

Block Context Plan

895 Lawrence Avenue East
City of Toronto

Prepared For
FCHT Holdings (Ontario) Corporation
July 2022



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This Block Context Plan was prepared on behalf of FCHT Holdings (Ontario) Corporation in support of a Zoning By-law and Official Plan Amendment application for the lands municipally known as 895 Lawrence Avenue East. The application seeks to permit the redevelopment of the subject site with a two-tower mixed-use building of 17 and 22 storeys.



An aerial photograph of a city block, showing various buildings, streets, and green spaces. A large, semi-transparent circular graphic with the number '1' is overlaid on the left side of the image.

1

Introduction

This Block Context Plan was prepared on behalf of FCHT Holdings (Ontario) Corporation in support of a Zoning By-law and Official Plan Amendment application for the lands municipally known as 895 Lawrence Avenue East. The application seeks to permit the redevelopment of the subject site with a two-tower mixed-use building of 17 and 22 storeys. 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. It includes an inventory and assessment of the physical features of the existing site context, including active and/or recently approved development applications. 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. This Block Context Plan 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 the subject development application.

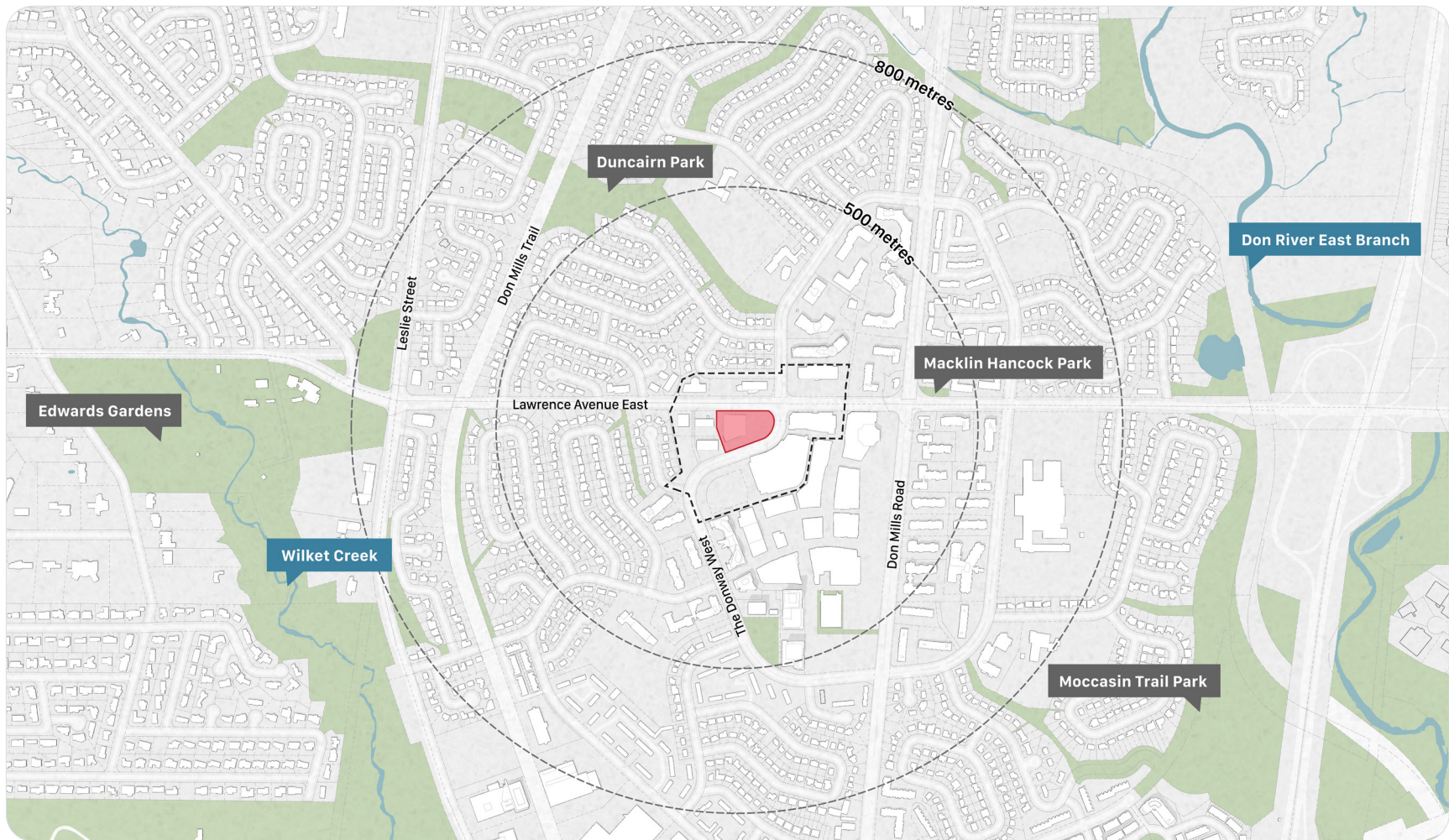


Figure 1 - Context Map of Study Area



2 Study Area

As illustrated in **Figure 1**, the Study Area is centred along Lawrence Avenue East, west of Don Mills Road and east of Leslie Street. It is bounded by *Mixed Use Areas* properties to the east and south, with a combination of *Neighbourhoods* and *Apartment Neighbourhoods* properties to the north and west. The Study Area is characterized by a mix of low-rise commercial and residential buildings within an emerging tower context to the south/southeast.



Figure 2 - Block Context Plan Study Area




Not to Scale

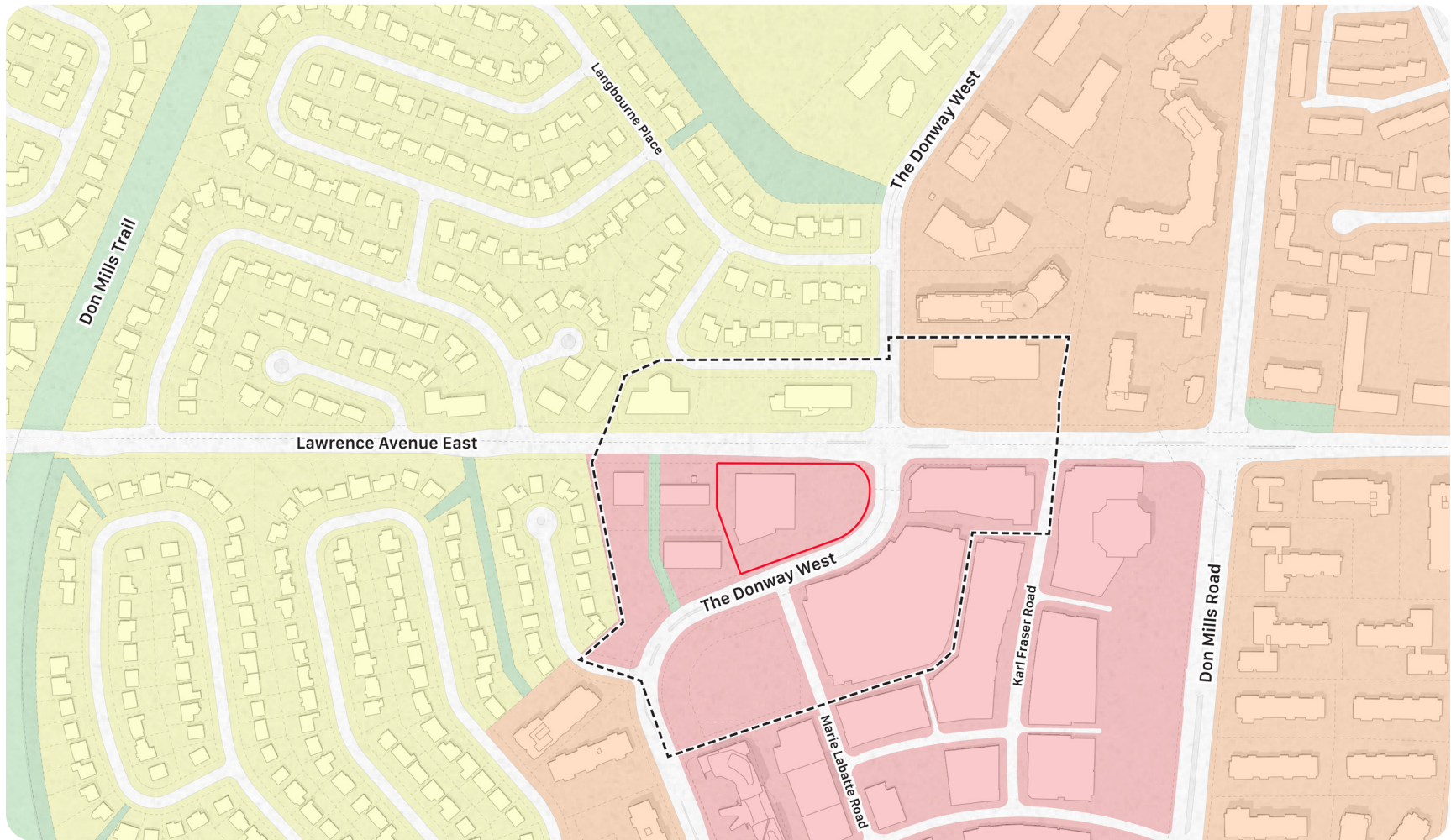


Figure 3 - Existing Land Use (Official Plan Map 20 - Land Use)








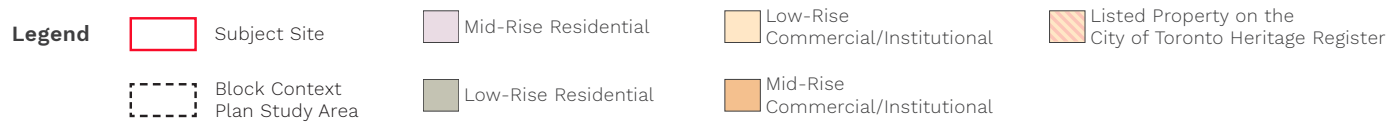
Legend	 Subject Site	 Mixed Use Areas	 Apartment Neighbourhoods	 Not to Scale
	 Block Context Plan Study Area	 Neighbourhoods	 Parks	



Figure 4 - Existing Built Form Context



Not to Scale

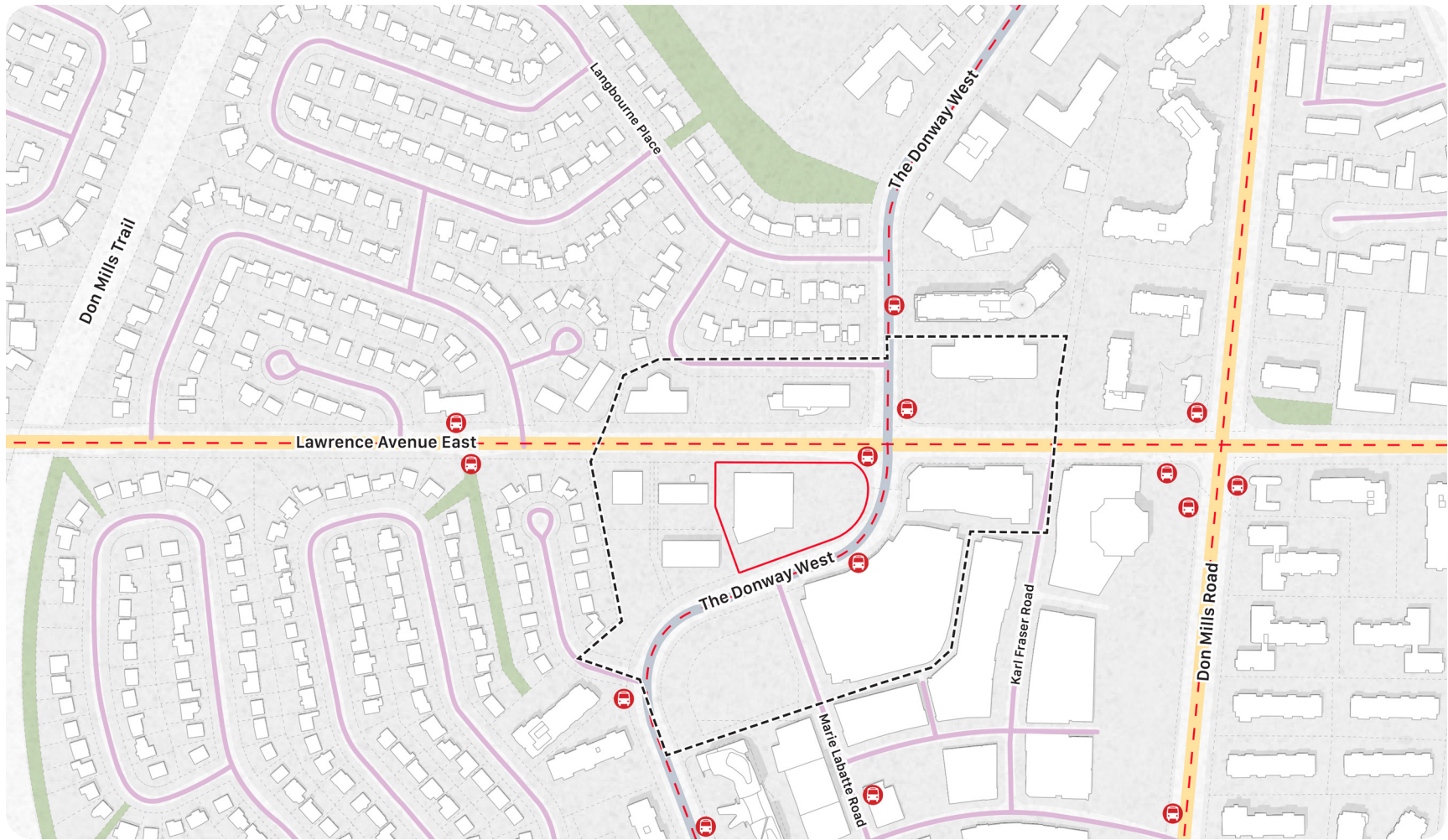
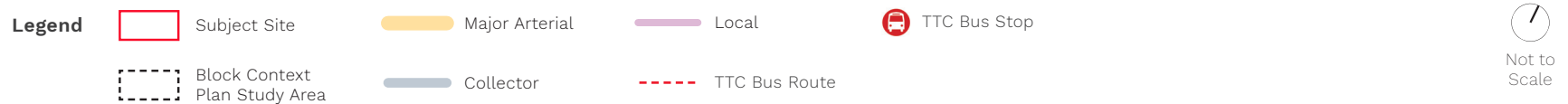


Figure 5 - Existing Road Network



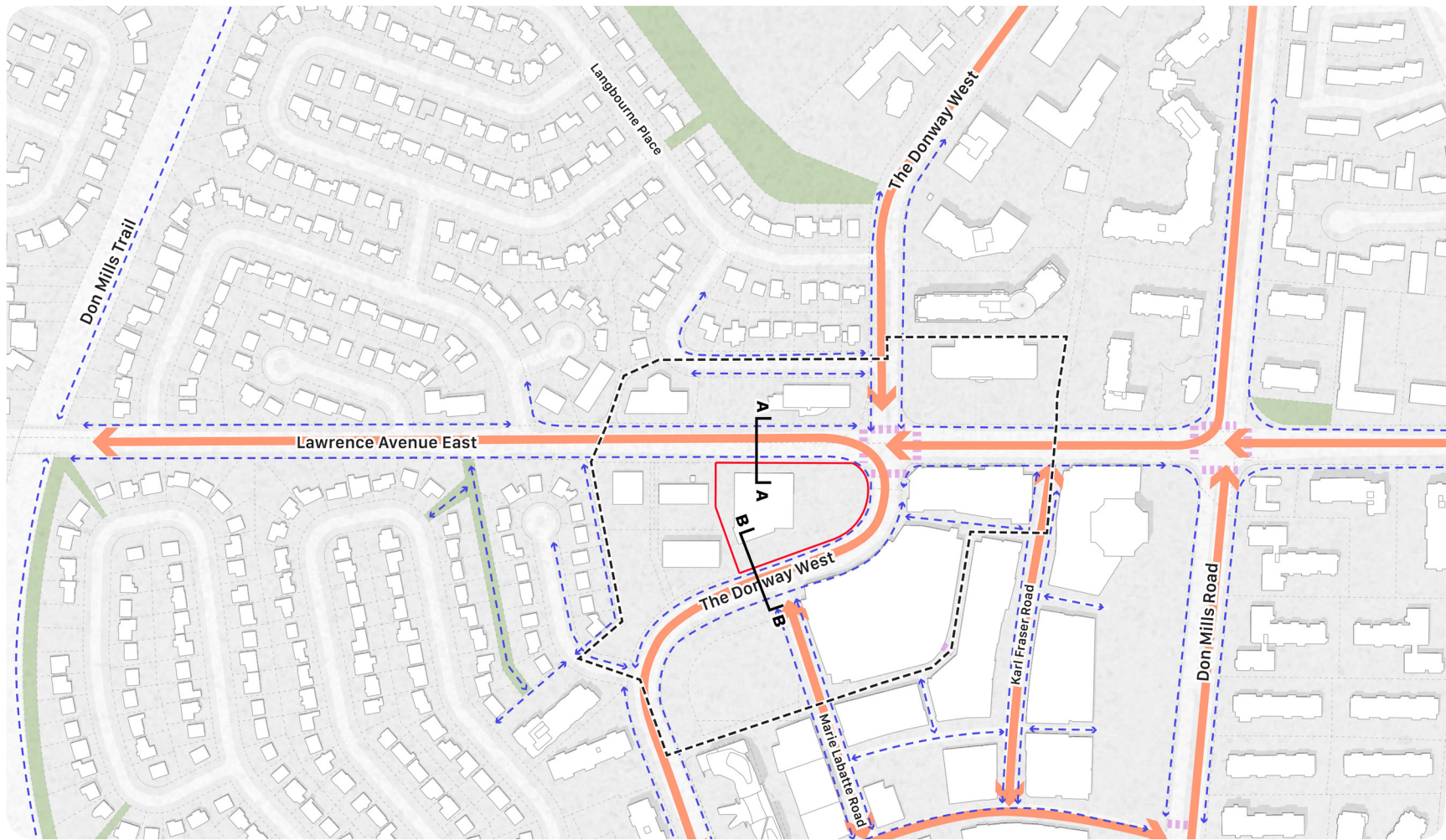
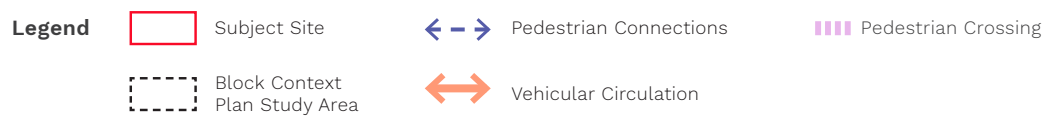


Figure 6 - Existing Vehicular and Pedestrian Circulation



Not to Scale

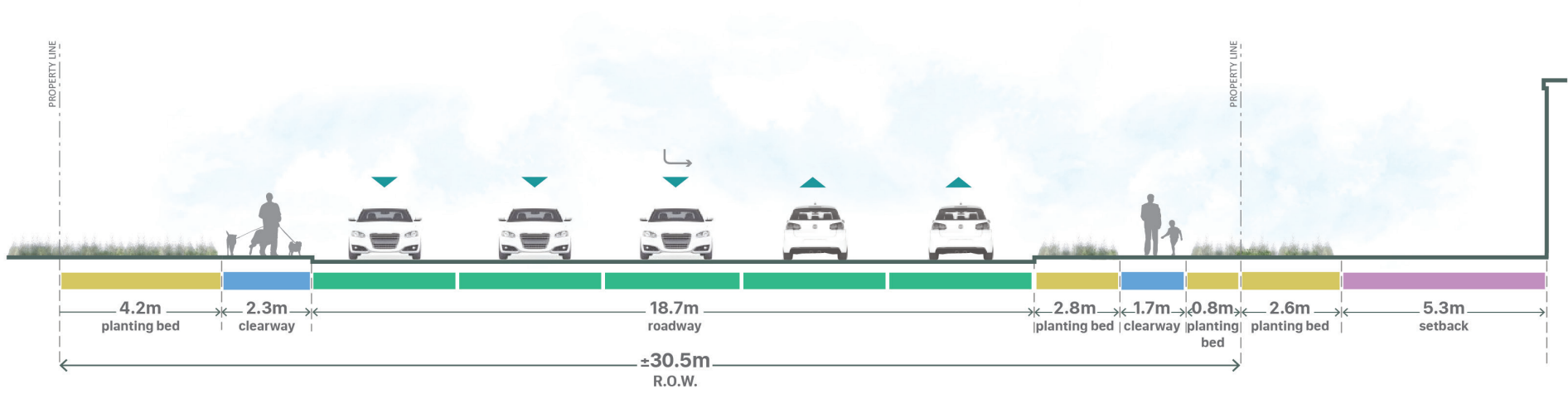


Figure 7 - Section AA - Lawrence Avenue East - Existing Condition

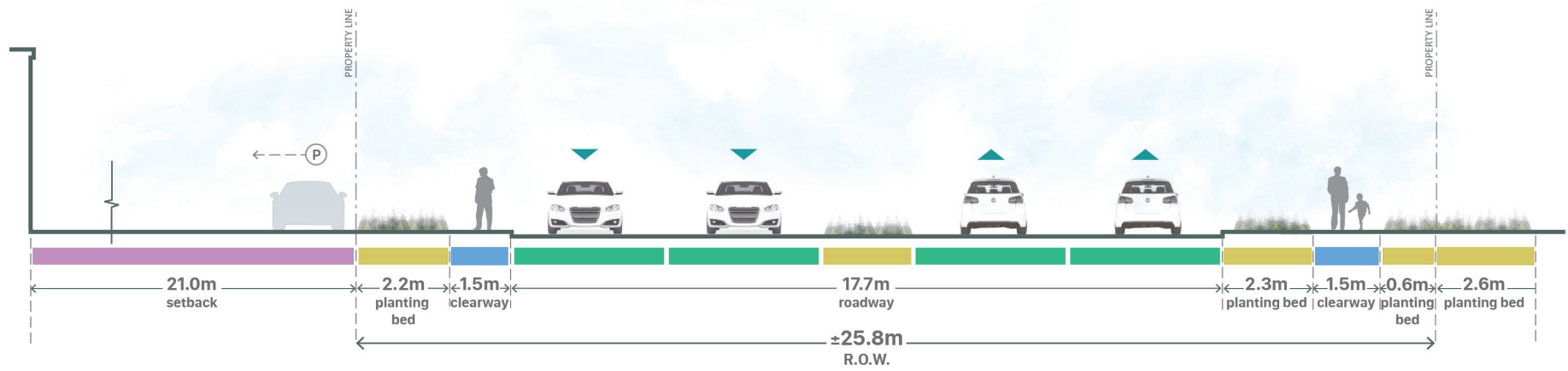


Figure 8 - Section BB - The Donway West - Existing Condition

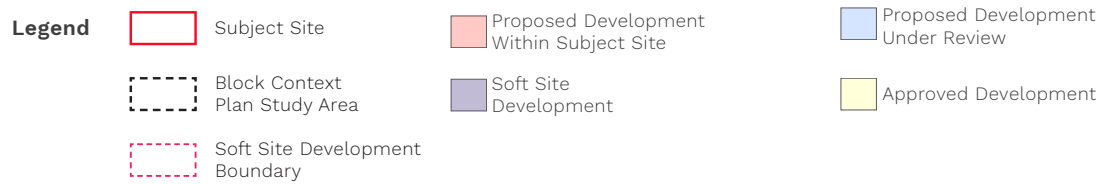
3

Block Context Plan Structure

The proposed development seeks to introduce a two-tower mixed-use building consisting of residential and commercial use along Lawrence Avenue East. From a built form perspective, it is our opinion that the proposed development is appropriately scaled and massed to fit within the existing and planned context and takes into consideration the development potential of other land parcels within the Study Area.



Figure 9 - Built Form Context with Approved & Active Applications





Not to Scale



Figure 10 - Tower Separation Distances



Note: Tower separation distance measurements exclude balconies.

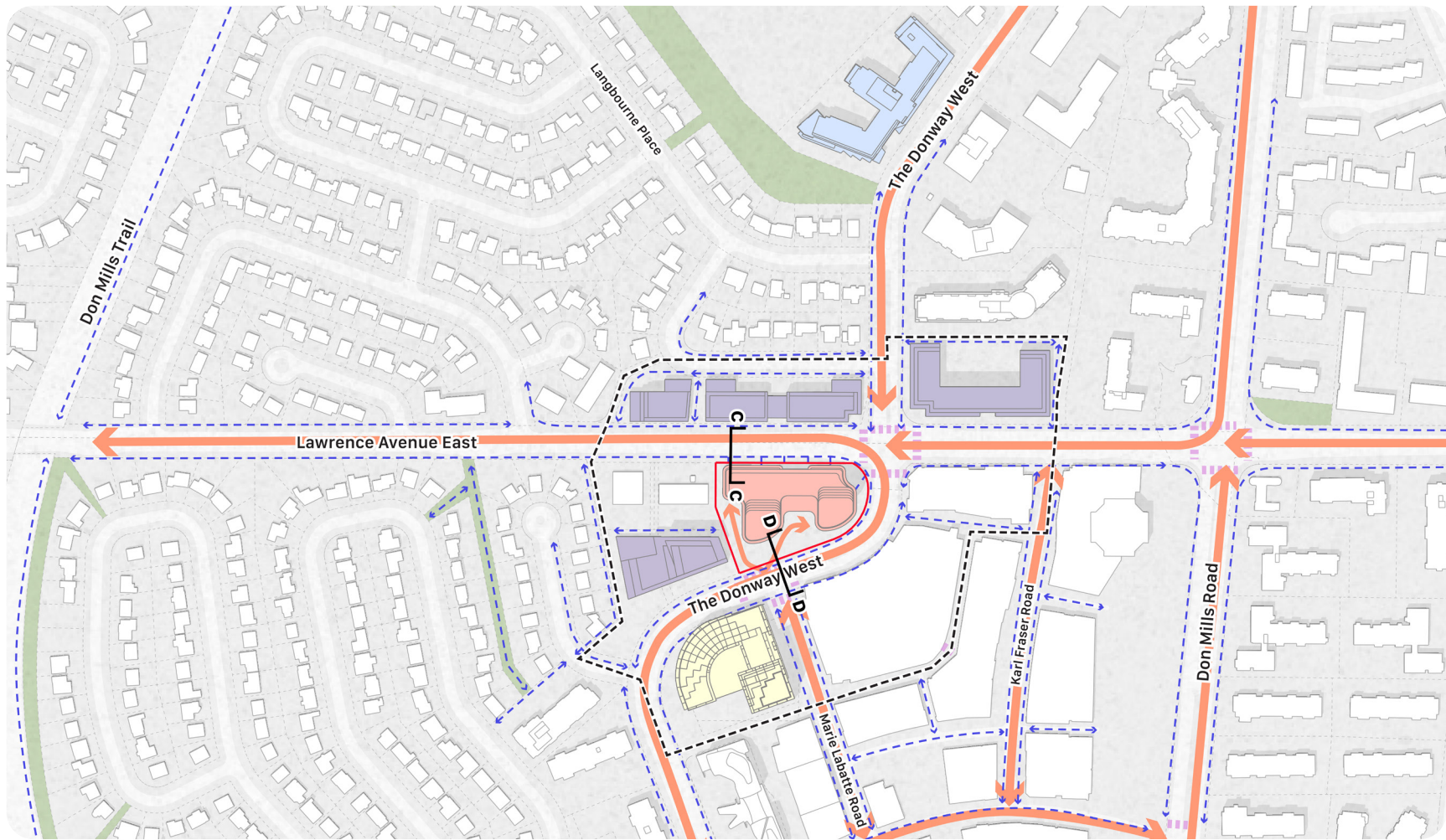
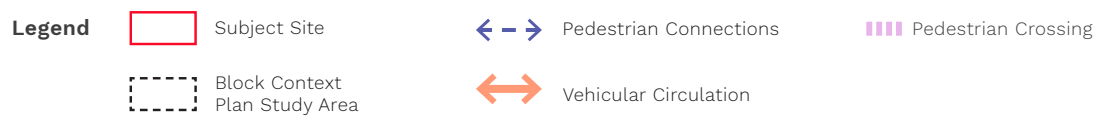


Figure 11 - Proposed Vehicular and Pedestrian Circulation



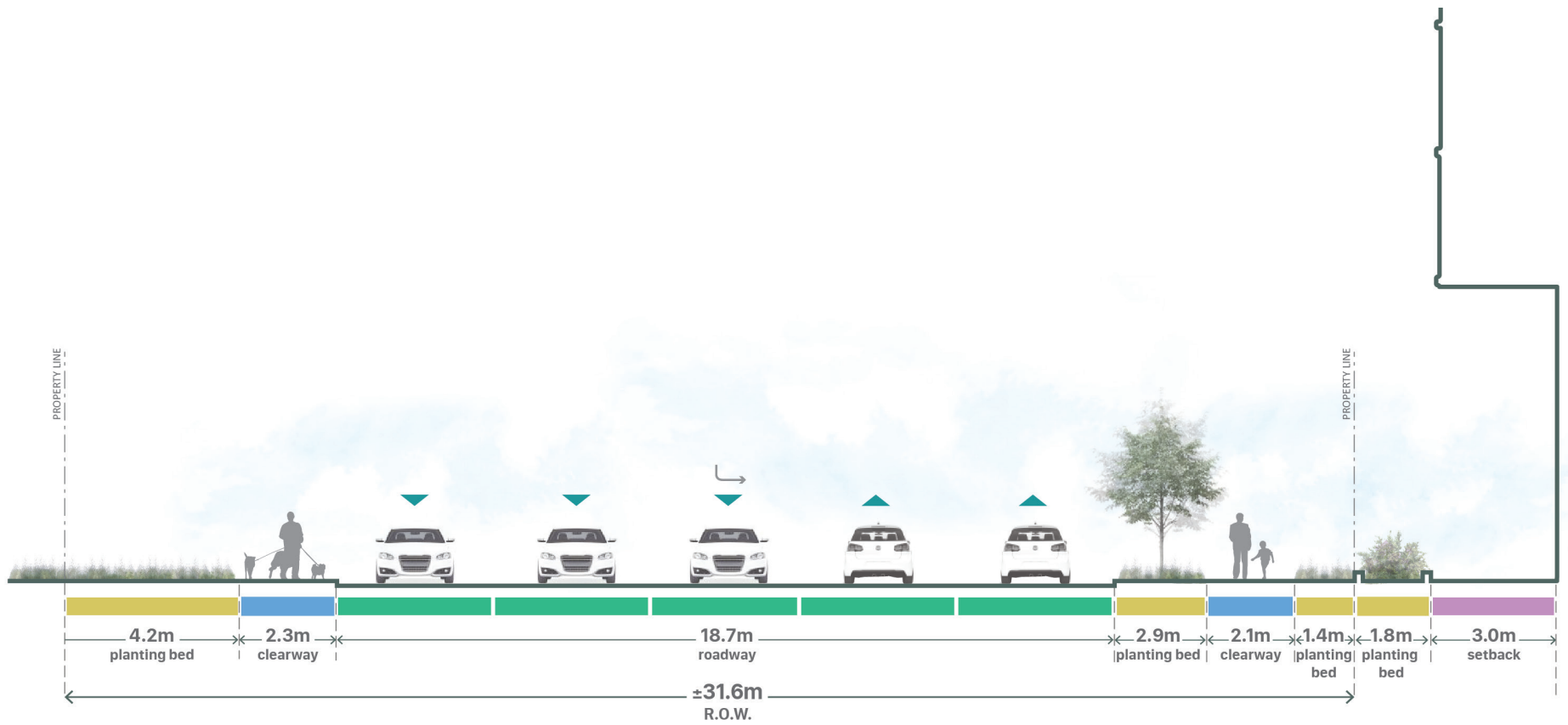


Figure 12 - Section CC - Lawrence Avenue East - Proposed Condition

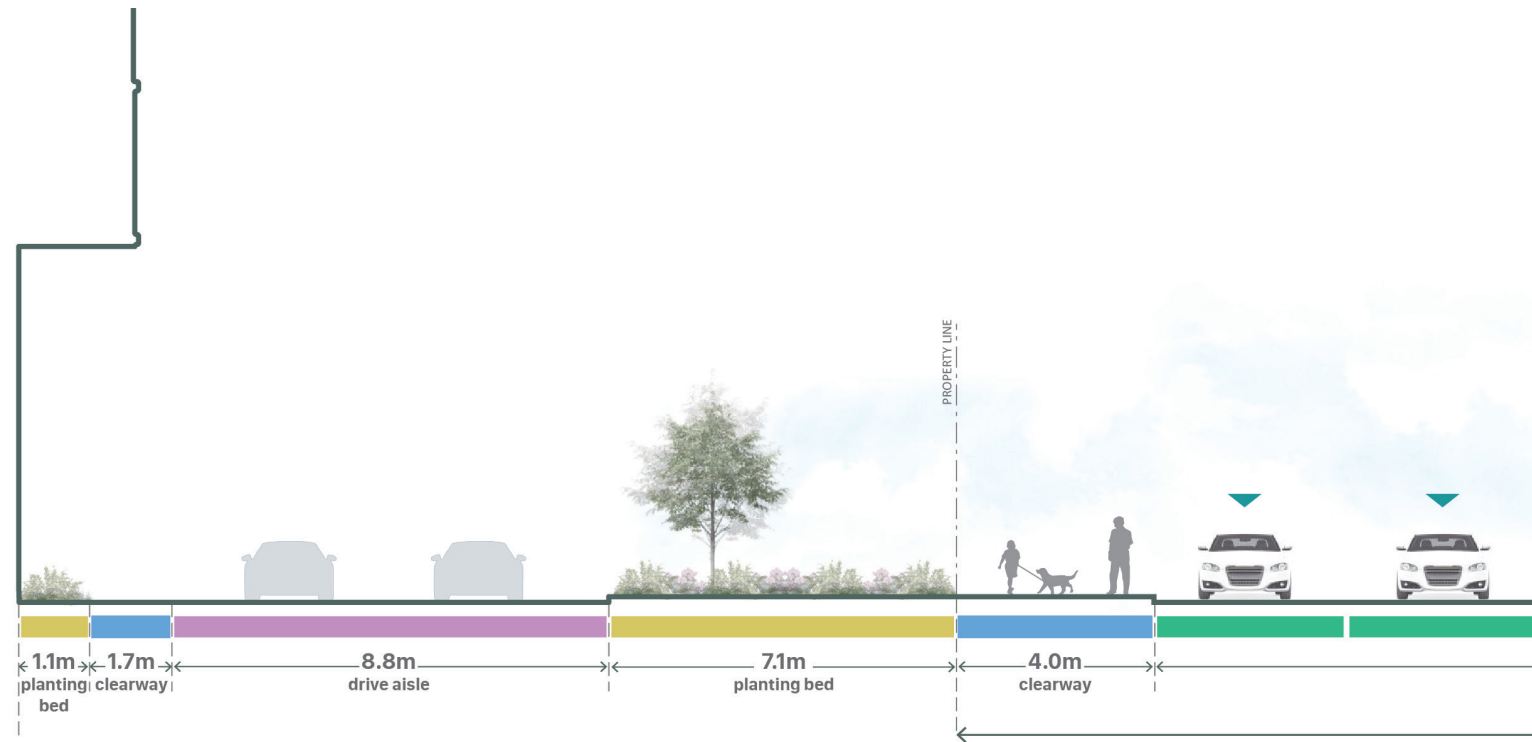
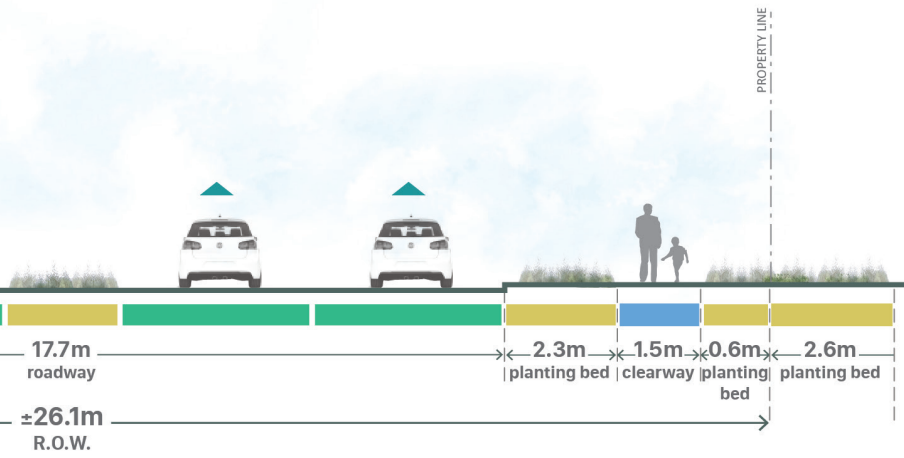


Figure 13 - Section DD - The Donway West - Proposed Condition



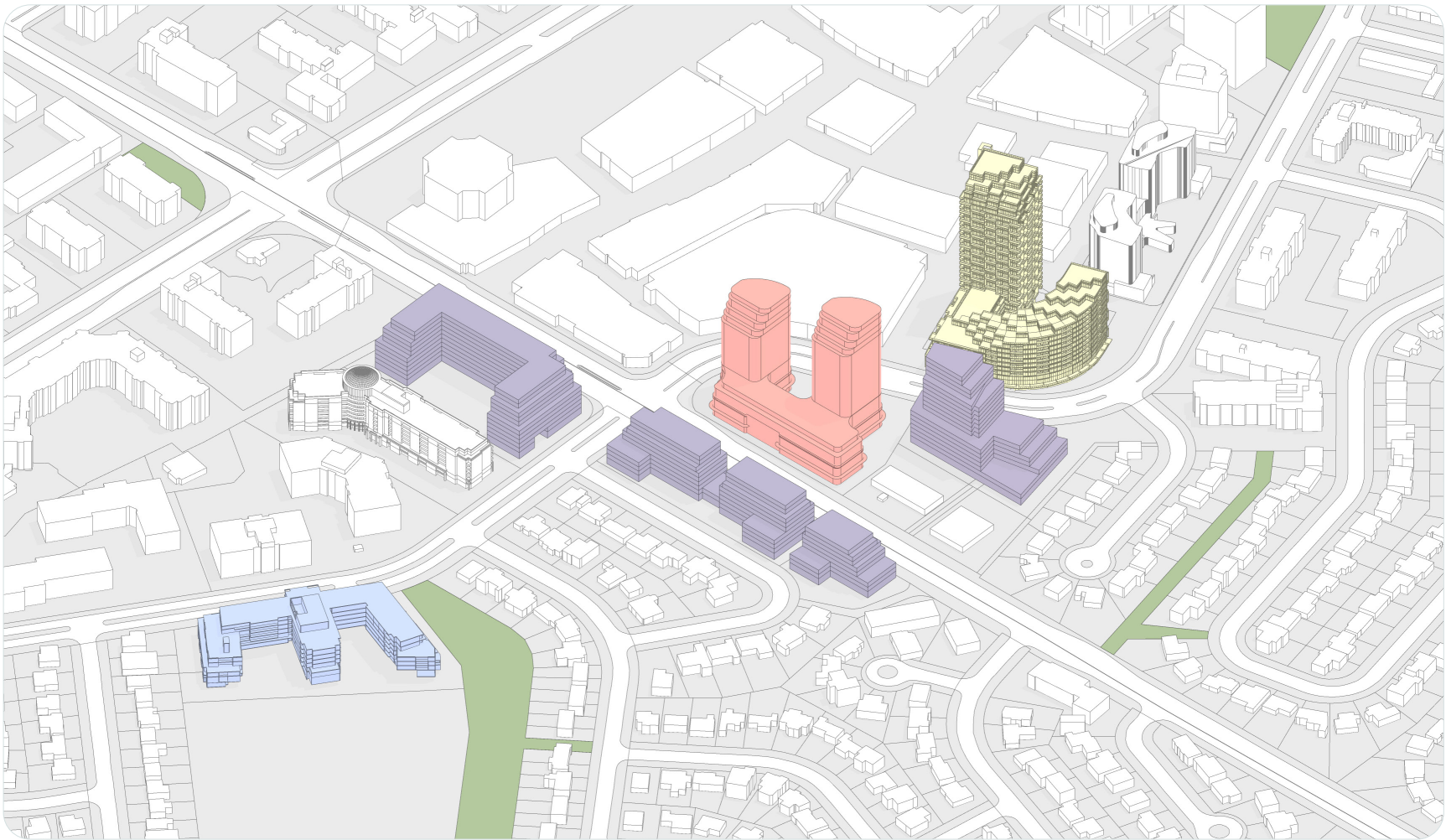


Figure 14 - Axonometric View Looking Southeast

- Proposed Development Within Subject Site
- Proposed Development Under Review
- Soft Site Development
- Approved Development

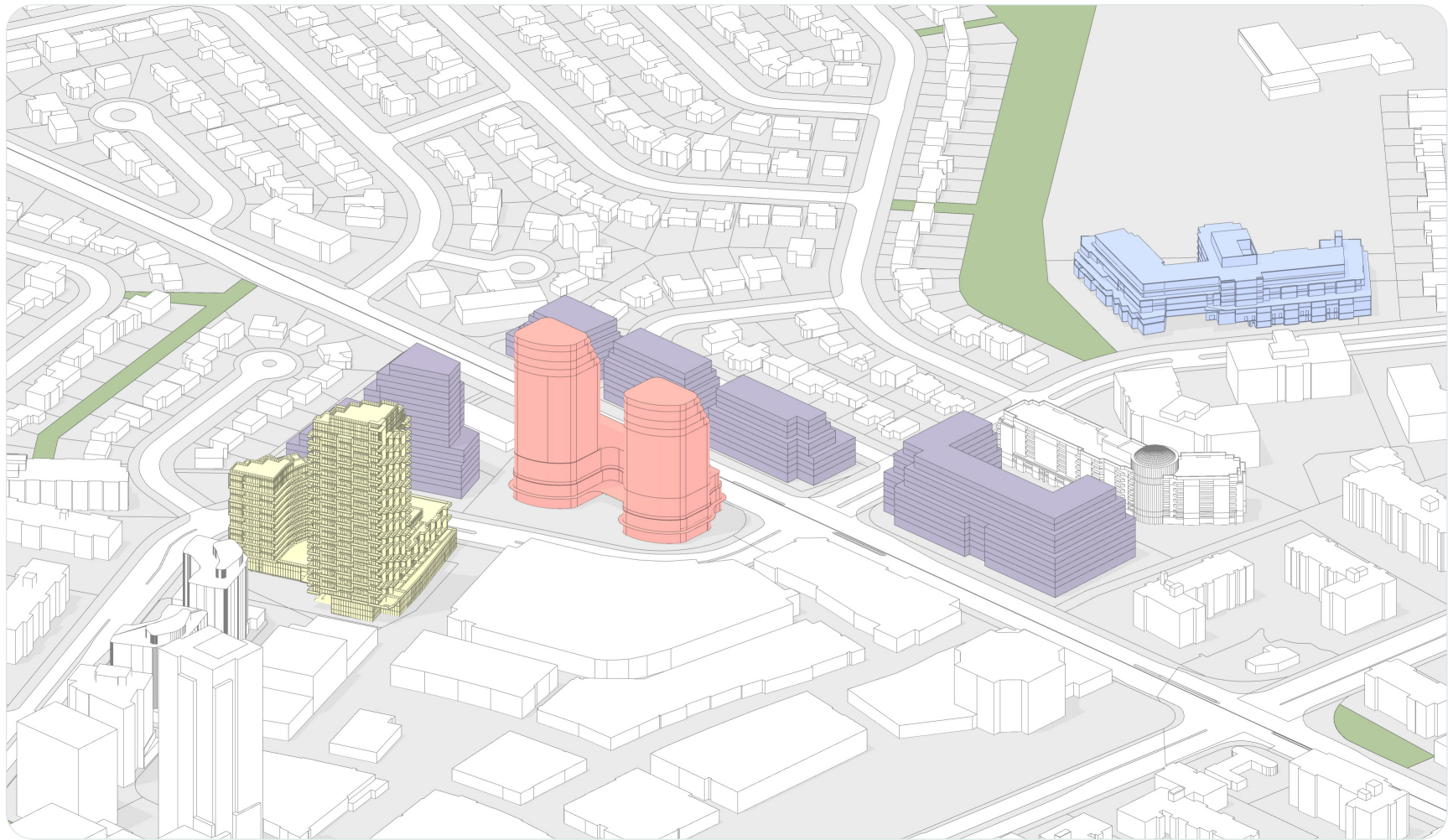


Figure 15 - Axonometric View Looking Northwest

- Proposed Development
Within Subject Site
- Proposed Development
Under Review
- Soft Site
Development
- Approved Development

