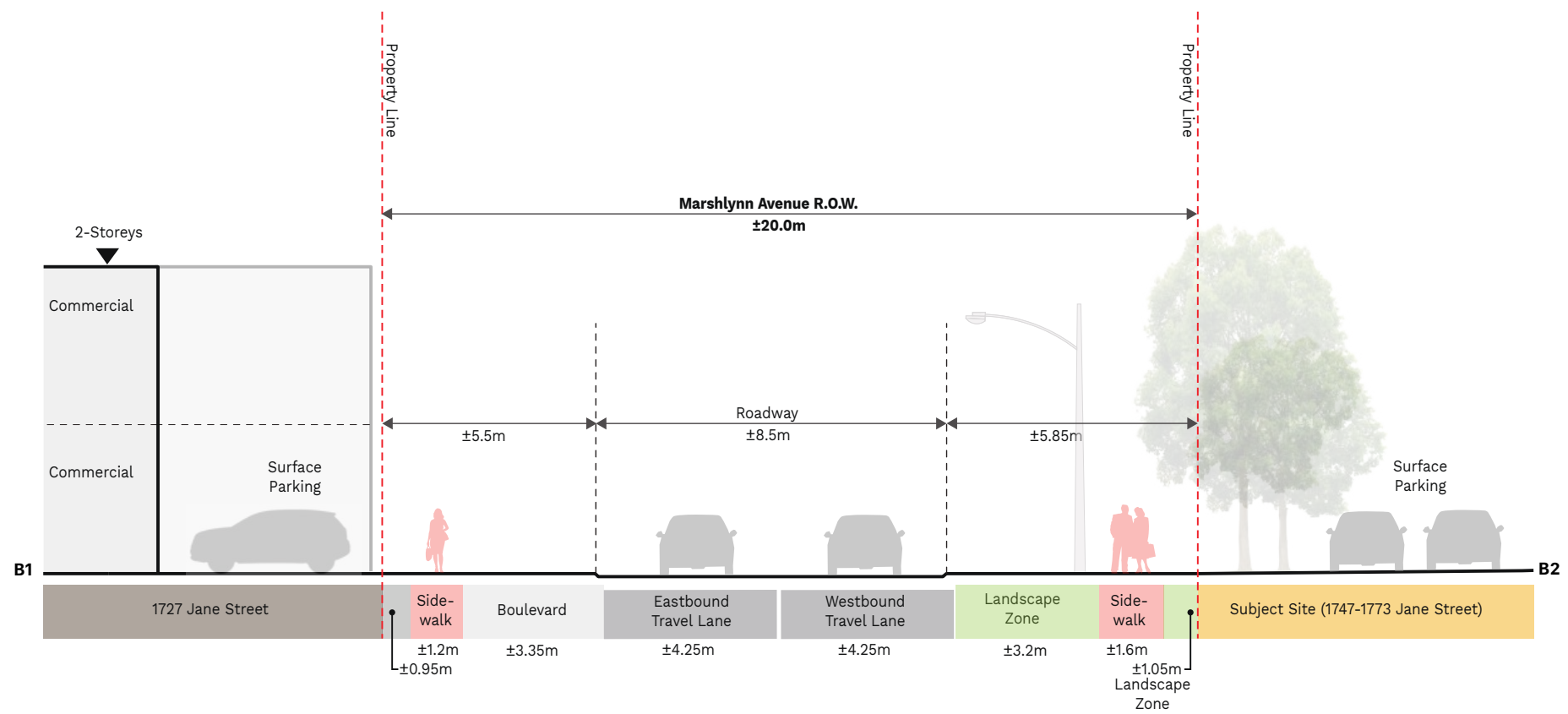


Figure 10 - Existing Section through Marshlynn Avenue (B1-B2)

3

Development Context



Figure 11 - Recent Development Activity

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park / Natural Area
- Approved Development
- Development Under Review
- 1 1683 Jane Street - 2 ST

4

Long-term Conceptual
Redevelopment



Figure 12 - Proposal within Development Context

LEGEND

- Study Area
- Subject Site
- Road Widening
- Existing Building
- Park / Natural Area
- Development Under Review
- Approved Development
- Proposed Development

Identification of Potential Soft Sites

Soft sites are understood to be underutilized parcels of land or consolidations of parcels where the opportunity exists to redevelop into a more intense, urban and transit-oriented land use and built form.

Within the Study Area a total of ten potential soft sites have been identified within the Study Area as displayed in **Figure 13**. These include:

- 1800-1824 Jane Street;
- 1778-1798 Jane Street and 222 William Street;
- 1750-1772 Jane Street;
- 1736-1746 Jane Street and 114 MacDonald Avenue;
- 1690-1732 Jane Street;
- 1691-1711 Jane Street;
- 1721-1727 Jane Street;
- 20-26 Hearne Avenue;
- 8-18 Hearne Avenue; and
- 1828-1830 Lawrence Avenue West and 6 Hearne Avenue.

Additional properties north of the subject site and east of Jane Street, where infill redevelopment potential may exist, have not been considered based on unavailable information regarding the top of slope and Toronto and Region Conservation Authority buffer.

A summary of the urban design principles applied to the conceptual redevelopment demonstrated for the soft sites on **Figure 14** 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, natural areas, and low-rise residential neighbourhoods;
- Base building elements and mid-rise, street-related buildings should provide a continuous street-wall edge supporting an animated public realm through the inclusion of active at-grade uses;
- Vehicular access should be taken from side/local streets and/or rear laneway, where possible;
- Key terminus sites and intersections should be enhanced and be made visually prominent through massing, architectural articulation, or landscape features; and
- Base building elements and mid-rise, street-related buildings should be located parallel to the street with a consistent front yard setback that appropriately widens the adjacent right-of-way, where necessary.

Soft Site Built Form

Conceptual massing has been demonstrated on soft sites throughout the Study Area where the opportunity exists to redevelop into more intense, urban and transit-oriented built form. These conceptual massings consider the built form policies from the Official Plan, and key elements from the updated city-wide Mid-Rise Building Design Guidelines, where applicable and as appropriate.

Moreover, the conceptual massing for each soft site also considers characteristics from the surrounding built form context within the immediate area, including:

- the size and depth of the site;
- the ability to consolidate multiple sites together;
- proximity to *Neighbourhoods* and *Parks*;
- proximity to existing and planned transit infrastructure;
- surrounding built form context; and
- preliminary analysis of shadow impacts (conceptual heights and scale for mid-rise buildings have been established with regard for potential shadow impacts on adjacent *Neighbourhoods*-designated lands, natural areas, parks and open space areas).

In this regard, mid-rise buildings have been demonstrated along Jane Street, with varied heights reflective of the configuration, adjacency, and depth of each soft site, with consideration for the right-of-way width of the adjacent street. While mid-rise in scale, the demonstrated massing concepts are typically shorter than the proposal. The lot depth of the subject site provides increased infill redevelopment potential as compared to the other soft site consolidations while limiting built form impacts and the perception of building mass by situating the bulk of the buildings back from and perpendicular to Jane Street.

Generally, the conceptual soft site massing demonstrated has been based on the following built form parameters, where applicable and as appropriate:

- Provide a 3.0-metre setback above the 3- to 6-storey streetwall;
- Provide a minimum 7.5-metre rear yard setback from *Neighbourhoods*-designated areas;
- Provide a setback along the front property line, where necessary, to align with the existing setback pattern, and/or to widen the adjacent right-of-way as planned;
- Locate buildings to fit harmoniously within the existing built form context while framing existing streets, landscaped areas, and/or parks at a pedestrian scale;
- Provide an approximate building depth of 18.5 metres to 22.0 metres;
- Set back built form to fit within the existing context while providing opportunities to expand the public realm along streets; and
- Where appropriate, include a typical separation distance of 11.0 to 15.0 metres between building elements to maintain adequate access to sunlight and sky view, reduce blank wall conditions, and limit overlook between potential adjacent residential uses.

In assessing the possible constraints for the conceptual redevelopment of the soft sites identified in this BCP, several important factors are considered, including:

- The redevelopment of the conceptual soft sites would require property assembly or consolidation, which may or may not occur; and
- For soft sites that do not comply with the existing policy context, an Official Plan Amendment, a rezoning or a minor variance application would be required, which may or may not be approved.

In our opinion, the proposed built form approach, if applied to the conceptual soft sites, will support provincial and municipal policy directions for growth and will not result in adverse impacts on the surrounding context.

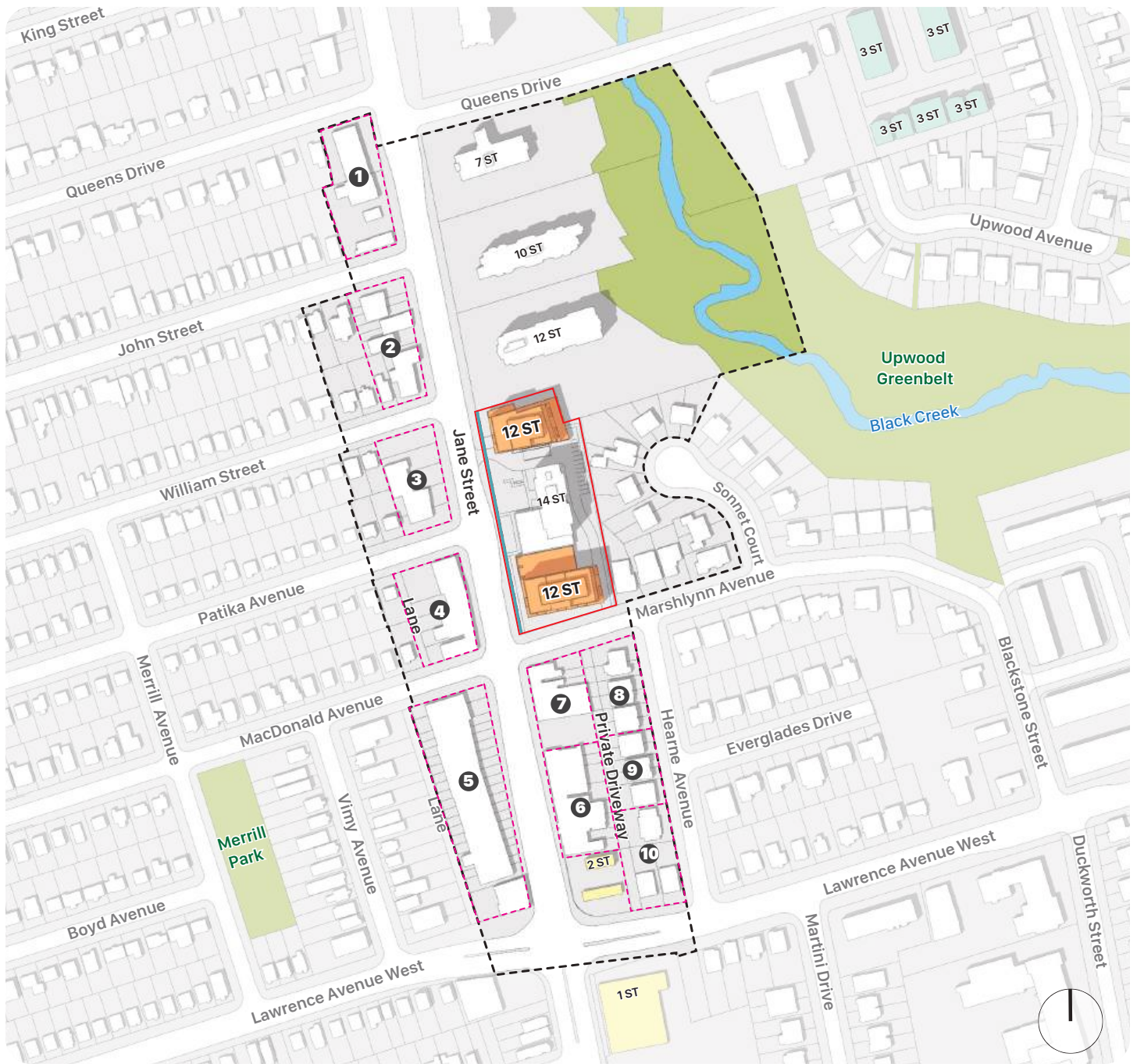


Figure 13 - Proposal and Potential Soft Sites within Development Context

LEGEND

Study Area

Subject Site

Road Widening

Development Under Review

Approved Development

Proposed Development

Potential Soft Site

1 1800-1824 Jane Street

2 1778-1798 Jane Street and 222 William Street

3 1750-1772 Jane Street

4 1736-1746 Jane Street and 114 MacDonald Avenue

5 1690-1732 Jane Street

6 1691-1711 Jane Street

7 1721-1727 Jane Street

8 20-26 Hearne Avenue

9 8-18 Hearne Avenue

10 1828-1830 Lawrence Avenue West and 6 Hearne Avenue



Figure 14 - Long-term Conceptual Redevelopment of Study Area

LEGEND

- Study Area
- Subject Site
- Road Widening
- Existing Building
- Park / Natural Area
- Development Under Review
- Approved Development
- Proposed Development
- Conceptual Soft Site Massing
- M Mid-rise Form



Figure 15 - Long-term Conceptual Redevelopment - Building Setbacks/Separation Distances

LEGEND

- Study Area
- Subject Site
- Road Widening
- Existing Building
- Park / Natural Area
- Development Under Review
- Approved Development
- Proposed Development
- Conceptual Soft Site Massing
- M Mid-rise Form



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

LEGEND

- Study Area
- Subject Site
- Road Widening
- Existing Building
- Park / Natural Area
- Development Under Review
- Approved Development
- Proposed Development
- Conceptual Soft Site Massing
- Proposed/Conceptual Residential Frontage
- Proposed/Conceptual Non-residential Frontage
- ... Upwood Greenbelt Trail
- Weston Neighbourhood Gateway
- M Mid-Rise Form

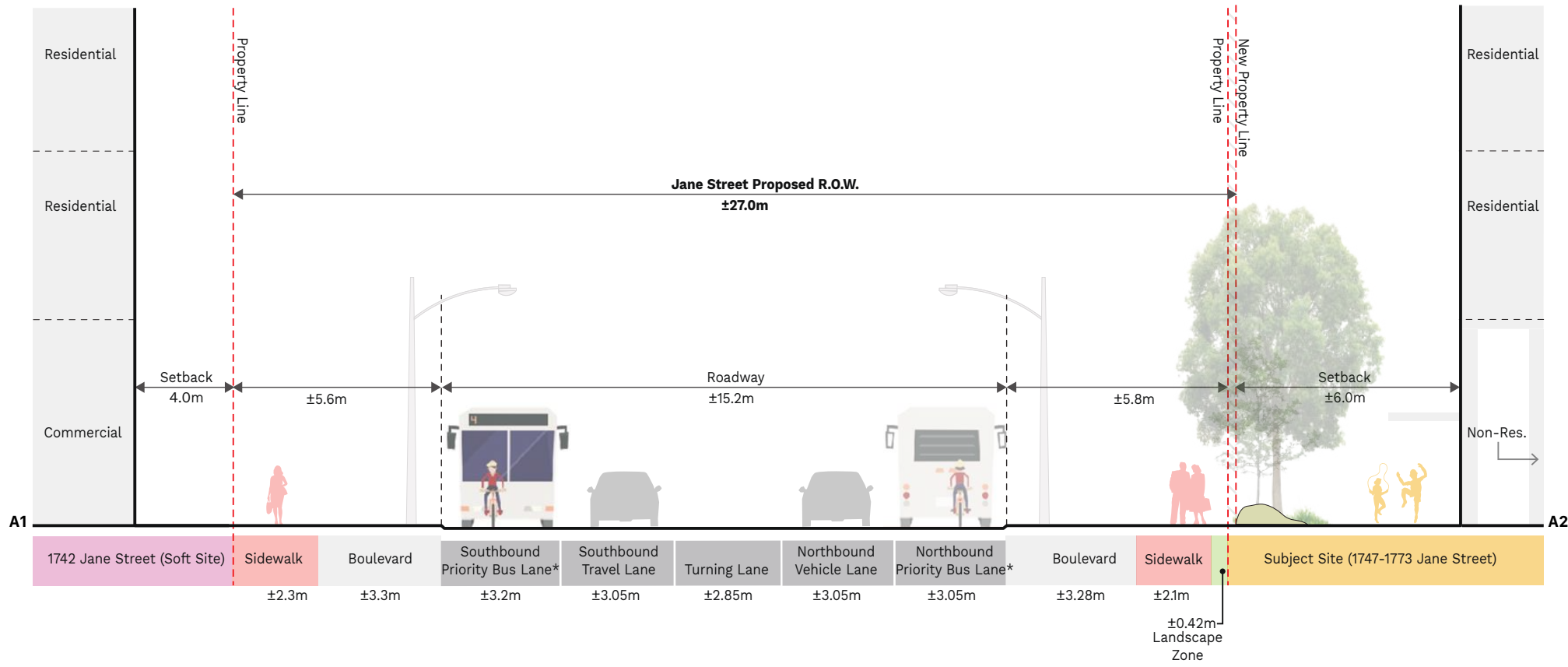


Figure 17 - Proposed Section through Jane Street (A1-A2)

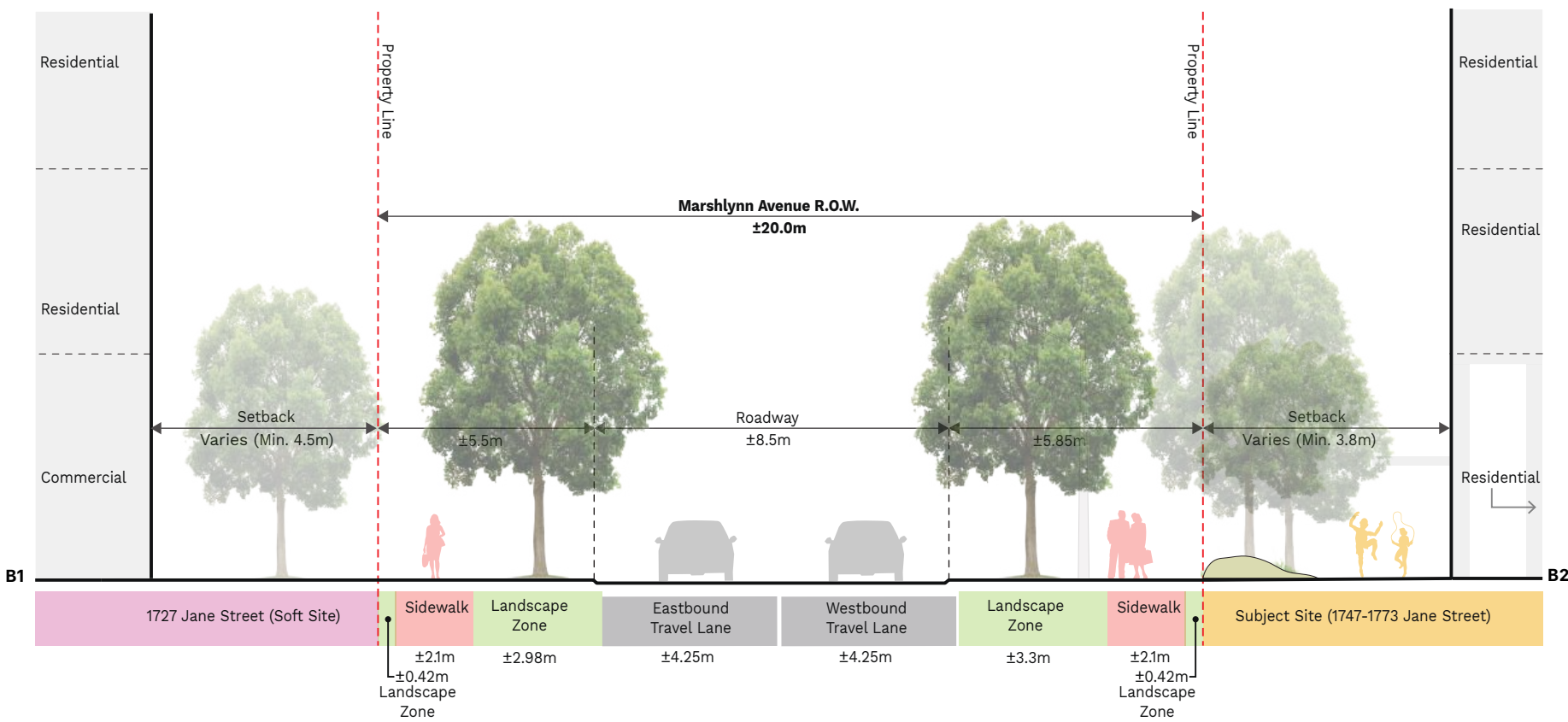
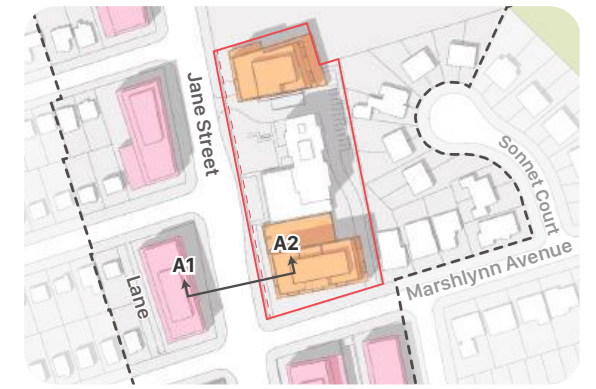
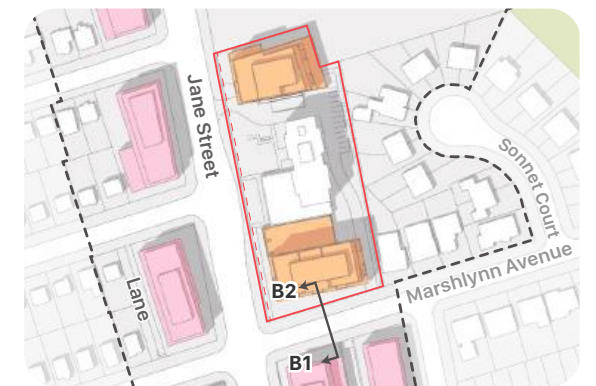


Figure 18 - Proposed Section through Marshlynn Avenue (B1-B2)



Key Map

* Proposed RapidTO: Jane Street, Segment 3 between Maple Leaf Drive/Church Street and Lawrence Avenue West. The recommended design for Jane Street includes one vehicle lane converted into a priority bus lane in each direction and the two-way left-turn lane maintained.



Key Map

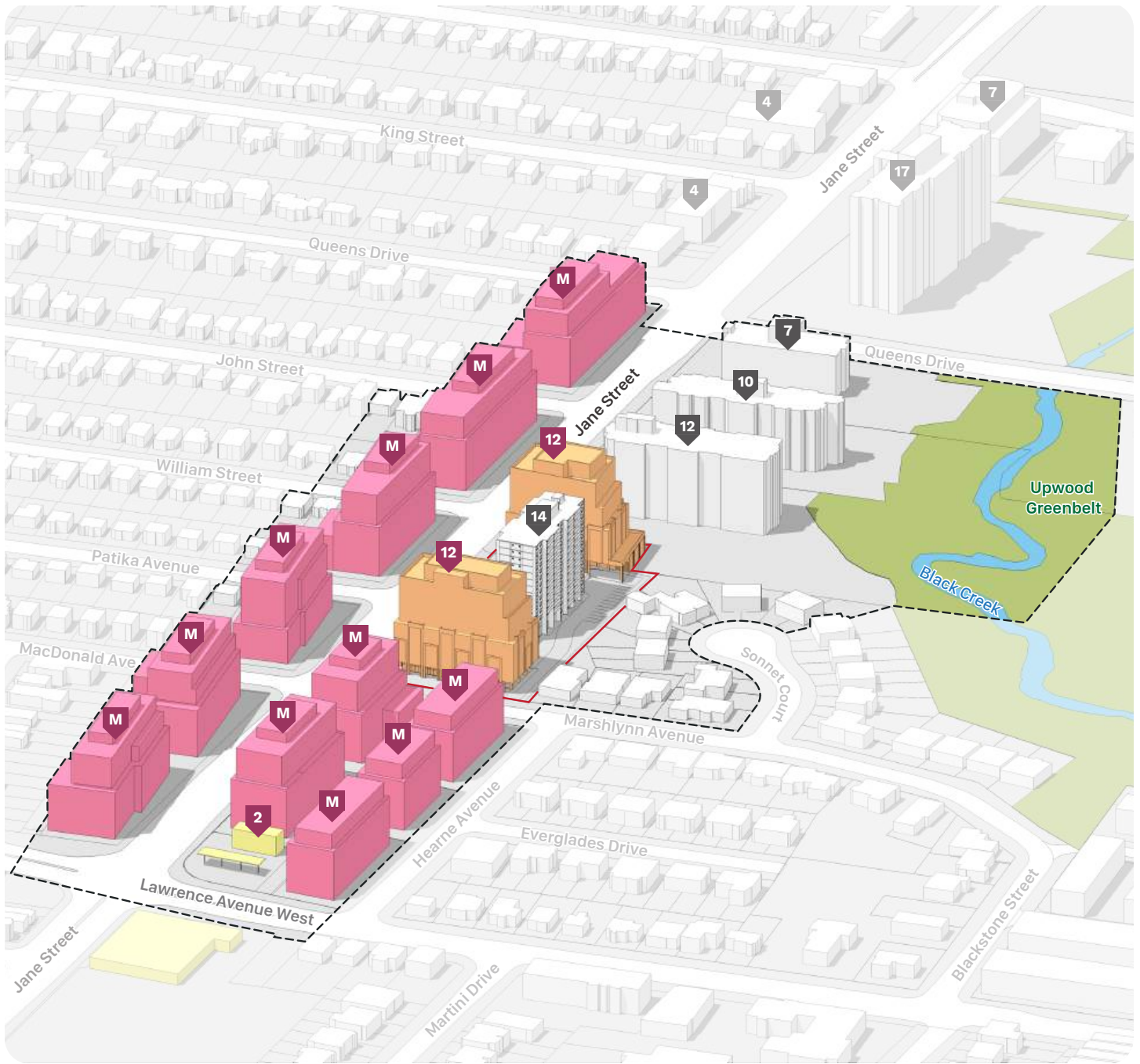


Figure 19 - Long-term Conceptual Redevelopment - Axonometric View Looking Northwest

LEGEND

- Study Area
- Subject Site
- Road Widening
- Existing Building
- Park / Natural Area
- Proposed Development
- Conceptual Soft Site Massing
- M Mid-rise Form
- # Number of Storeys (Proposed)
- # Number of Storeys (Existing)

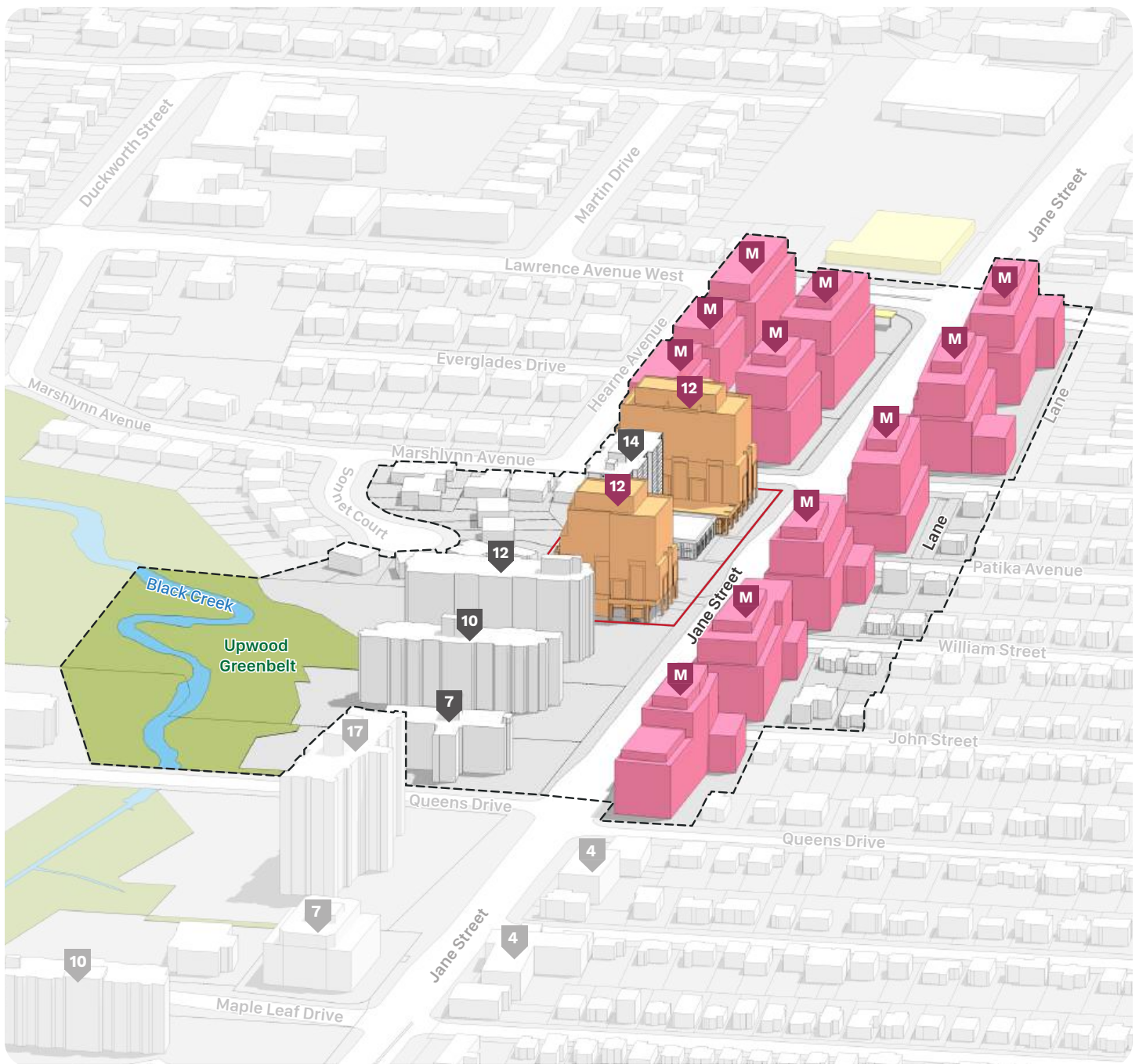


Figure 20 - Long-term Conceptual Redevelopment - Axonometric View Looking Southeast

LEGEND

- Study Area
- Subject Site
- Road Widening
- Existing Building
- Park / Natural Area
- Proposed Development
- Conceptual Soft Site Massing
- M Mid-rise Form
- # Number of Storeys (Proposed)
- # Number of Storeys (Existing)



March/September 21st 9:18 AM



March/September 21st 10:18 AM



March/September 21st 11:18 AM



March/September 21st 12:18 PM

Figure 21 - Long-term Conceptual Redevelopment - Preliminary Shadow Analysis March/September 21st

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park / Natural Area
- Development Under Review
- Approved Development
- Proposed Development
- Conceptual Soft Site Massing
- Shadows Cast by Proposed Development
- Shadows Cast by Conceptual Soft Site Massing





March/September 21st 1:18 PM



March/September 21st 2:18 PM



March/September 21st 3:18 PM



March/September 21st 4:18 PM

Figure 22 - Long-term Conceptual Redevelopment - Preliminary Shadow Analysis March/September 21st

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park / Natural Area
- Development Under Review
- Approved Development
- Proposed Development
- Conceptual Soft Site Massing
- Shadows Cast by Proposed Development
- Shadows Cast by Conceptual Soft Site Massing





March/September 21st 5:18 PM



March/September 21st 6:18 PM

Figure 23 - Long-term Conceptual Redevelopment - Preliminary Shadow Analysis March/September 21st

LEGEND

- Study Area
- Subject Site
- Existing Building
- Park / Natural Area
- Development Under Review
- Approved Development
- Proposed Development
- Conceptual Soft Site Massing
- Shadows Cast by Proposed Development
- Shadows Cast by Conceptual Soft Site Massing



5

Conclusion

It is our opinion that the redevelopment of the Study Area would likely take the form of residential and/or mixed-use mid-rise buildings varying in height and built form according to site-specific constraints, location, and opportunities. Further, for the lands on the east side of Jane Street north of the subject site, the opportunity could exist to potentially redevelop with greater heights or different building forms, subject to confirmation of development constraints relating to the protection of the Upwood Greenbelt natural area.

The proposal, together with the active and potential future demonstration concepts in this report, will contribute to a complete community by providing a mix of uses in a transit-supportive built form while maintaining compatibility and density transition from growth areas to the interior of the *Neighbourhoods* and surrounding context in an area that is well-served by existing and planned transit.

Overall, it is our opinion that the proposed development is successful in introducing a pedestrian-friendly built form that improves the pedestrian condition at grade and incorporates architectural and landscape design elements along Jane Street and Marshlynn Avenue. In addition, it fits within the existing and planned context and will inform an appropriate scale of future development within the immediate area.

