



Block Context Plan

2026-2040 Queen Street East
City of Toronto

Prepared For
Crombie Limited Partnership and
Sobeys Capital Incorporated

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Job Number
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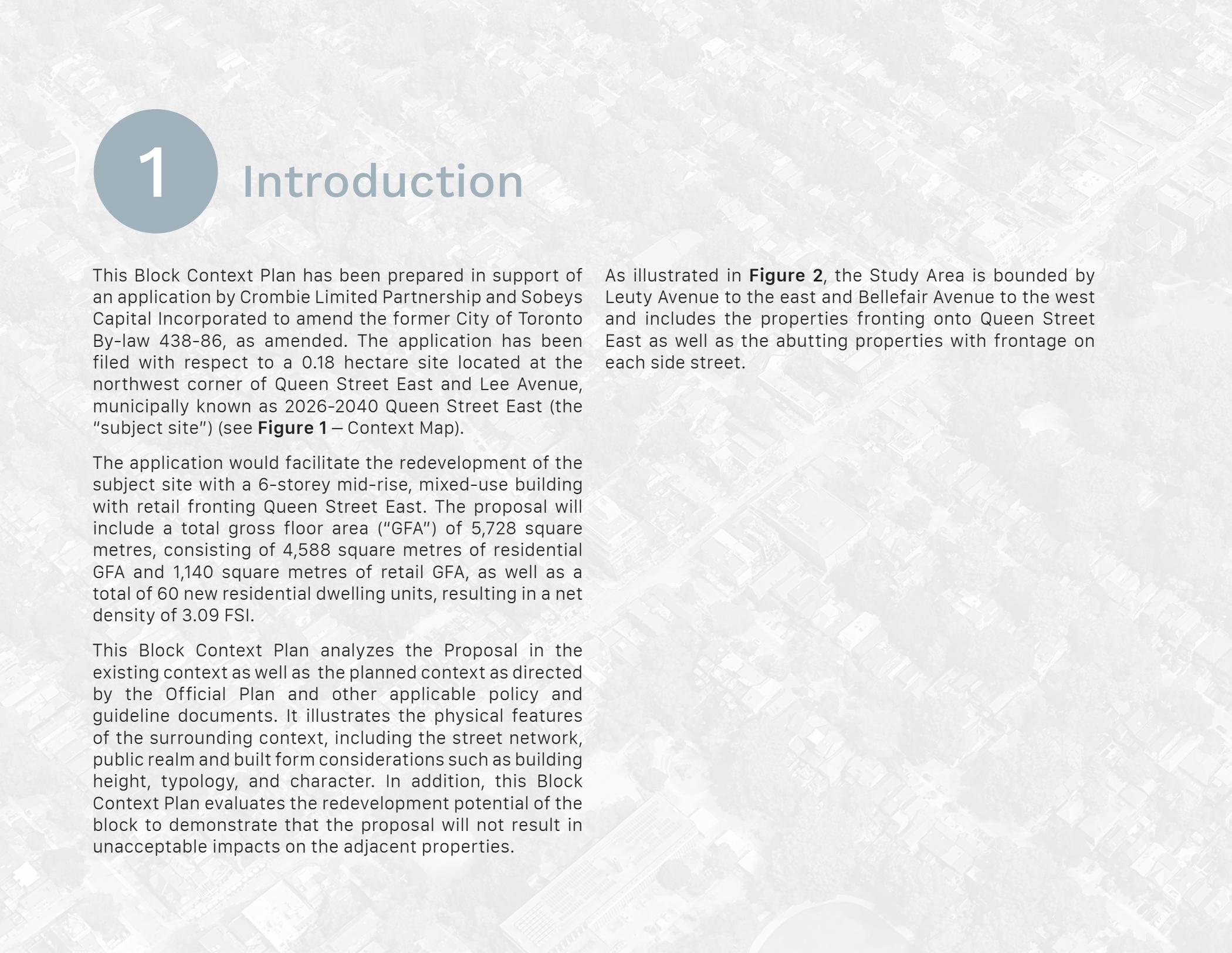
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Introduction

This Block Context Plan has been prepared in support of an application by Crombie Limited Partnership and Sobeys Capital Incorporated to amend the former City of Toronto By-law 438-86, as amended. The application has been filed with respect to a 0.18 hectare site located at the northwest corner of Queen Street East and Lee Avenue, municipally known as 2026-2040 Queen Street East (the "subject site") (see **Figure 1** – Context Map).

The application would facilitate the redevelopment of the subject site with a 6-storey mid-rise, mixed-use building with retail fronting Queen Street East. The proposal will include a total gross floor area ("GFA") of 5,728 square metres, consisting of 4,588 square metres of residential GFA and 1,140 square metres of retail GFA, as well as a total of 60 new residential dwelling units, resulting in a net density of 3.09 FSI.

This Block Context Plan analyzes the Proposal in the existing context as well as the planned context as directed by the Official Plan and other applicable policy and guideline documents. It illustrates the physical features of the surrounding context, including the street network, public realm and built form considerations such as building height, typology, and character. In addition, this Block Context Plan evaluates the redevelopment potential of the block to demonstrate that the proposal will not result in unacceptable impacts on the adjacent properties.

As illustrated in **Figure 2**, the Study Area is bounded by Leuty Avenue to the east and Bellefair Avenue to the west and includes the properties fronting onto Queen Street East as well as the abutting properties with frontage on each side street.

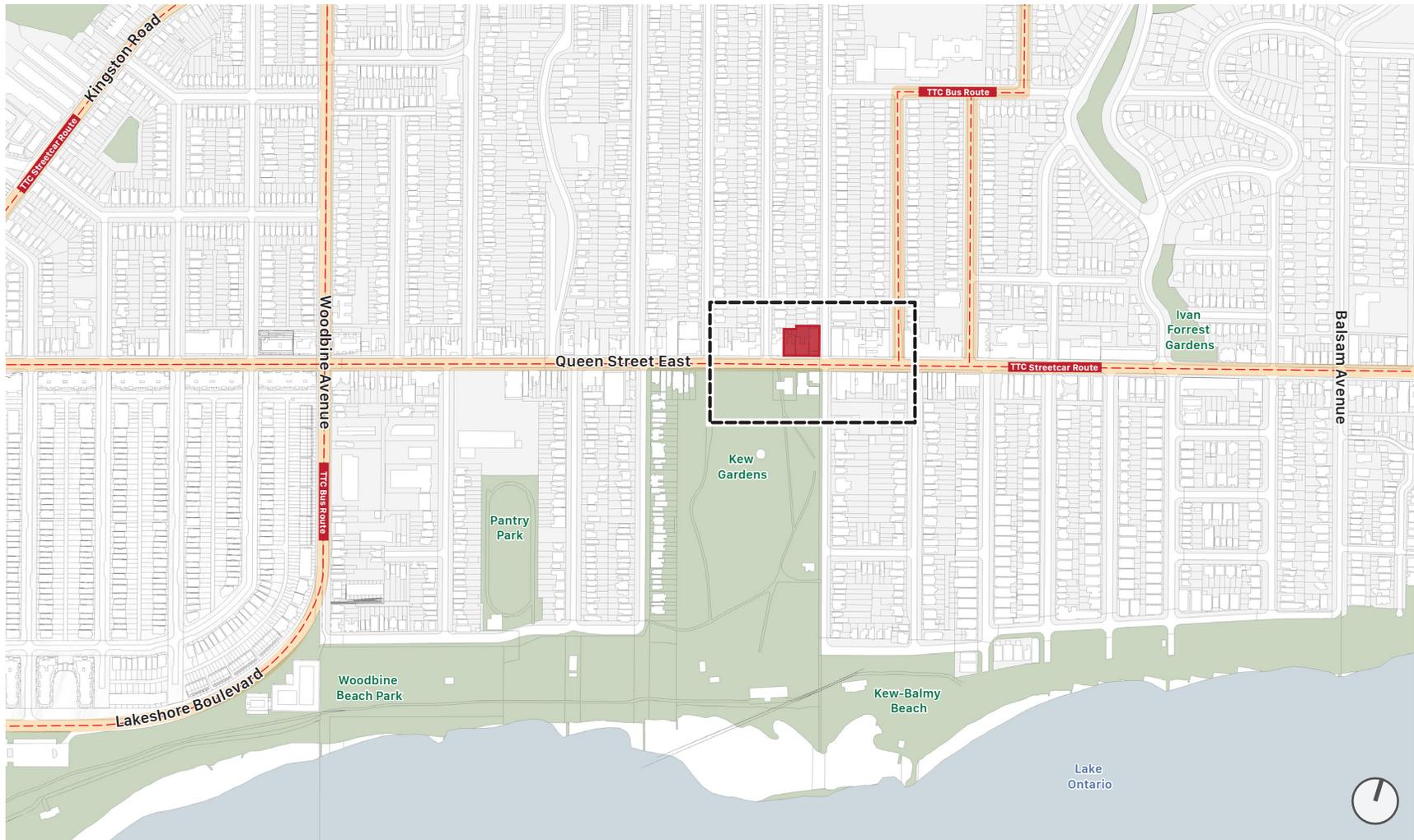


Figure 1 - Context Map

- Legend**
- Subject Site
 - TTC Route
 - Block Context Plan Study Area



Existing Conditions

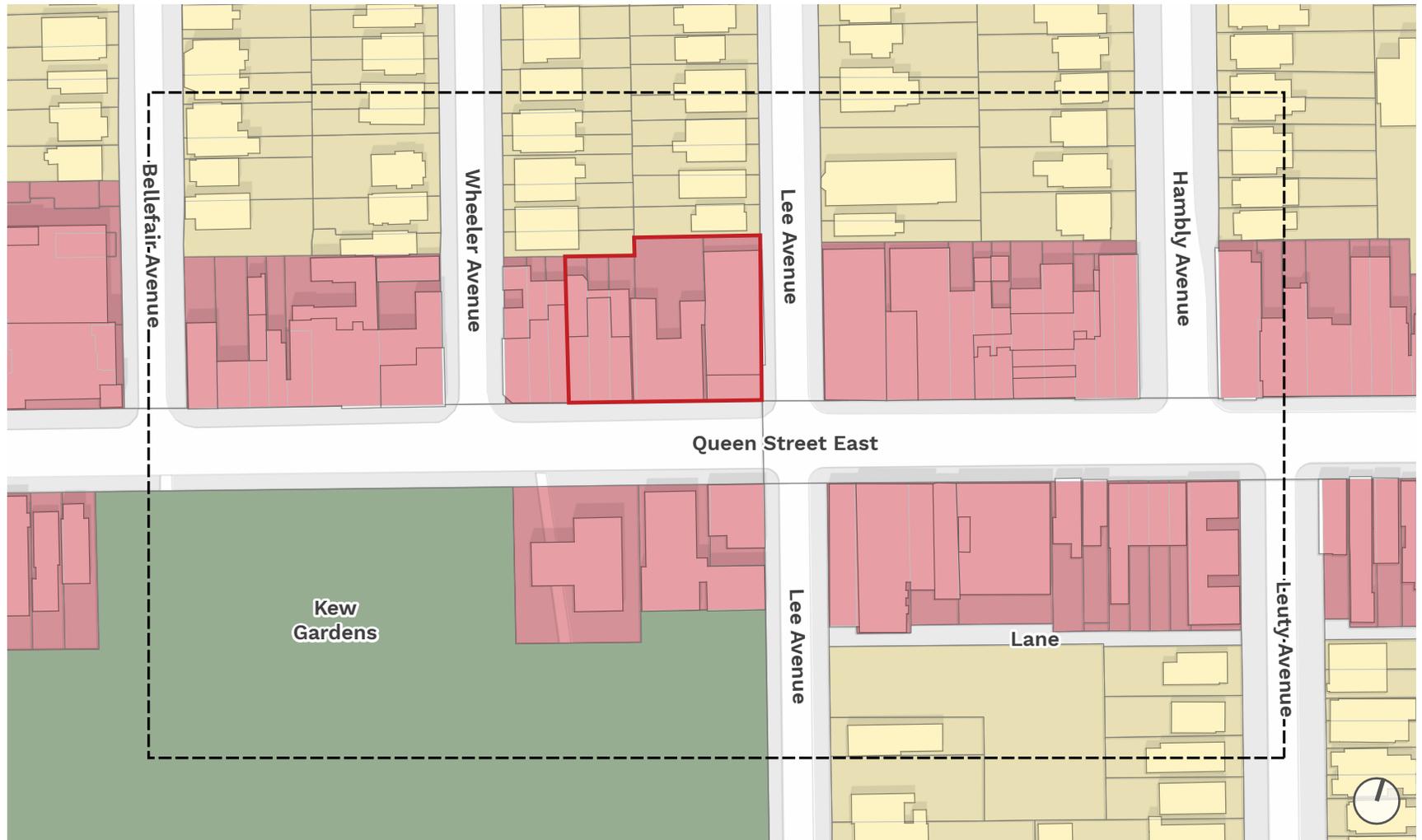


Figure 2 - Official Plan Land Use - Map 21

- Legend**
- Subject Site
 - Mixed Use Areas
 - Parks
 - Block Context Plan Study Area
 - Neighbourhoods

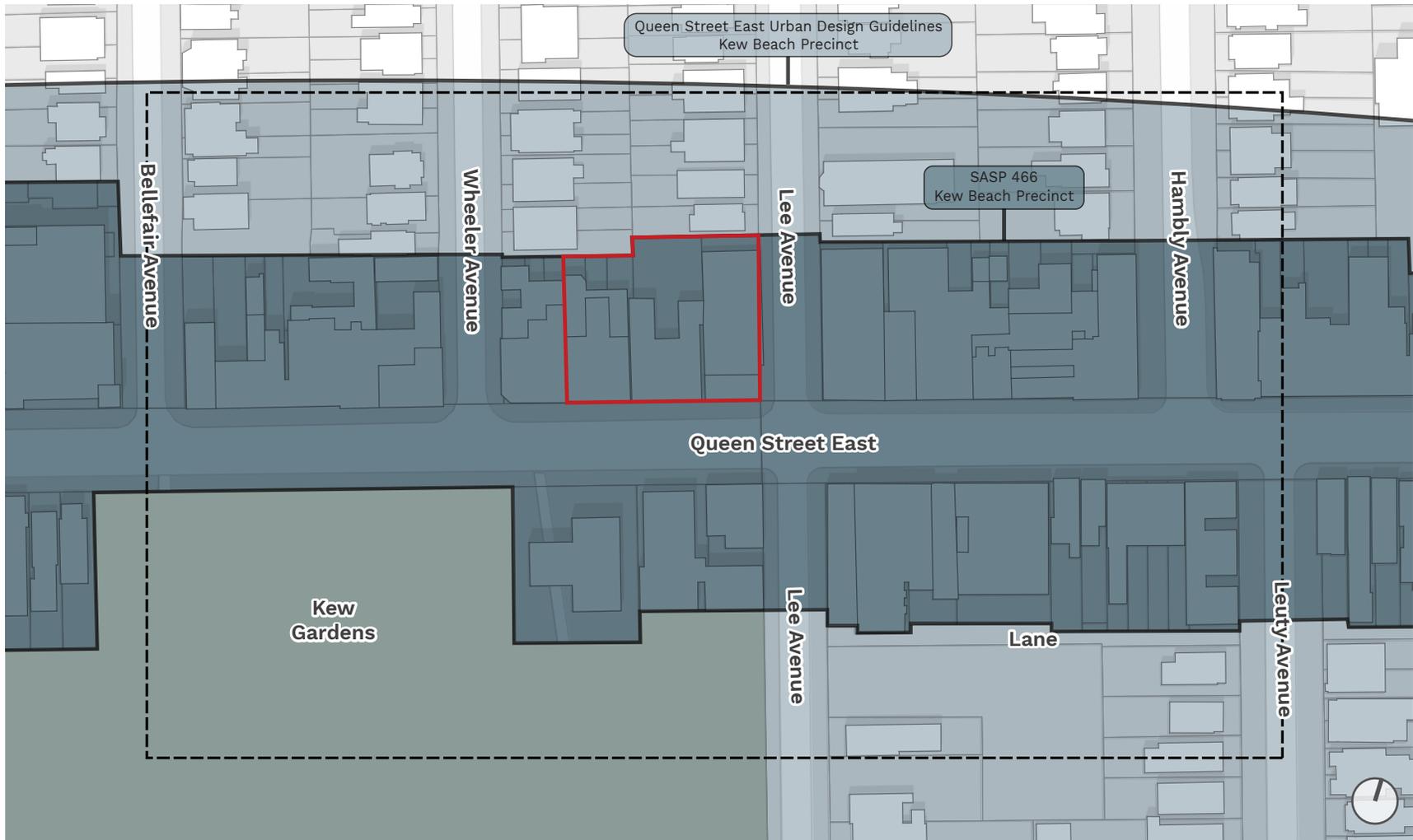


Figure 3 - SASP 466 and Queen Street East Urban Design Guidelines Precincts

- Legend**
- Subject Site
 - SASP 466, Map 2 - Kew Beach Precinct
 - Block Context Plan Study Area
 - Queen Street East Urban Design Guidelines - Kew Beach Precinct



Figure 4 - Built Form Character

Legend

- Subject Site
- Low-Rise Mixed Use Buildings
- Low-Rise Institutional Buildings
- Semi-Detached Dwellings
- Property Listed on Heritage Register
- Block Context Plan Study Area
- Low-Rise Commercial Buildings
- Low-Rise Residential Apartment Buildings
- Detached Dwellings

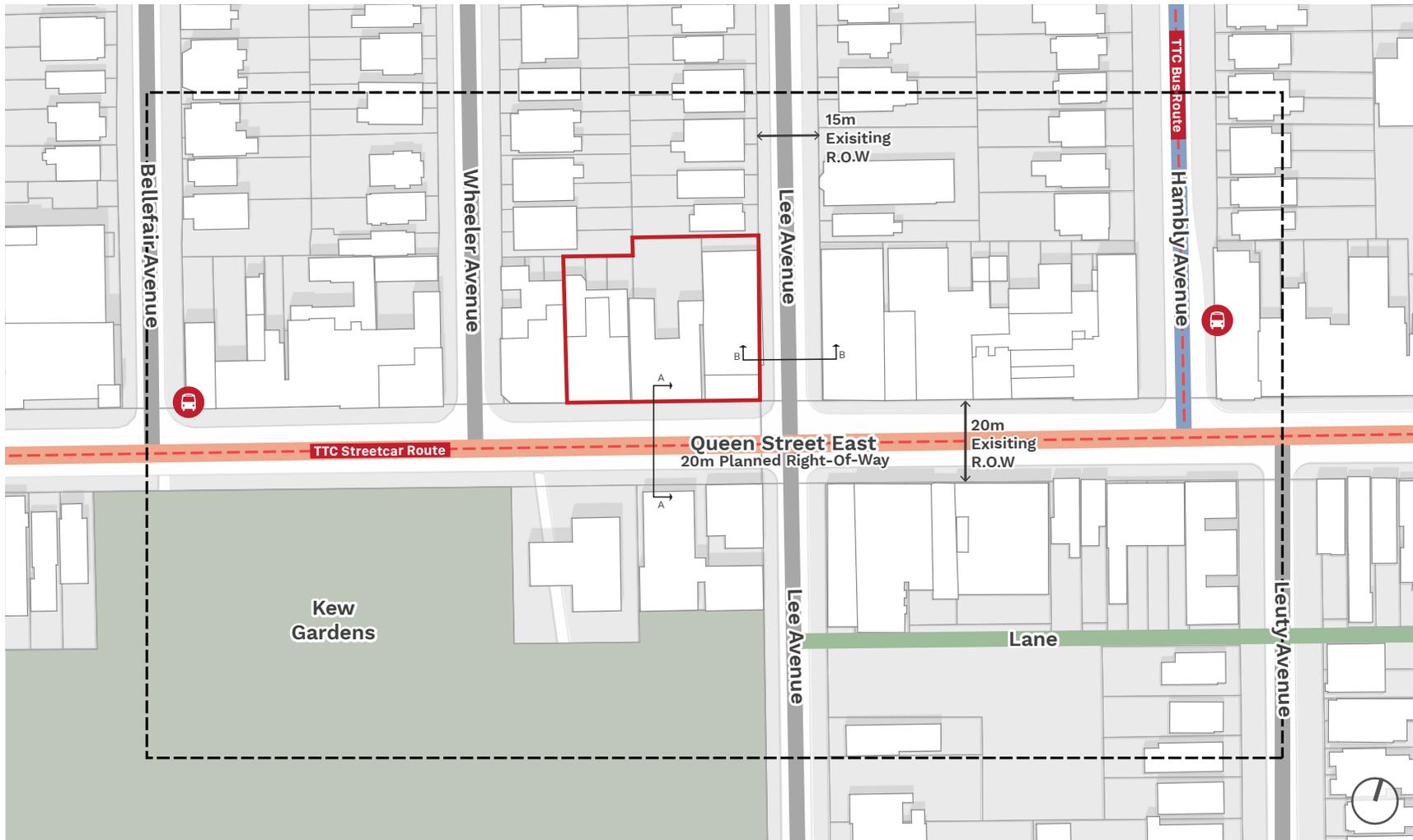


Figure 5 - Transportation Network



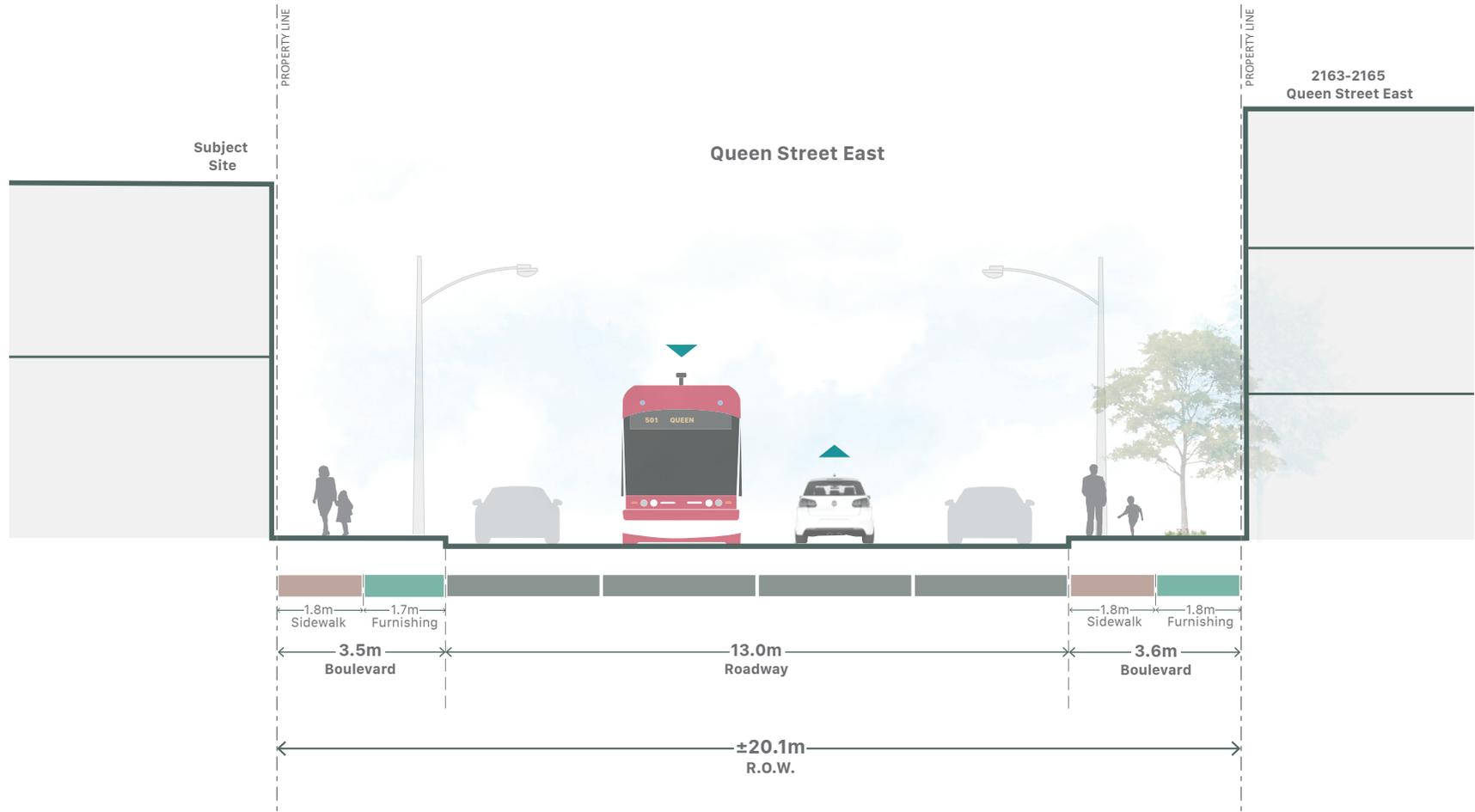


Figure 6 - Existing Street Section A: Queen Street East

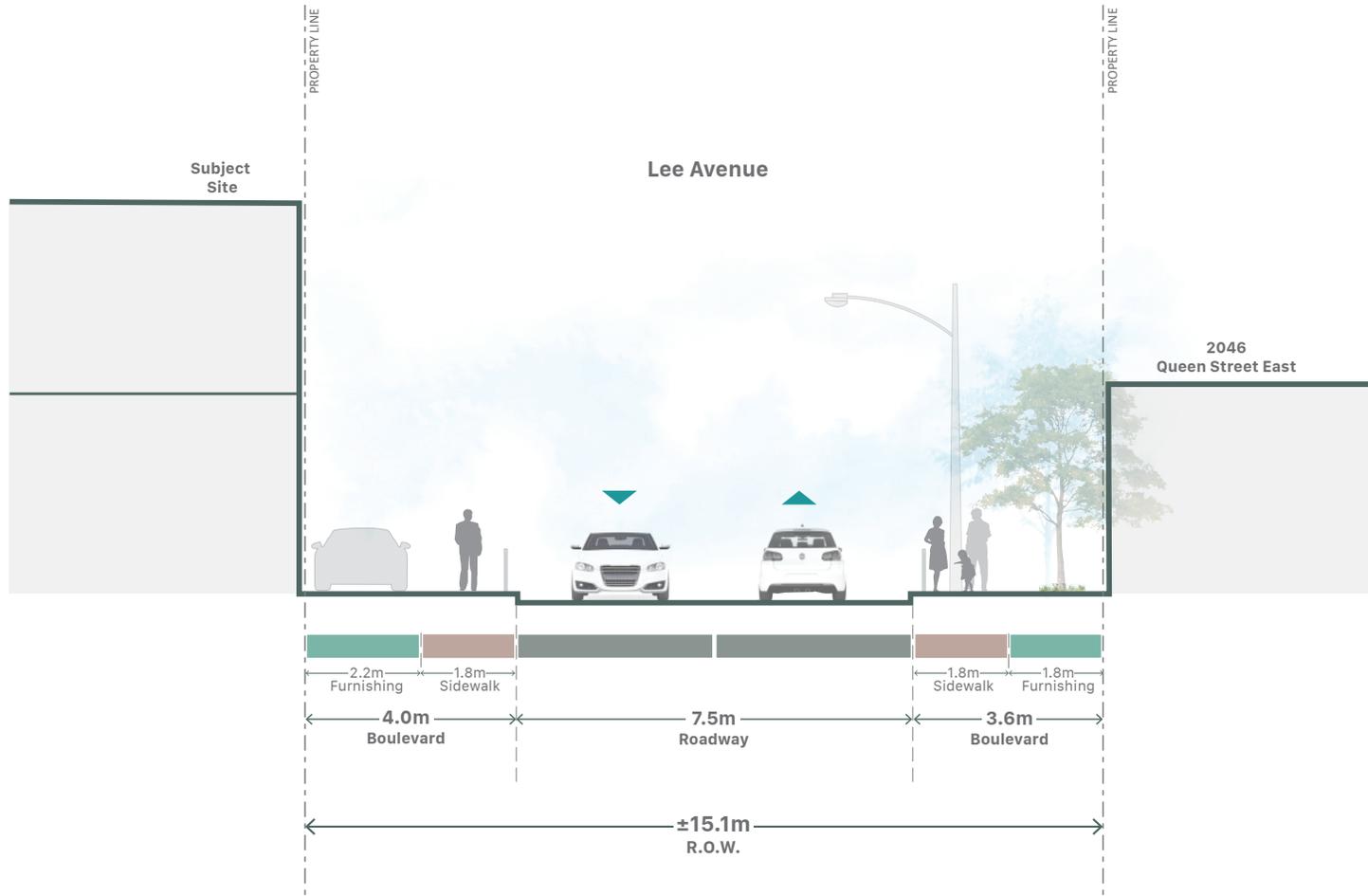


Figure 7 - Existing Street Section B: Lee Avenue

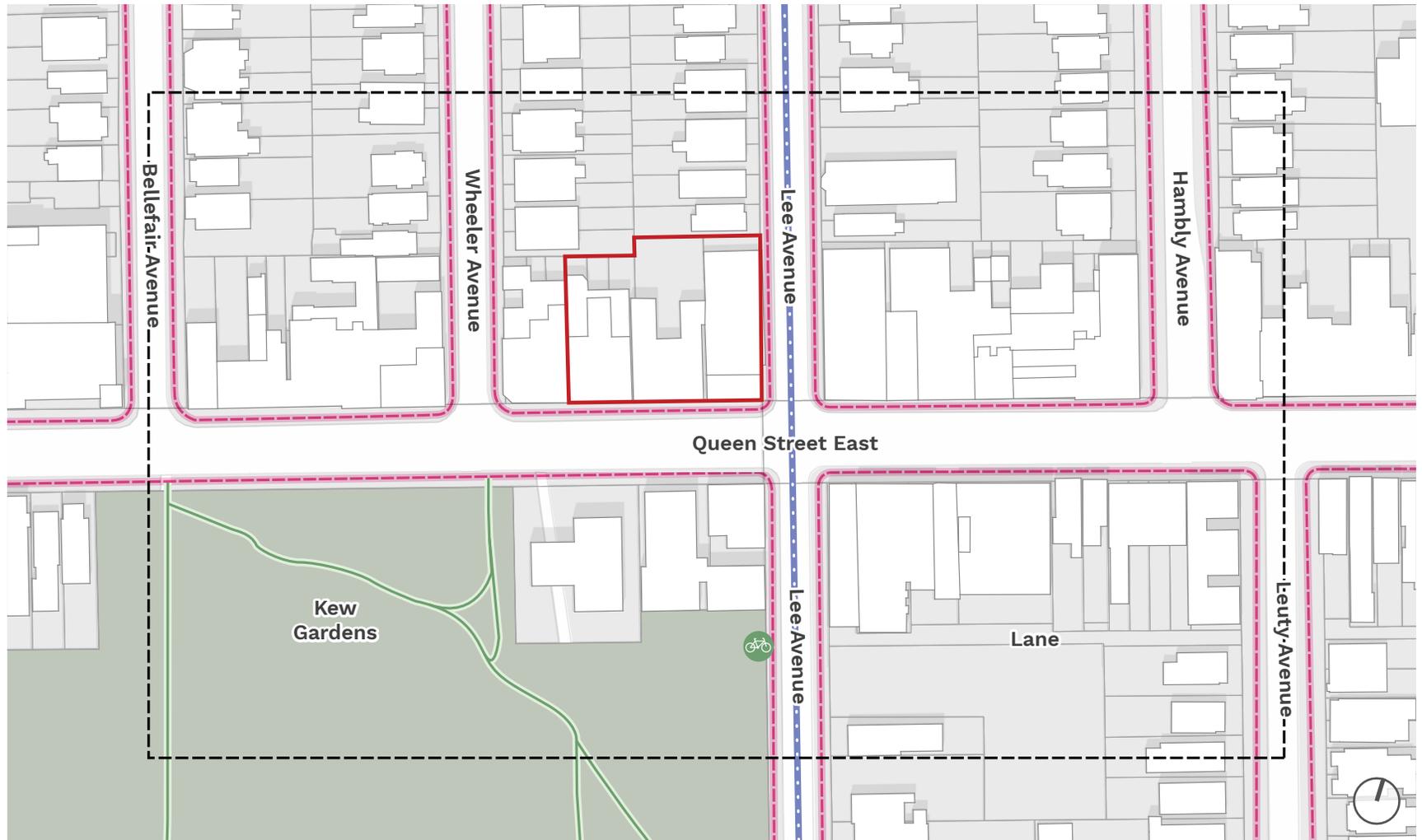


Figure 8 - Pedestrian and Cycling Circulation

- Legend**
- Subject Site
 - Pedestrian Routes
 - Block Context Plan Study Area
 - Multi-Use Trails
 - On-Street Shared Cycling Connections
 - 🚲 Toronto Bike Share Location



Figure 9 - Open Spaces, Topography and Vegetation



*Approximate location of surrounding trees as shown in City of Toronto Topographic Mapping (Tree WGS84).

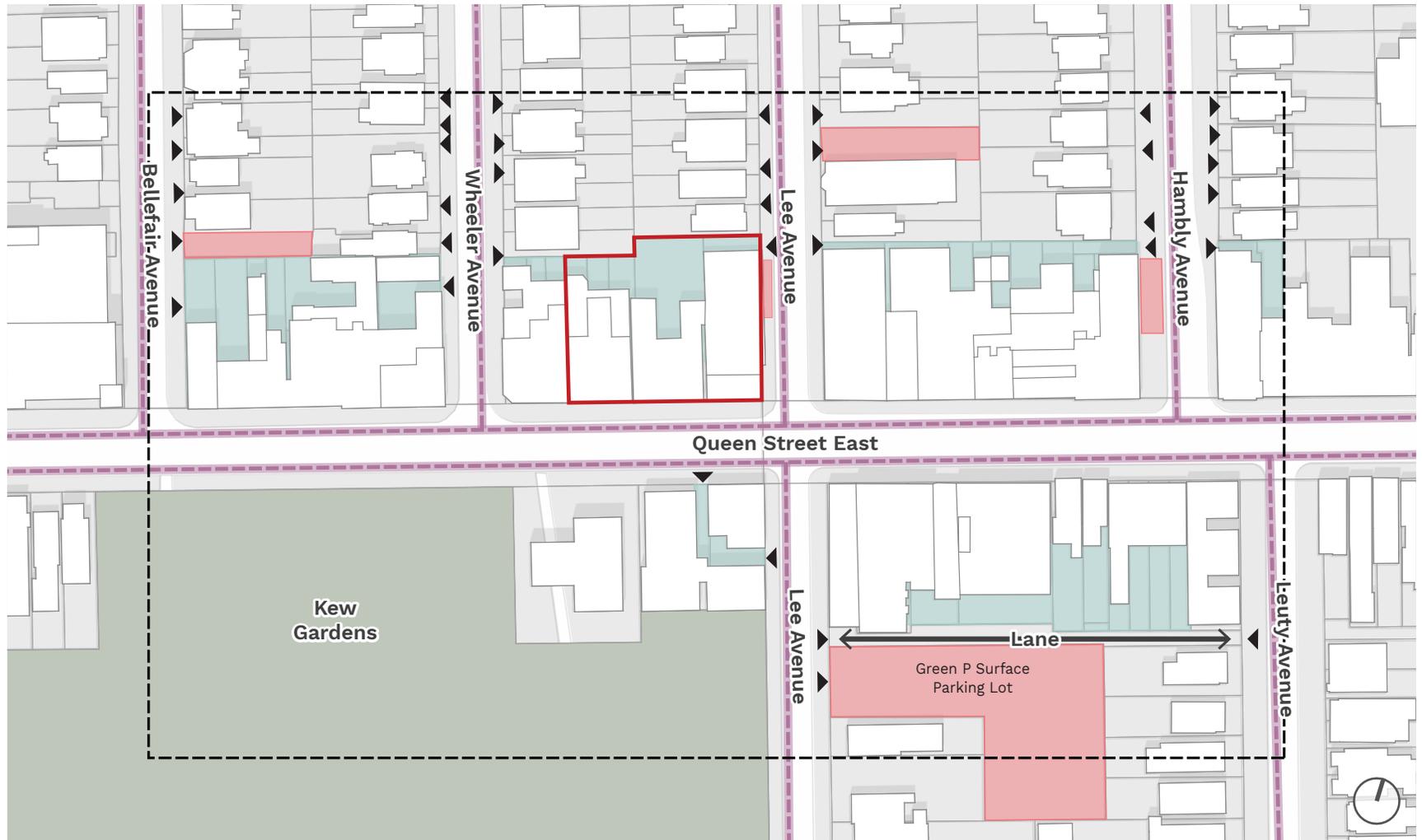


Figure 10 - Vehicular Access, Parking, and Loading and Service Areas

- Legend**
- Subject Site
 - On-Street Parking
 - Loading and Servicing Areas
 - Block Context Plan Study Area
 - Surface Parking Areas
 - Vehicular Access Point

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Urban Design Vision

For the purposes of this Block Context Plan, the study area is envisioned as a vibrant community that will contribute to the existing and emerging built form pattern in the area. This vision is supported by the following objectives:



Incorporate buildings that are appropriately scaled with the existing and planned context while respecting the established character of the Kew Beach neighbourhood.



Provide opportunities for enhanced public realm to create a comfortable pedestrian environment in the study area.



Design buildings that animate and define streets while facilitating anticipated intensification within the study area.

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Block Context Plan Structure

This Block Context Plan illustrates the proposed development within the existing context and demonstrates the conceptual redevelopment of the Study Area. This Block Context Plan has regard for the development criteria and built form policies of the Official Plan and SASP 466 as well as key elements of the Queen Street East Urban Design Guidelines and Avenues and Mid-Rise Buildings Study.

The Proposal and the redevelopment scenarios illustrated in this Block Context Plan are reflective of the planning policy context which promotes the intensification of underutilized sites within built-up urban areas, particularly in locations which are well served by existing municipal infrastructure. For a comprehensive policy review, refer to the Planning and Urban Design Rationale prepared by Bousfields Inc. and submitted as part of this application.

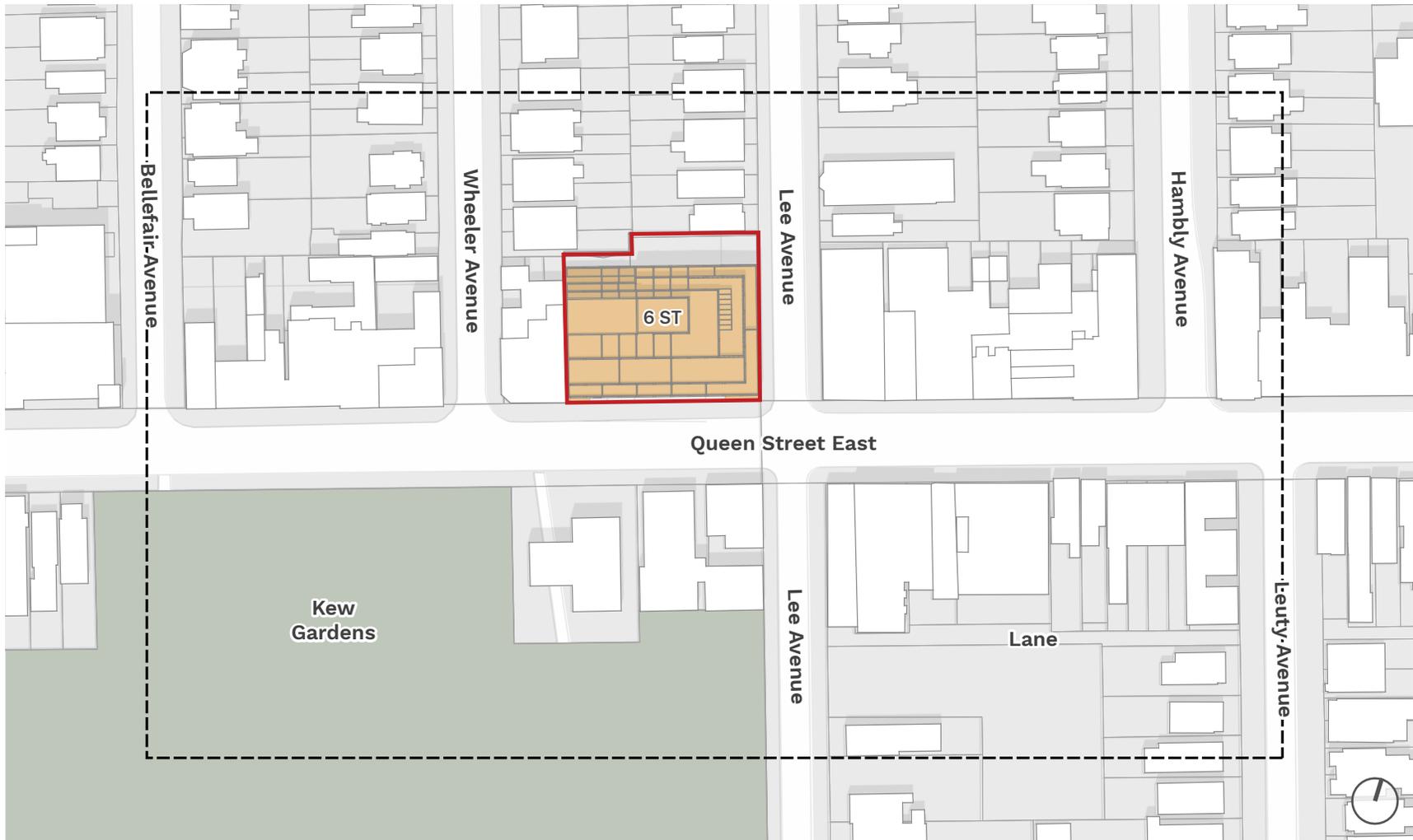


Figure 11 - Proposed Development

- Legend**
- Subject Site
 - Proposed Development
 - Block Context Plan Study Area



Figure 12 - Queen Street East Front Facade and Rear Angular Planes

- Legend**
- Proposed Development
 - Angular Plane - Queen Street East Urban Design Guidelines
 - Angular Plane - Avenues and Mid-Rise Buildings Performance Standards



South Elevation

Figure 13 - Lee Avenue Front Facade Angular Planes

- Legend**
- Proposed Development
 - Angular Plane - Queen Street East Urban Design Guidelines
 - Angular Plane - Avenues and Mid-Rise Buildings Performance Standards

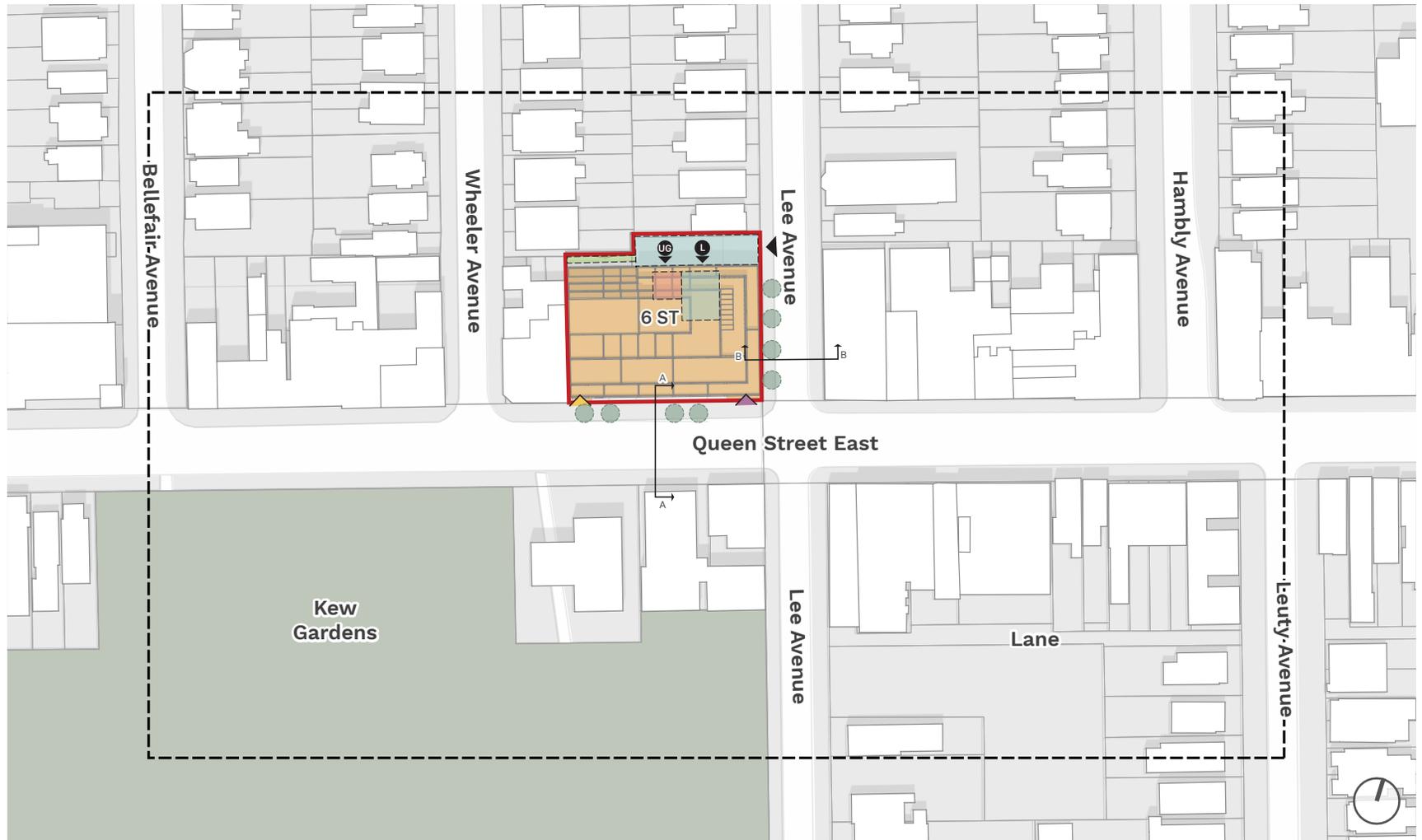


Figure 14 - Proposed Public Realm and Pedestrian and Vehicular Access

- Legend**
- Subject Site
 - Block Context Plan Study Area
 - ▶ Proposed Retail Entrance
 - ▶ Proposed Residential Entrance
 - Proposed Loading and Servicing Areas
 - Proposed Access to Underground Parking
 - Proposed Softscaping
 - Proposed Street Trees
 - ▶ Vehicular Access Point
 - ↔ Street Cross Section

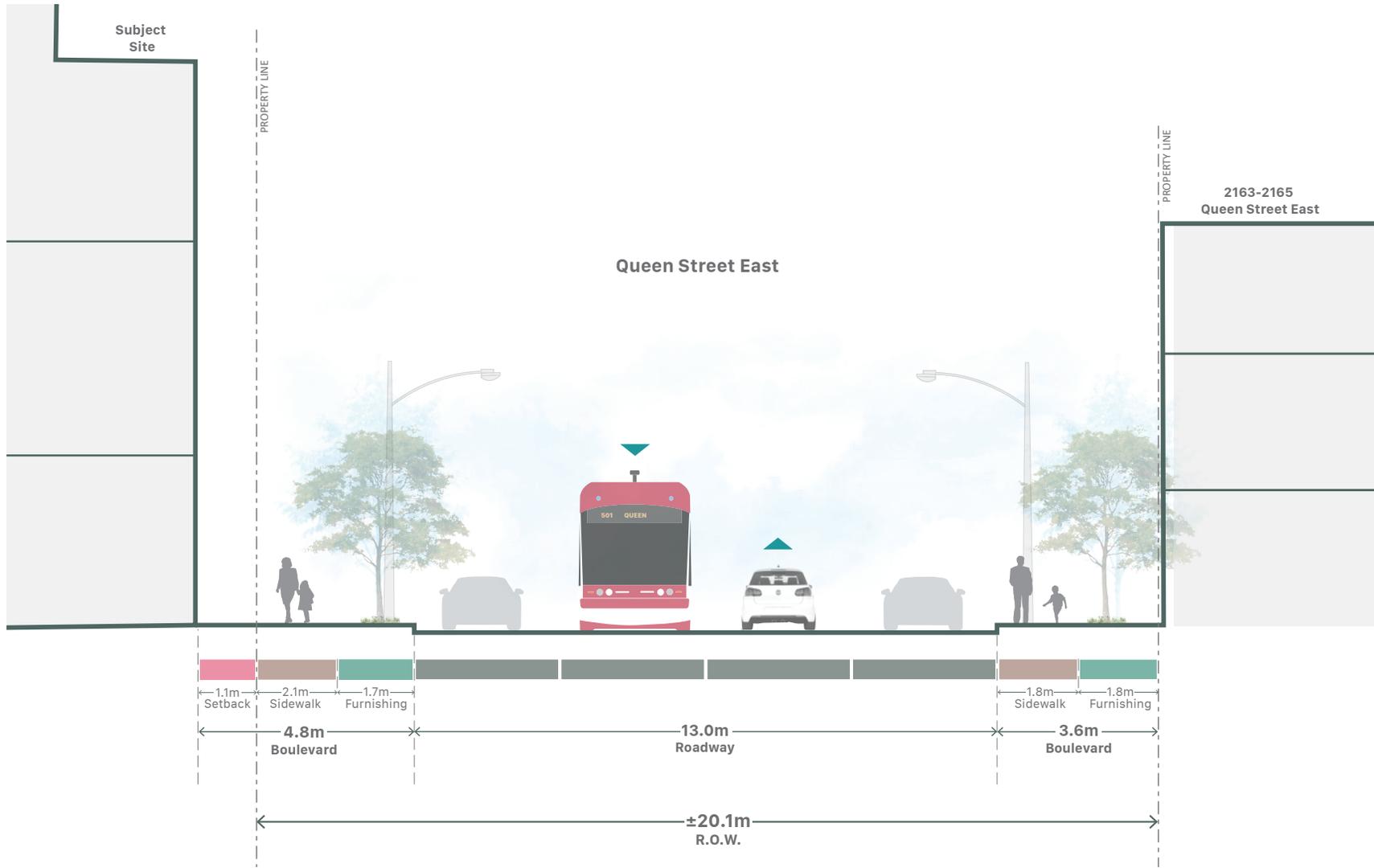


Figure 15 - Proposed Street Section A: Queen Street East

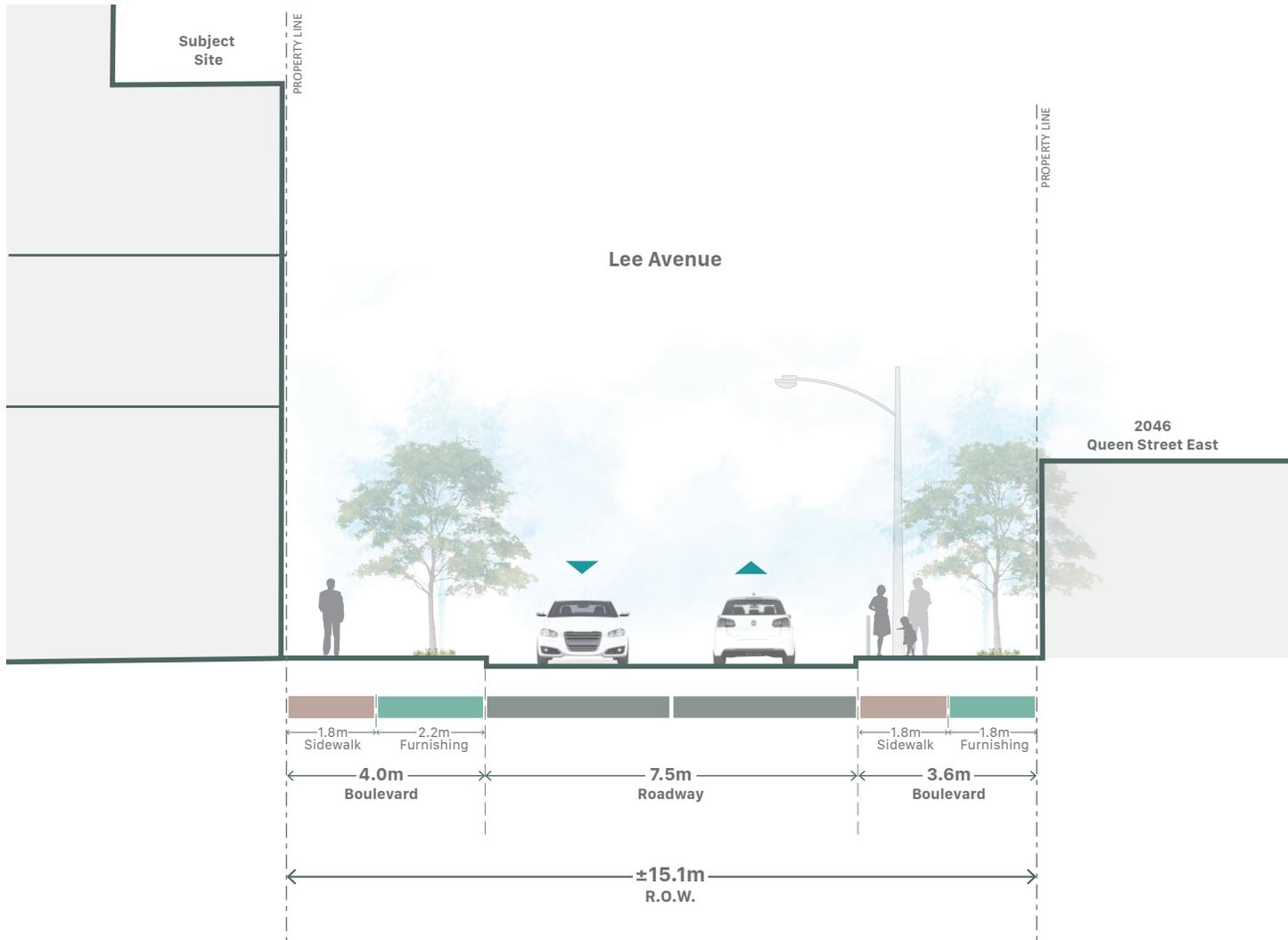


Figure 16 - Proposed Street Section B: Lee Avenue

Potential Redevelopment Sites

Potential redevelopment 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. This includes properties fronting onto Queen Street East designated *Mixed Use Areas*, where intensification is planned. For the purposes of this Block Context Plan, five potential redevelopment sites (see **Figure 17** - Potential Redevelopment Sites) as outlined below:

- 2002-2018 Queen Street East
- 2020-2024 Queen Street East
- 2044-2070 Queen Street East
- 2171-2187 Queen Street East
- 2189-2199 Queen Street East and 96-98 Leuty Avenue

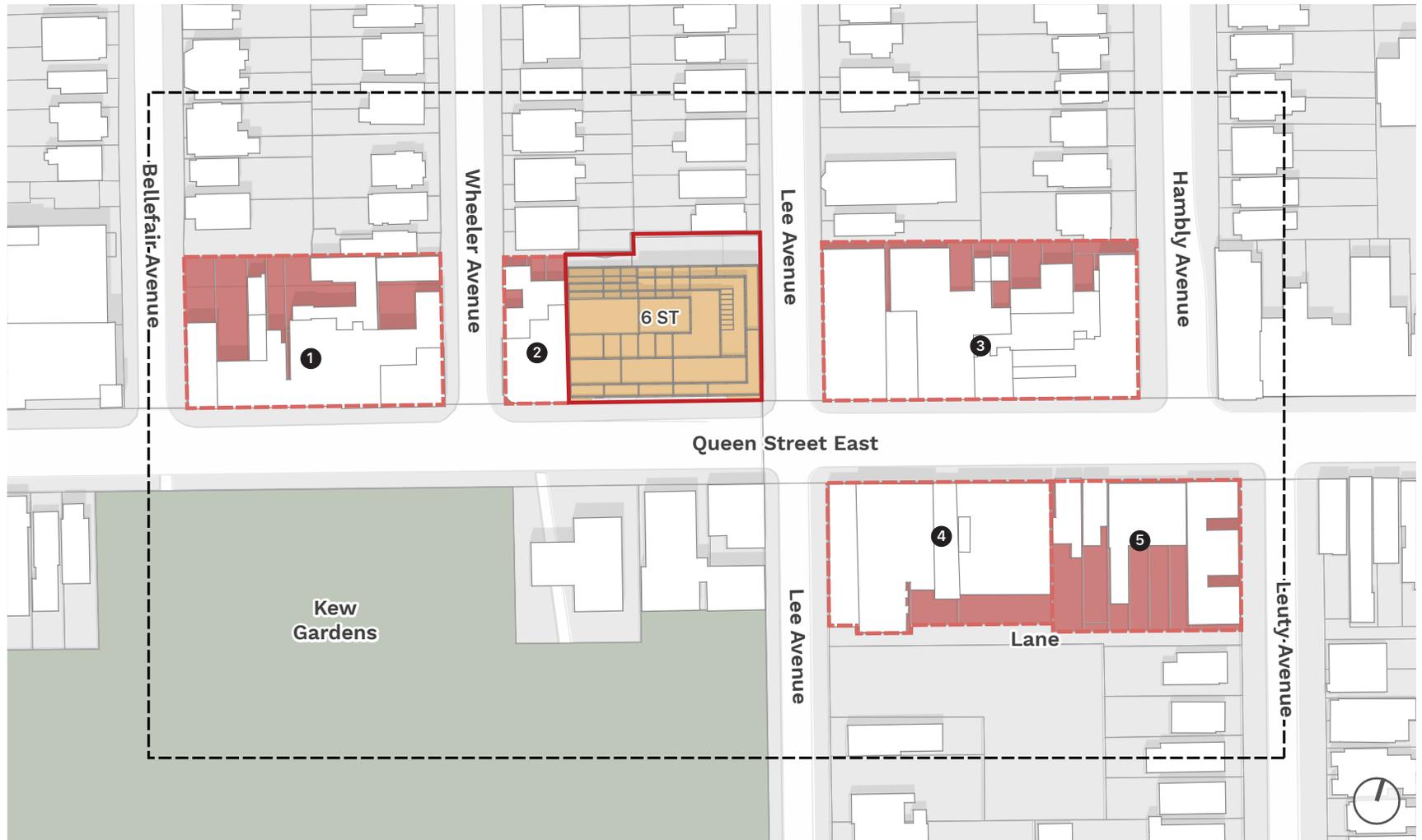


Figure 17 - Potential Redevelopment Sites

Legend

- Subject Site
- Block Context Plan Study Area
- Proposed Development
- Potential Redevelopment Site

- 1** 2002-2018 Queen Street East
- 2** 2020-2024 Queen Street East
- 3** 2044-2070 Queen Street East
- 4** 2171-2187 Queen Street East
- 5** 2189-2199 Queen Street East and 96-98 Leuty Avenue

Conceptual Massing Demonstrations

Conceptual massing demonstrations were prepared for each potential redevelopment site, as shown in **Figure 18** - Conceptual Block Plan.

The Block Context Plan envisions the study area redeveloping in the form of mid-rise buildings at a similar height and scale as the Proposal. Within a policy context that promotes intensification, the optimization of land and infrastructure is a desirable planning outcome - provided that there are no unacceptable built form impacts. In our opinion, the redevelopment of the identified sites can occur in a manner that would achieve appropriate built form relationships. To that end, the conceptual massing demonstrations have been prepared 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 heritage buildings listed on the City of Toronto Heritage Registry; and
- Proximity to *Neighbourhoods* designated properties.

The redevelopment scenarios illustrated in this Block Context Plan are conceptual. Precise building locations will be determined on a site-specific basis through the appropriate development approvals process.

We note that, in assessing possible impacts from the conceptual redevelopment scenarios, a number of important considerations must be kept in mind, including:

- The redevelopment of some sites would require the demolition of existing commercial uses or rental units, which may or may not be economically viable;
- The redevelopment of some of the conceptual redevelopment sites, as demonstrated, would require property assembly or consolidation, which may or may not occur; and
- The conceptual redevelopment identified for each of the sites does not comply with the existing zoning and would require a Zoning By-law Amendment. In this regard, the built form represented in the massing demonstrations could be modified through the application review process.

As a result, although the conceptual development potential as identified through this Block Context Plan is theoretically achievable, it is possible that some of the sites identified may not redevelop, even over the long term.

Overall, it is our opinion that the proposed built form approach - if applied to a potential redevelopment site - will not result in unacceptable impacts on the surrounding context.

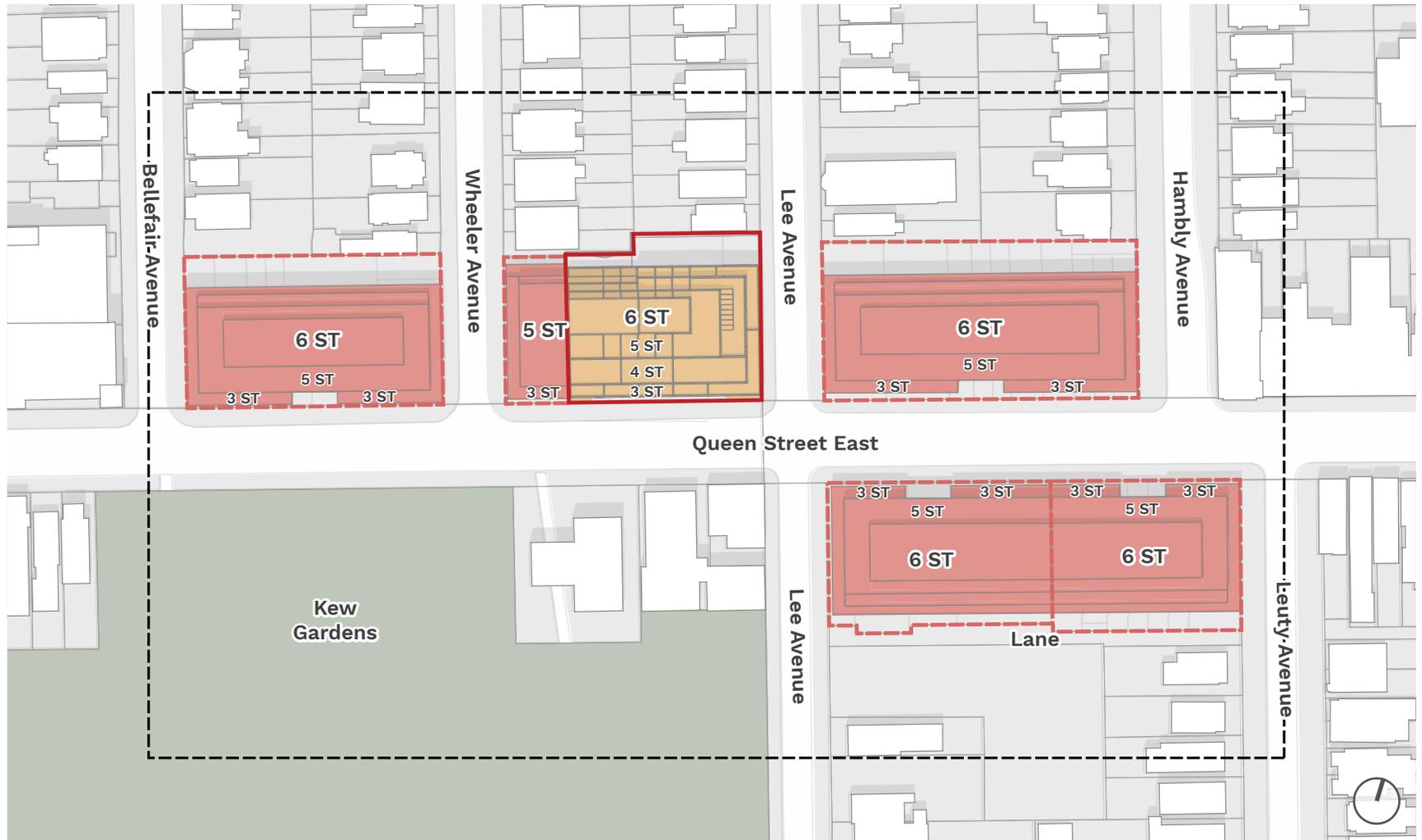


Figure 18 - Conceptual Block Plan

- Legend**
- Subject Site
 - Proposed Development
 - Conceptual Massing
 - Block Context Plan Study Area
 - Potential Redevelopment Site



Figure 19 - Conceptual Block Plan - Building Setbacks, Stepbacks and Separation Distances

- Legend**
- Subject Site
 - Proposed Development
 - Conceptual Massing
 - Block Context Plan Study Area
 - Potential Redevelopment Site
 - # Building Setback, Stepback, Separation Distance

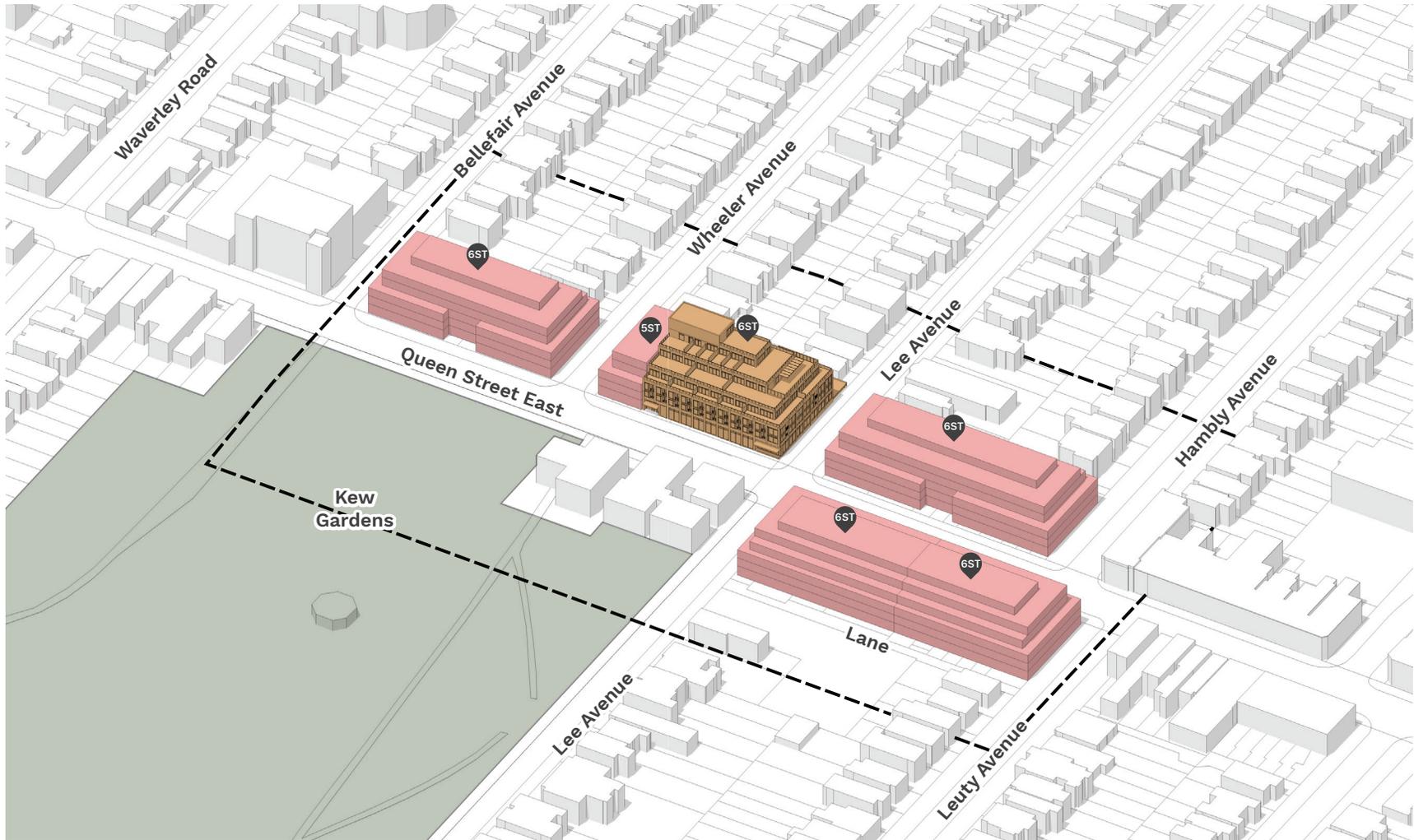


Figure 20 - 3D Axonometric View Looking Northwest

- Legend**
- Subject Site
 - Proposed Development
 - Block Context Plan Study Area
 - Conceptual Massing

5

Conclusion

This Block Context Plan demonstrates how the redevelopment of the subject site would represent an improvement over the existing conditions and fit within the planned context envisioned through SASP 466 and the Queen Street East Urban Design Guidelines.

In conjunction with the attached Planning and Urban Design Rationale, it is our opinion that the proposed development is contextually appropriate and will make a positive contribution to the existing and emerging character of the area. Additionally, the proposed development will not restrict the development potential of the adjacent properties and will be a positive precedent for redevelopment within the block.

