



BOUSFIELDS INC.  
PLANNING | DESIGN | ENGAGEMENT

# Block Context Plan

5 & 15 Tangreen Court  
City of Toronto

Prepared For  
CentreCourt

March 2023





[www.bousfields.ca](http://www.bousfields.ca)

Urban Planning  
Urban Design  
Community Engagement

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Introduction and Purpose

This Block Context Plan was prepared by Bousfields Inc. in support of a combined Official Plan and Zoning By-law Amendment application by CentreCourt, as retained by CAPREIT 2 Limited Partnership, for the lands municipally known as 5 & 15 Tangreen Court, in the City of Toronto..

The subject site is currently occupied by two slab-style “tower in the park” apartment buildings and surrounded by existing low-rise light-industrial buildings and retail uses - which are planned to accommodate future mid-rise and tall buildings.

The applications would facilitate the redevelopment of the site with seven new infill buildings, introducing heights between 25- to 55- storeys. New public and private roads complemented by an open space network, that is anchored by an approximate 1,910 square metre public park. The development would include the retention of the existing 18-storey building at 15 Tangreen Court, and the demolition and replacement of existing residential rental units at 5 Tangreen Court.

The BCP provides an analysis of how the physical form of the proposed development fits within the existing and planned context. The BCP includes an inventory of development in the area, including active and/or recently approved development applications, as well as buildings under construction in the vicinity of the subject site. Additionally, a demonstrative model of 6464 Yonge Street, the redevelopment of Centrepont Mall, was provided by the City of Toronto and a comparison was completed between the demonstrative model and the submitted application. This BCP serves as a companion document with the Planning and Urban Design Rationale report and should be reviewed with the other reports and technical studies comprising this application.

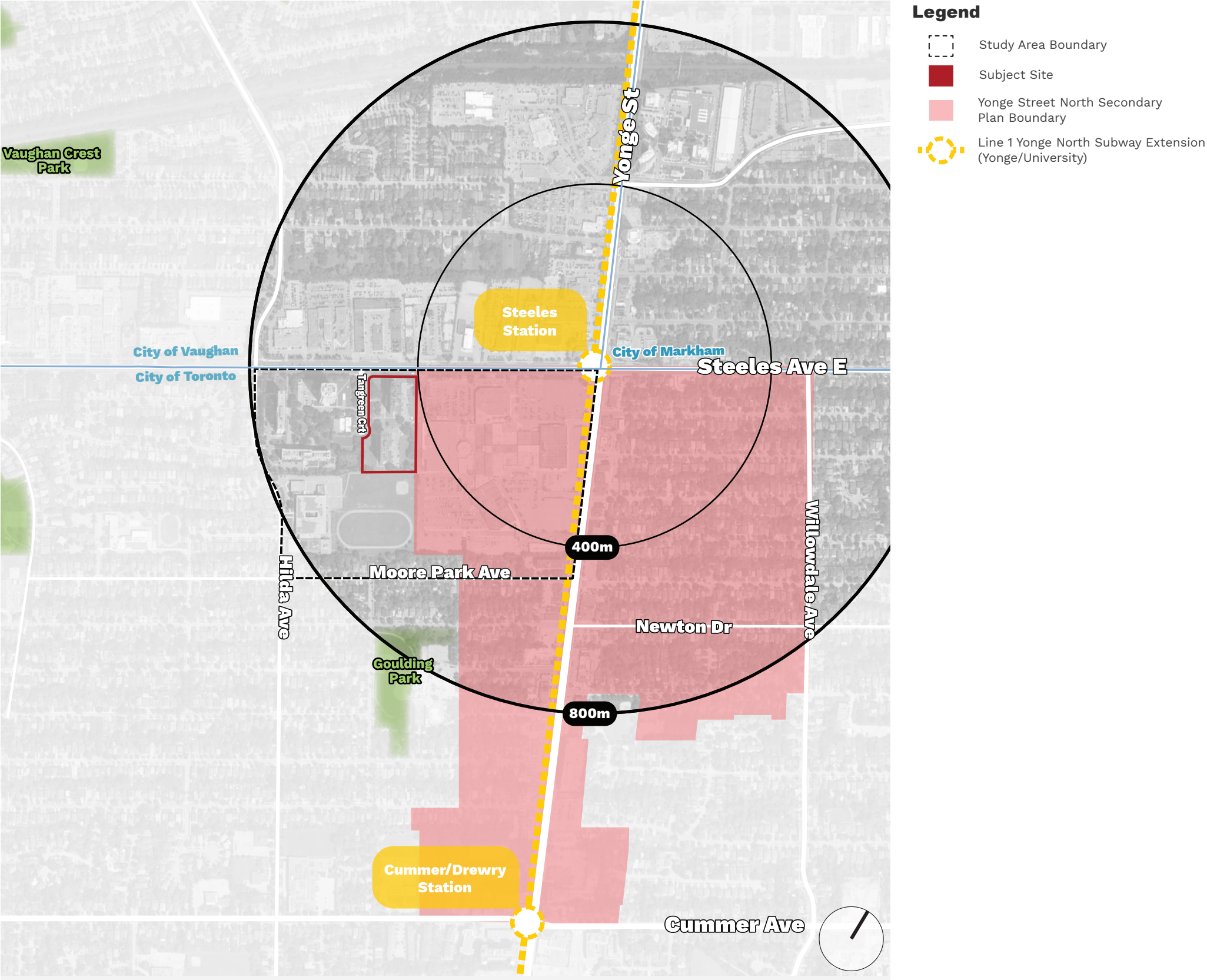


Figure 1 - Area Context










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Existing and Planned Context



Legend

-  Study Area Boundary
-  Subject Site
-  Municipal Boundary
-  Municipal address
-  Trees (ArcGIS Online - COTGEO\_TMMS\_TREE (FeatureServer))
-  Surveyed Trees (Tree Inventory & Preservation Plan)
-  Tree Location Estimate (Tree Inventory & Preservation Plan)

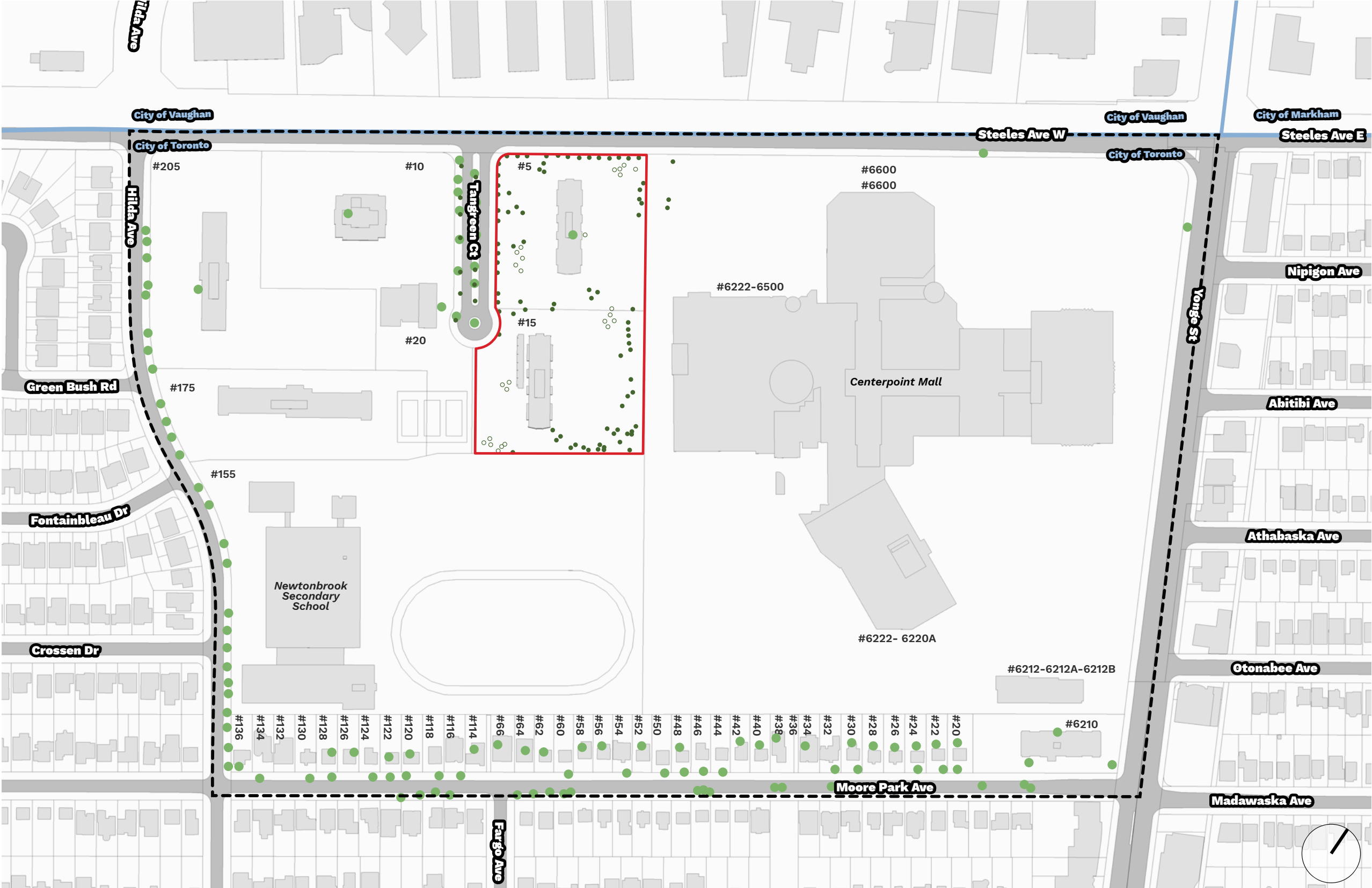


Figure 2 - Block Context Plan Study Area



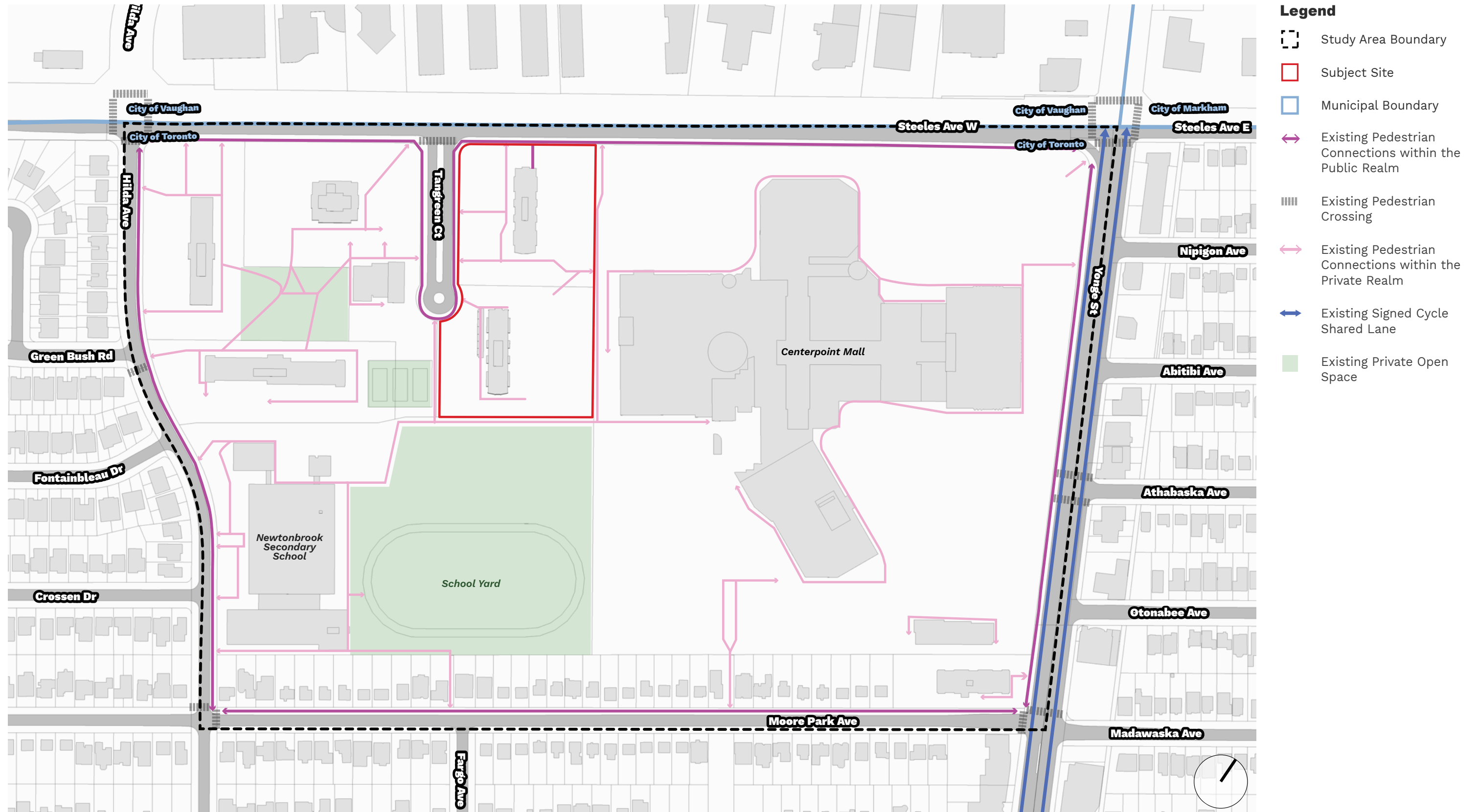


Figure 3 - Existing Pedestrian Connection and Cycling Circulation



- Legend**
- Study Area Boundary
  - Subject Site
  - Municipal Boundary
  - Major Arterial
  - Collector Road
  - Local Road
  - Laneway
  - Signalized Intersection
  - TTC Existing Bus Stop

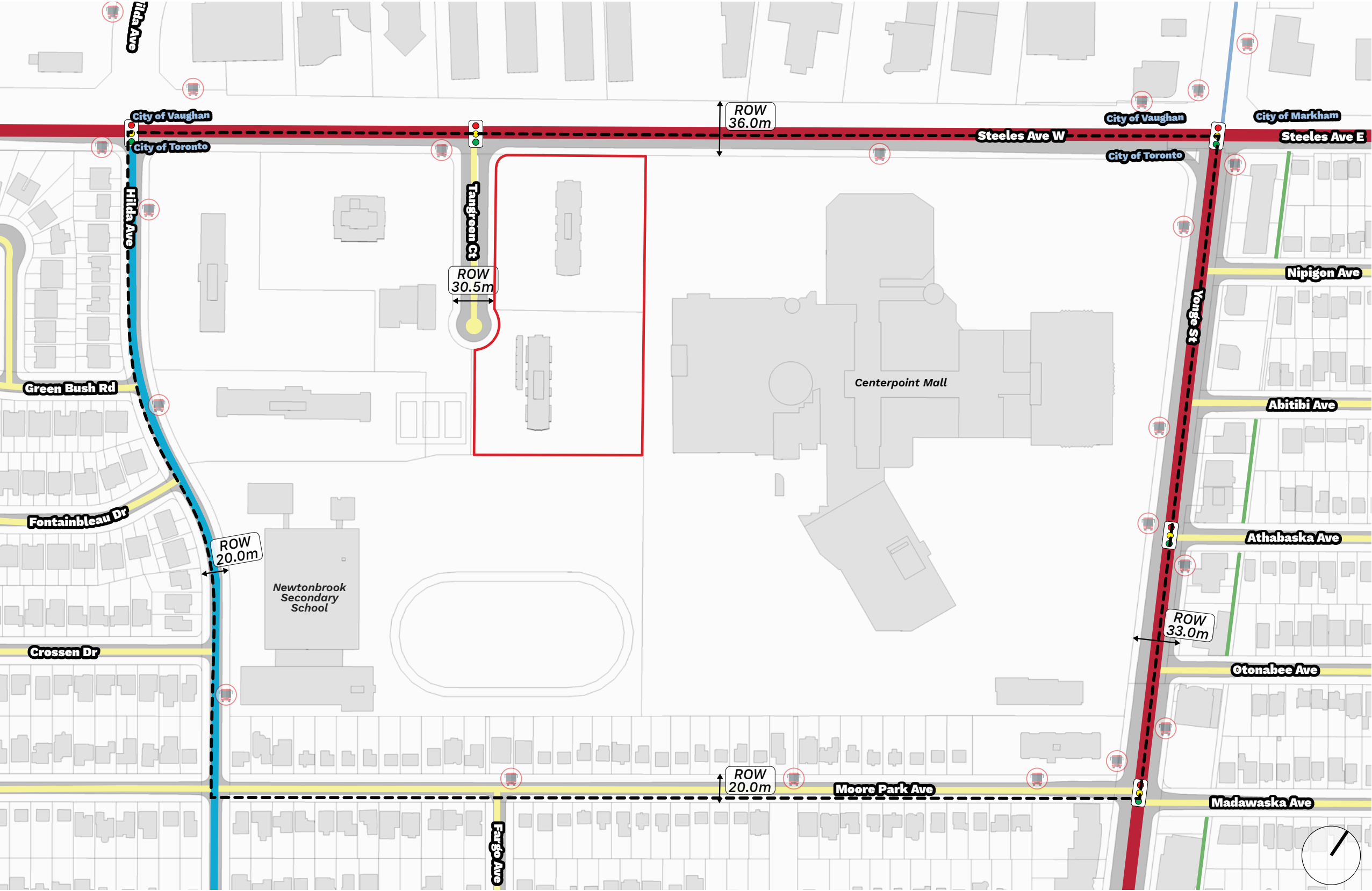


Figure 4 - Existing Street and Transit Network

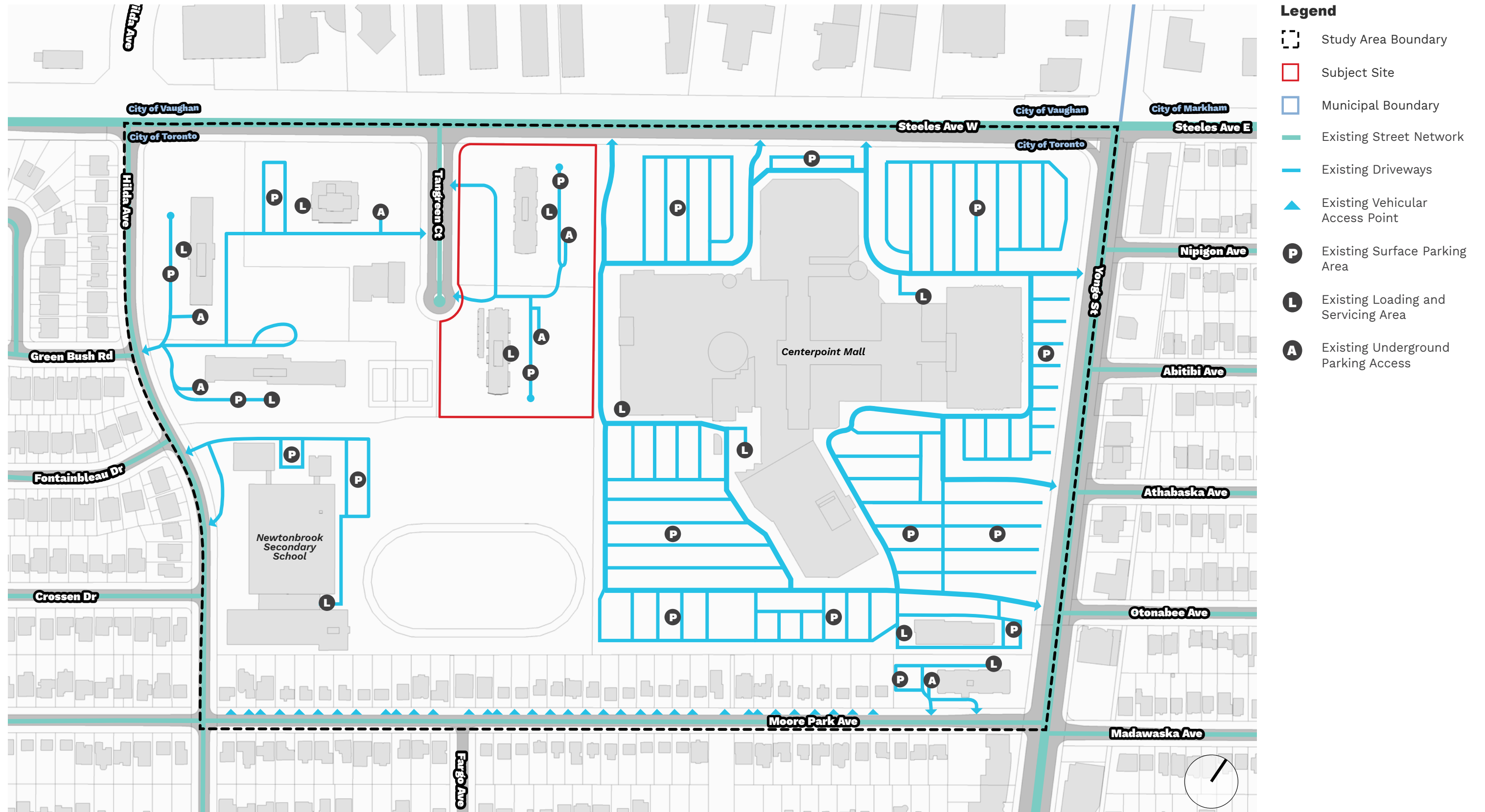


Figure 5 - Existing Vehicular Circulation, Parking, Loading and Servicing



Legend

- Study Area Boundary
- Subject Site
- Municipal Boundary
- Low-Rise Commercial Development (2-st or less)
- Institutional (3-st or less)
- Low-Rise Residential Development (2-st or less)
- Mid-Rise Residential Development (11-st or less)
- Tall Building Residential Development (12-st+)
- # Height (Storeys)

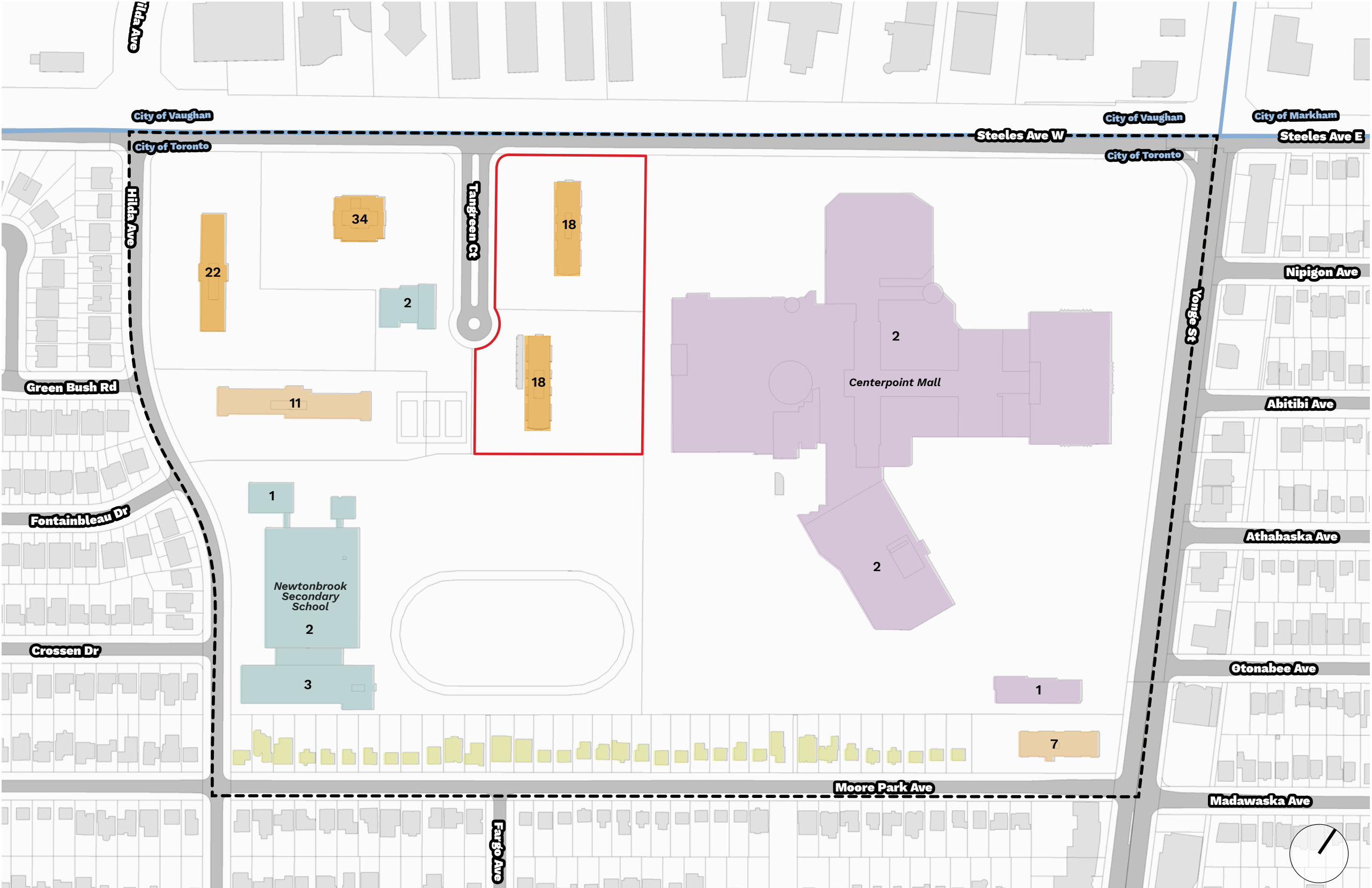





Figure 6 - Existing Built Form




Figure 7 - Existing Built Form with the City of Toronto Centrepont Demonstration Model





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

**Land Use Designations  
as per Map 16 of  
Toronto Official Plan**

-  Neighbourhoods
-  Apartment  
Neighbourhoods
-  Mixed Use Areas

**Proposed Land Use  
Designations as per  
Yonge Street North  
Secondary Plan (Under  
Appeal)**

-  Proposed Parks
-  Proposed Mixed  
Use Areas

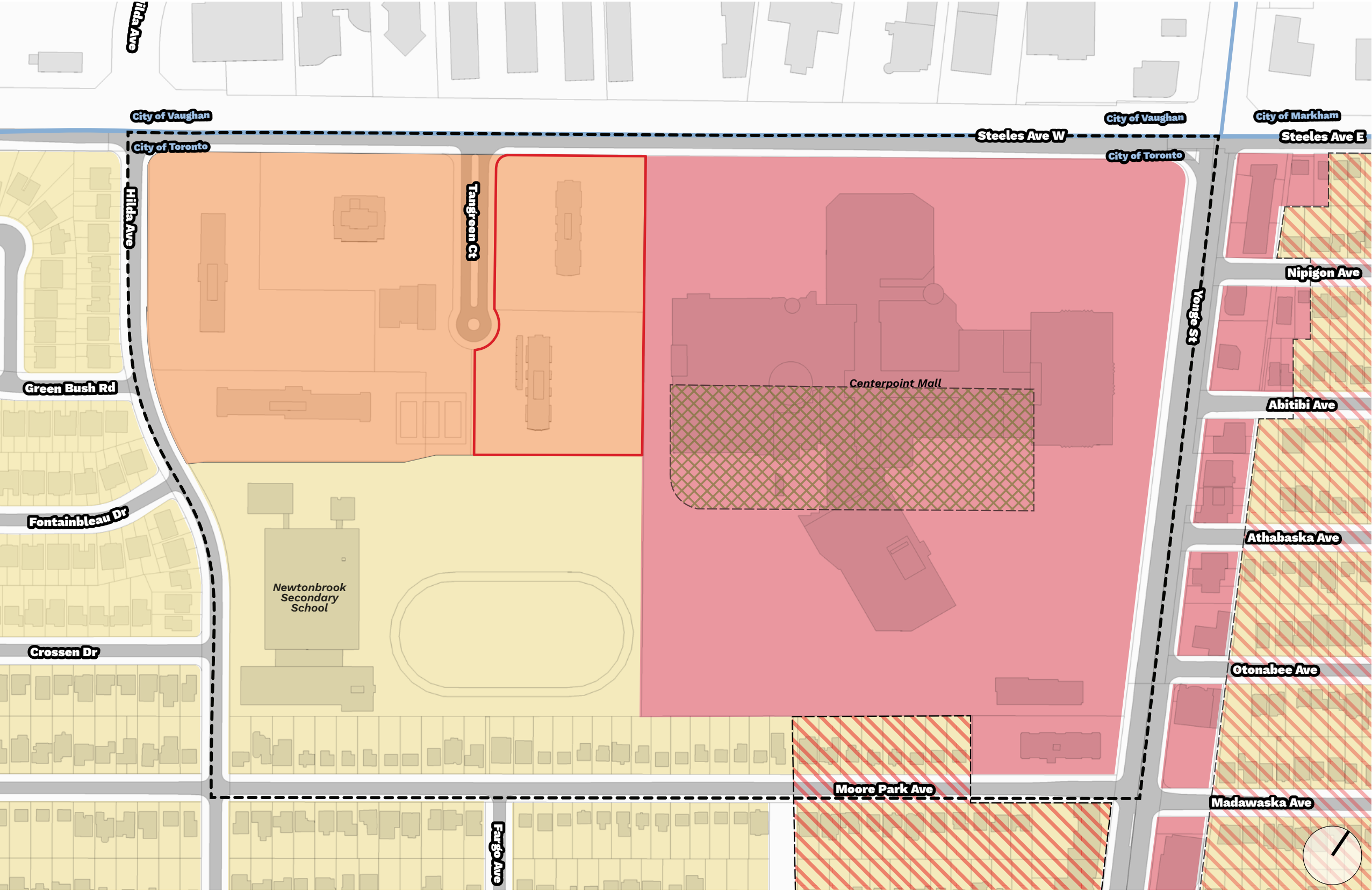
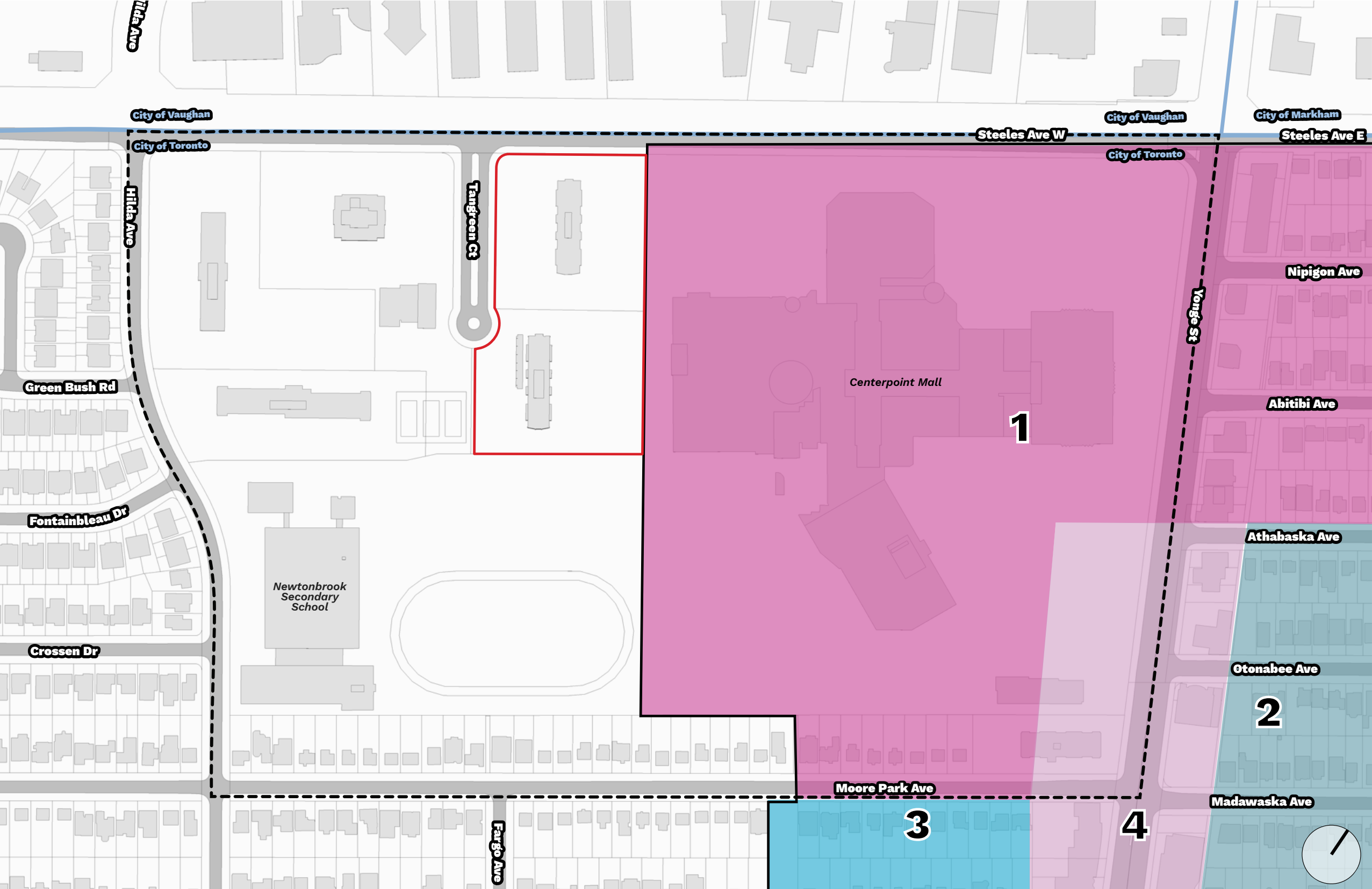


Figure 8 - Land Use Designations



**Legend**

- Study Area Boundary
- Subject Site
- Municipal Boundary

**Yonge Street North  
Secondary Plan (Under Appeal)  
Map 49-2 Character Areas**

- Yonge Street North Secondary Plan Boundary
- 1 Steeles Transit Station Area
- 2 Mid-Rise East
- 3 Mid-Rise West
- 4 Yonge Main Street

Figure 9 - Yonge Street North Secondary Plan Map 49-2 - Character Areas



**Legend**

Study Area Boundary

Subject Site

Municipal Boundary

**Yonge Street North  
Secondary Plan (Under Appeal)  
Map 49-3 Public Realm**

Yonge Street North  
Secondary Plan

Yonge Street Promenade,  
Center Median & Public Art  
Opportunities

Enhanced Streetscape &  
Public Art

New Public Streets

New Secondary Streets

Lanes

Possible Building Edge

Potential Future Parks  
(Conceptual Size and  
Location)

Priority Parkland  
Expansion Area (park  
location to be determined  
through future  
opportunities)

Proposed Mid-Block  
Connections

Conceptual Locations for  
POPS

Potential Locations for  
Public Art

Enhanced Pedestrian  
Routes to Parks

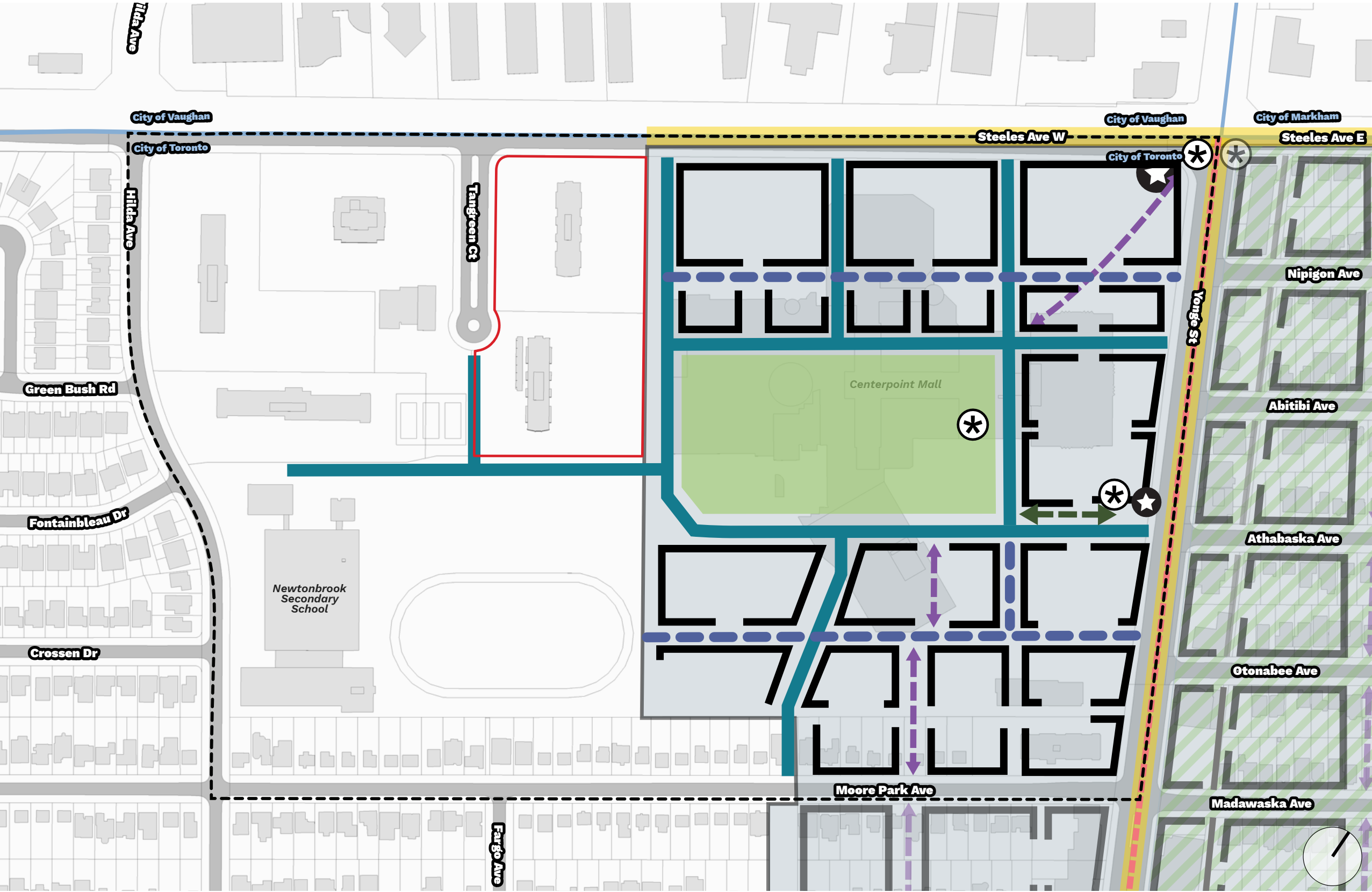


Figure 10 - Yonge Street North Secondary Plan (Under Appeal) Map 49-3 - Public Realm

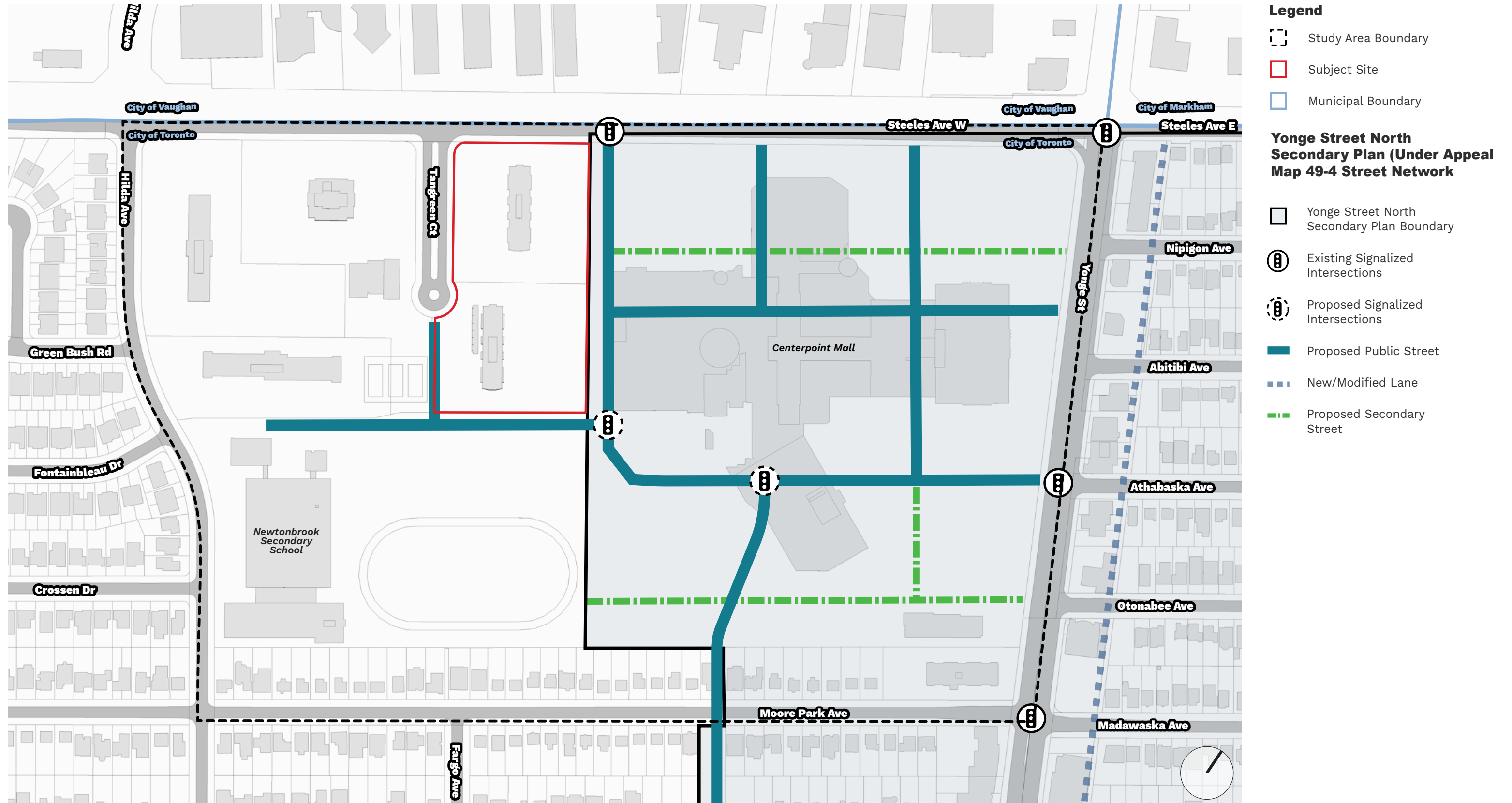


Figure 11 - Yonge Street North Secondary Plan Map 49-4 – Street Network



Legend

- Study Area Boundary
- Subject Site
- Municipal Boundary

**Yonge Street North  
Secondary Plan (Under Appeal)  
Map 49-5 Building  
Types and Heights**

- Yonge Street North  
Secondary Plan Boundary
- A** Mix of tall buildings and  
mid-rise buildings at  
Steeles Transit Station  
Area
- B** Mix of mid-rise buildings  
and low-rise buildings
- C** Mid-rise buildings on  
Yonge

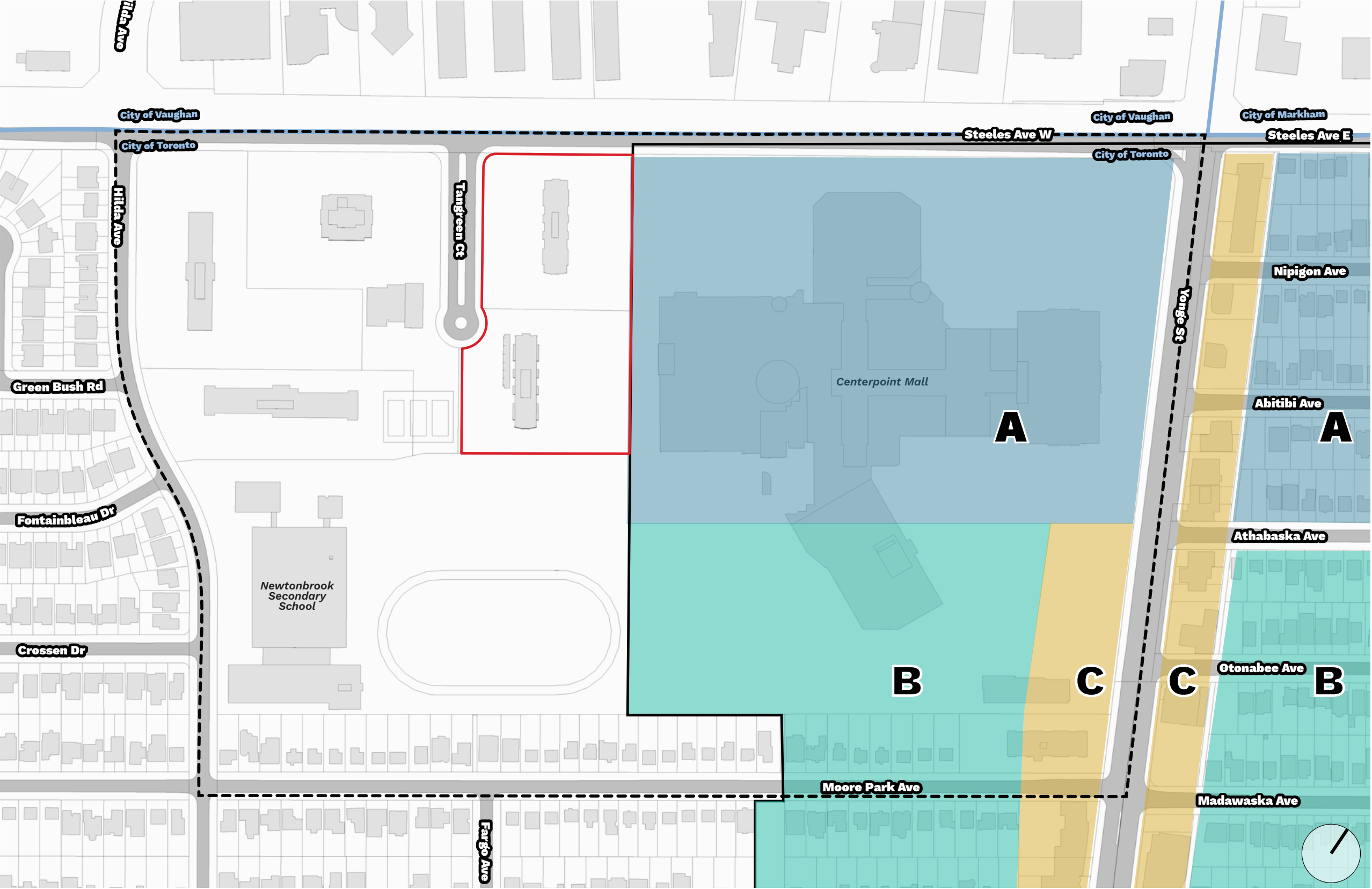


Figure 12 - Yonge Street North Secondary Plan Map 49-5 - Building Types and Heights

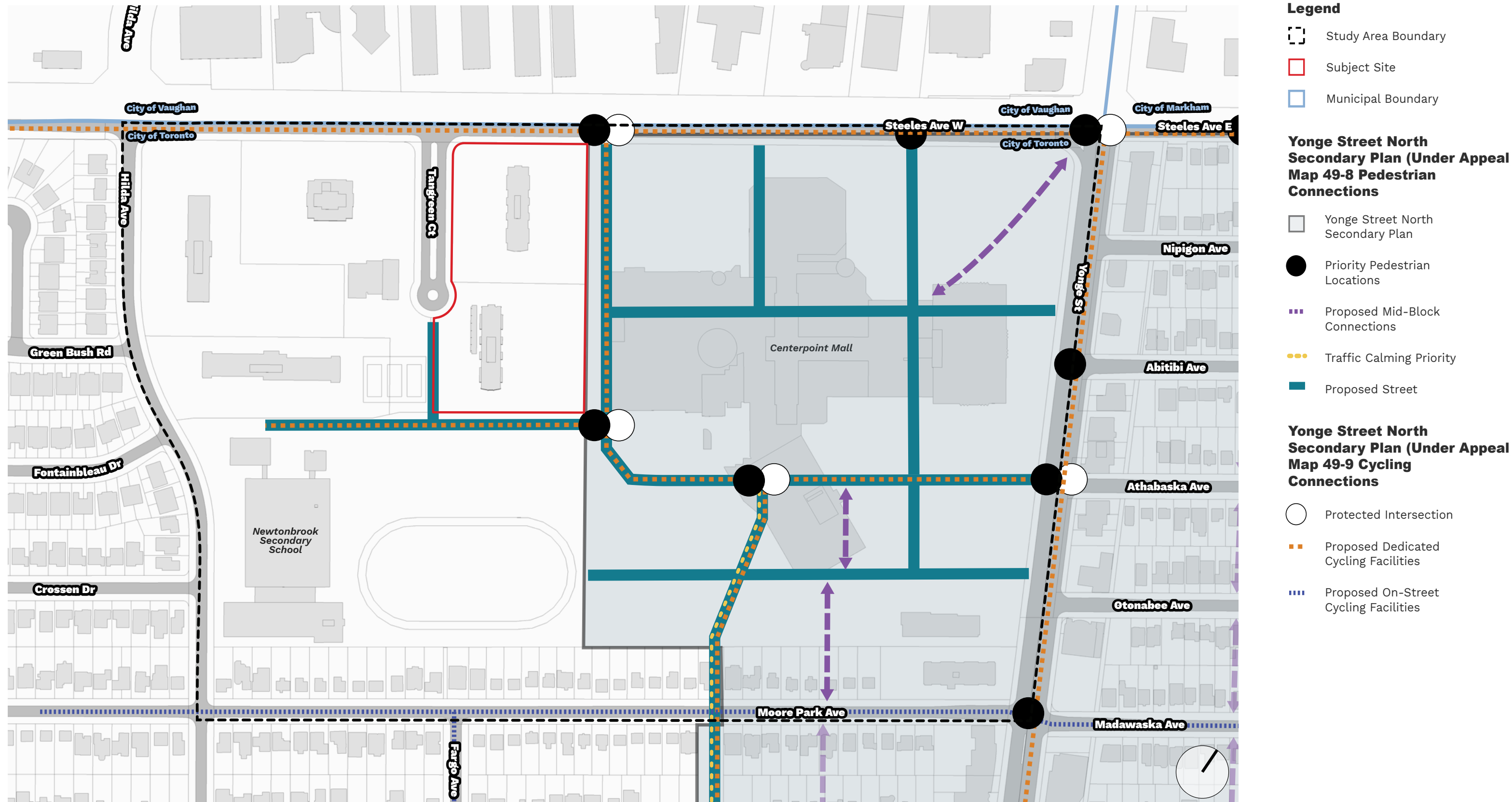
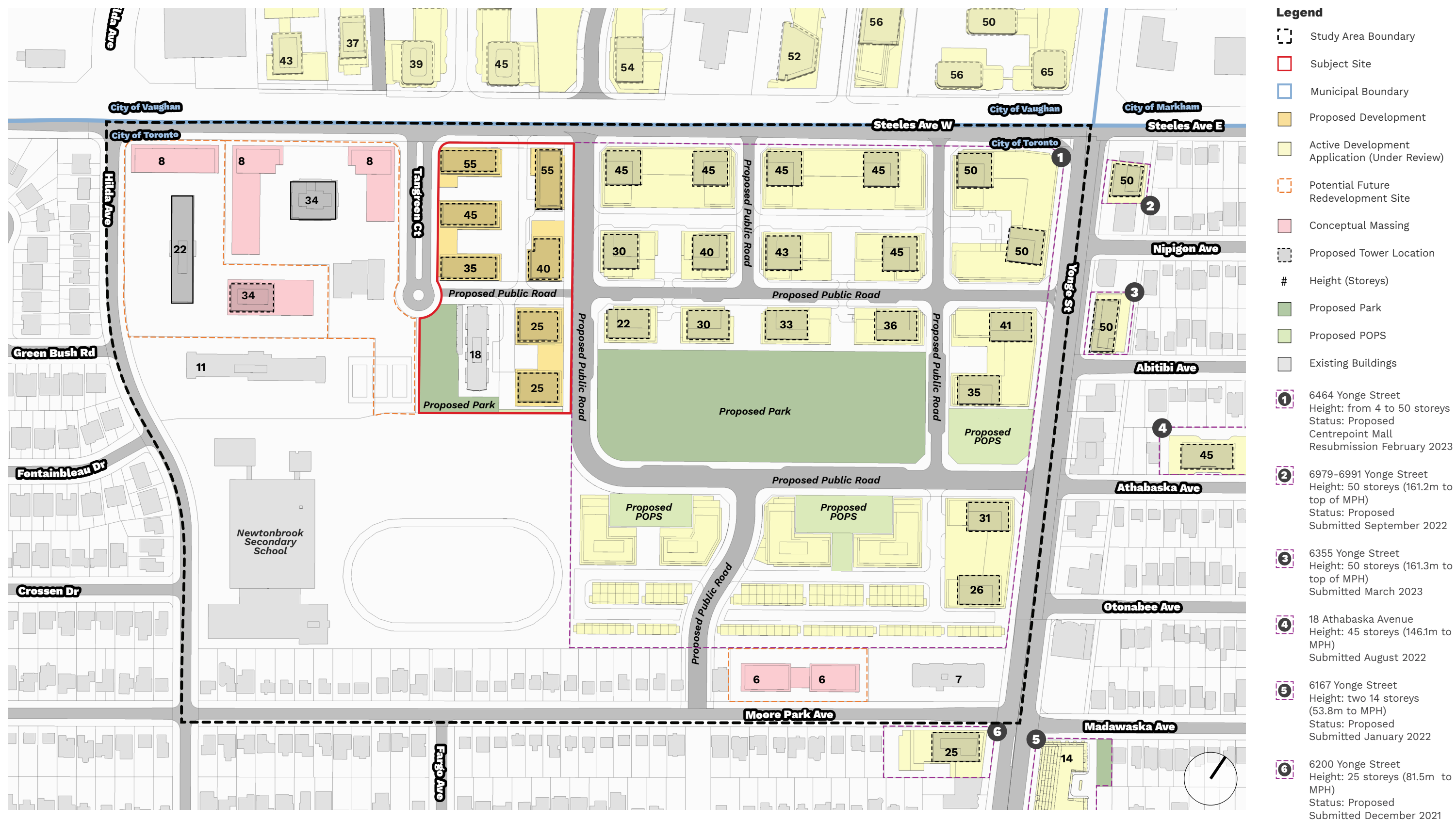


Figure 13 - Yonge Street North Secondary Plan Map 49-8 – Pedestrian Connections and Map 49-9 Cycling Connections



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Proposed and Planned Context



**Figure 14 - Development Activity**

- Legend**
- Study Area Boundary
  - Subject Site
  - Municipal Boundary
  - Proposed Development
  - Active Development Application (Under Review)
  - Conceptual Massing
  - Proposed Park
  - Proposed POPS
  - Existing Buildings
  - Existing Public Road
  - New Street (as per Yonge Street North Secondary Plan)
  - Proposed Public Road (as per the proposed Development Application)
  - Proposed Private Road/Laneway
  - Proposed Access to Parking and Servicing Area

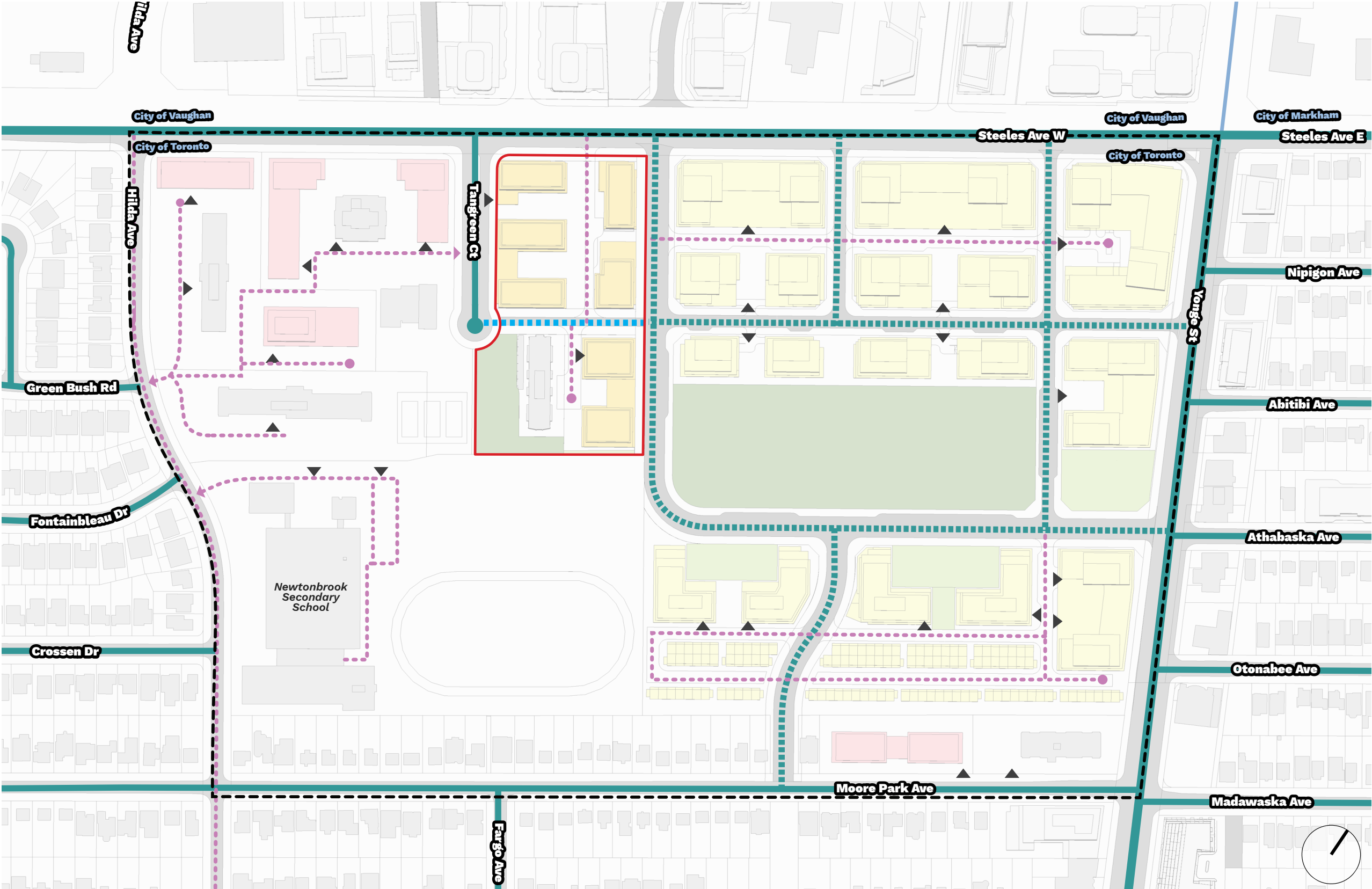
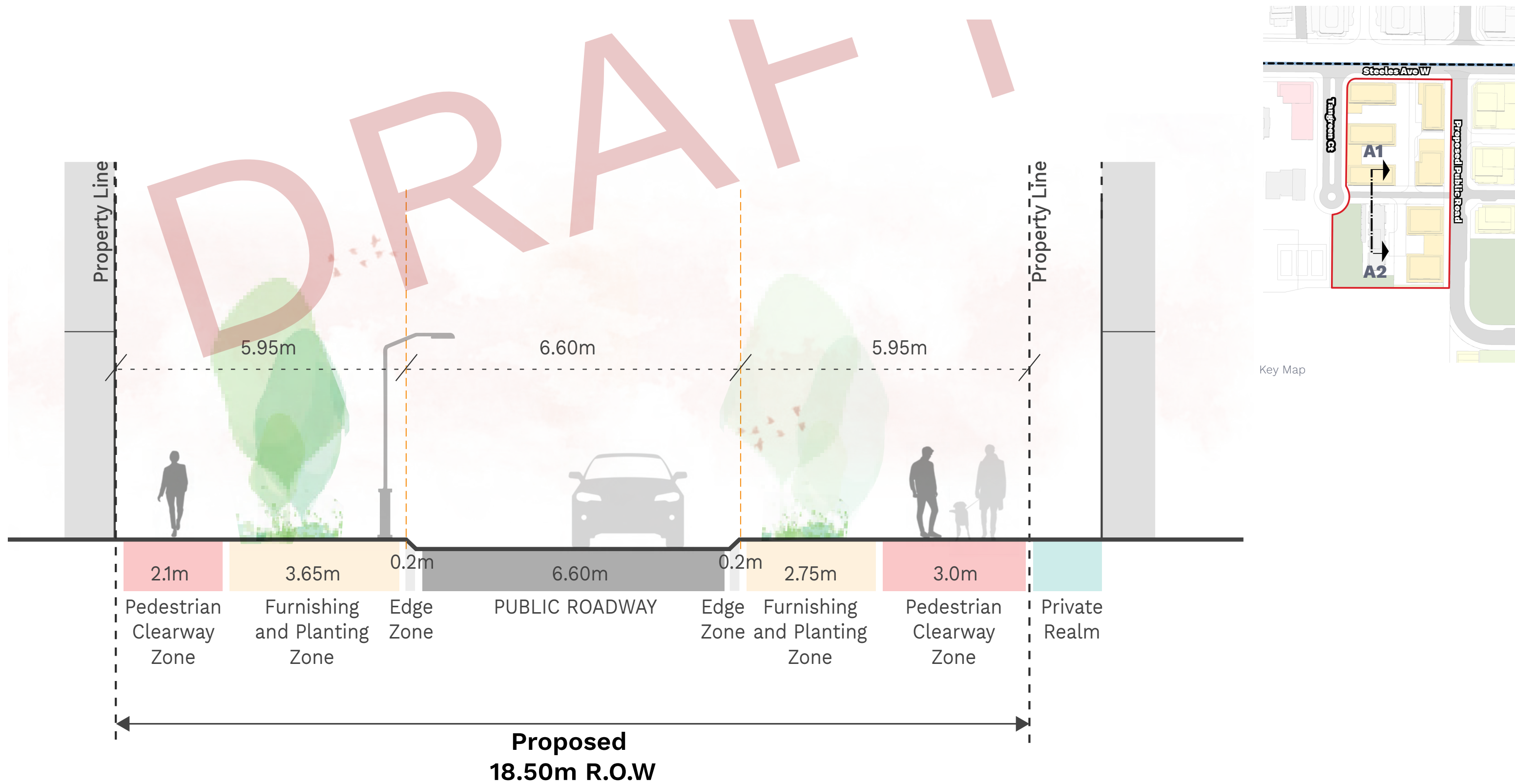


Figure 15 - Proposed Street Network





**Figure 16** - Cross Section of Proposed 18.5m Public Road

**Legend**

- Study Area Boundary
- Subject Site
- Municipal Boundary
- Tower Element
- Mid-Rise
- Low-Rise
- Proposed Buildings
- Proposed Park
- Proposed POPS
- Potential Future Redevelopment Sites
- Development Under Review  
6464 Yonge Street  
Centrepont Mall  
Resubmission February 2023
- # Height (Storeys)



Figure 17 - Proposed Building Typology and Heights

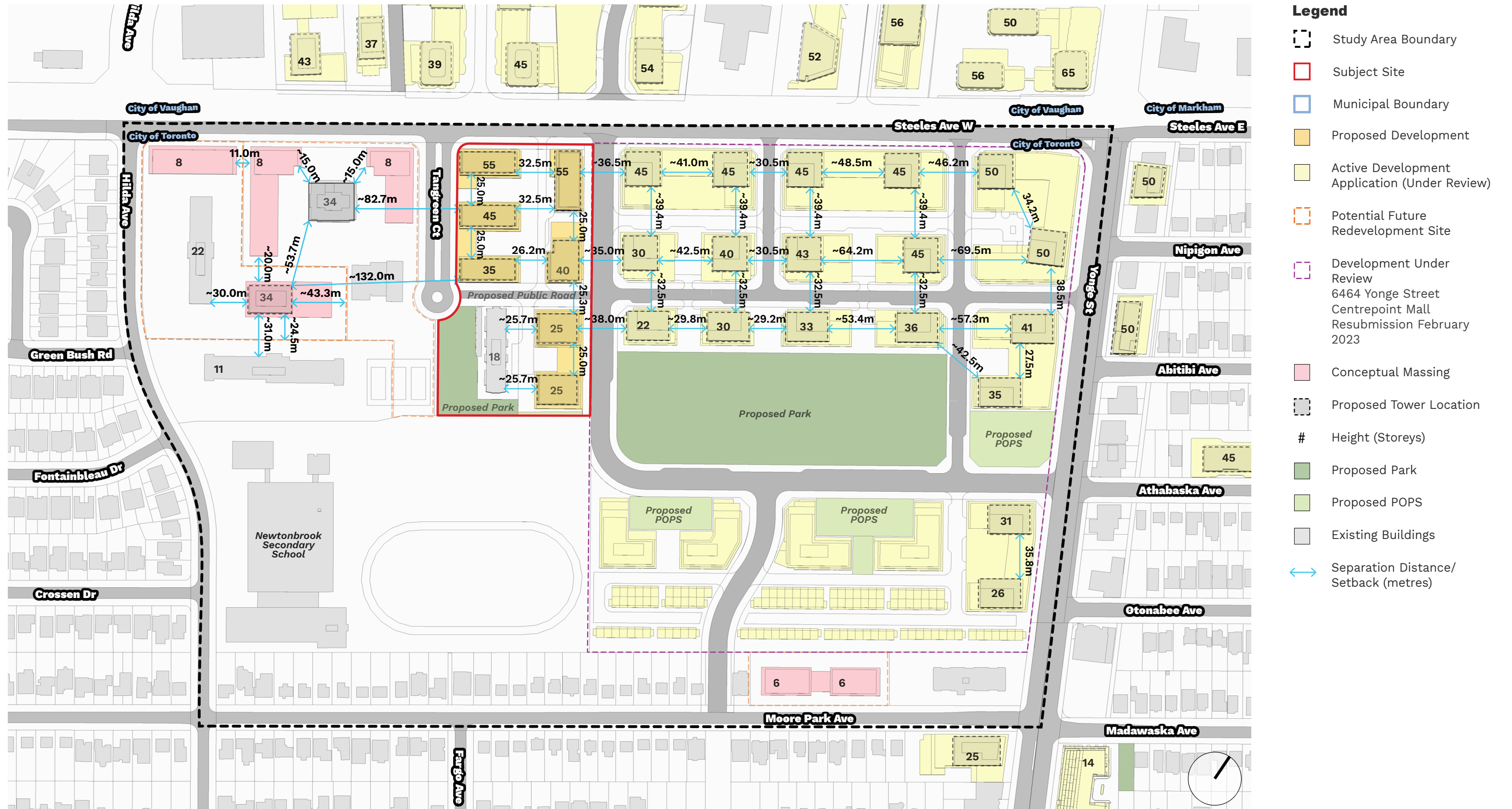


Figure 18 - Proposed Built Form Setbacks and Separation Distances



Study Area Boundary

Subject Site

Municipal Boundary

Proposed Development

Active Development Application (Under Review)

Potential Future Redevelopment Site

Development Under Review

6464 Yonge Street

Centrepoint Mall

Resubmission February 2023

Conceptual Massing

Proposed Tower Location

#

Height (Storeys)

Proposed Park

Proposed POPS

Existing Buildings

Separation Distance/ Setback (metres)

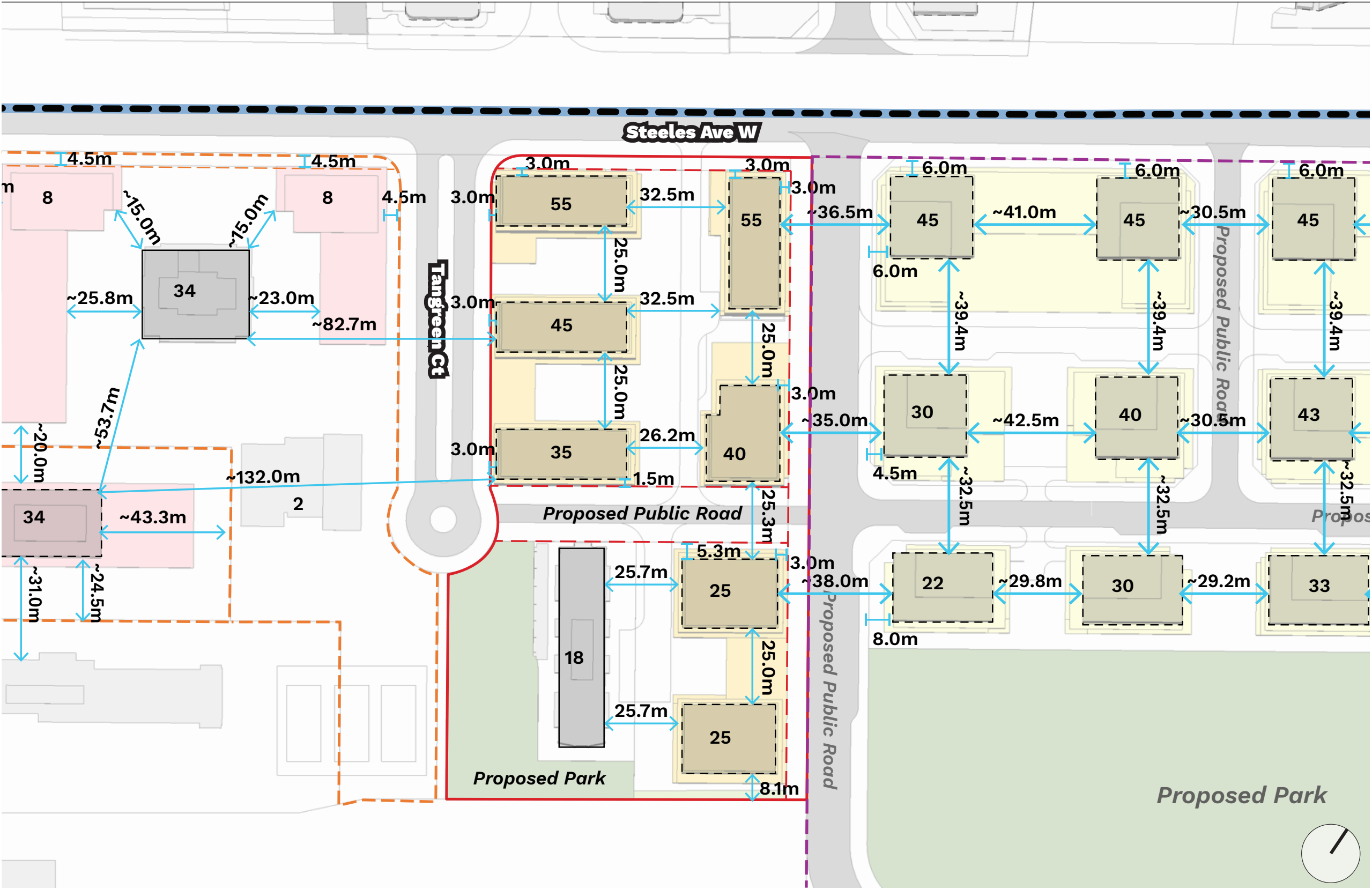
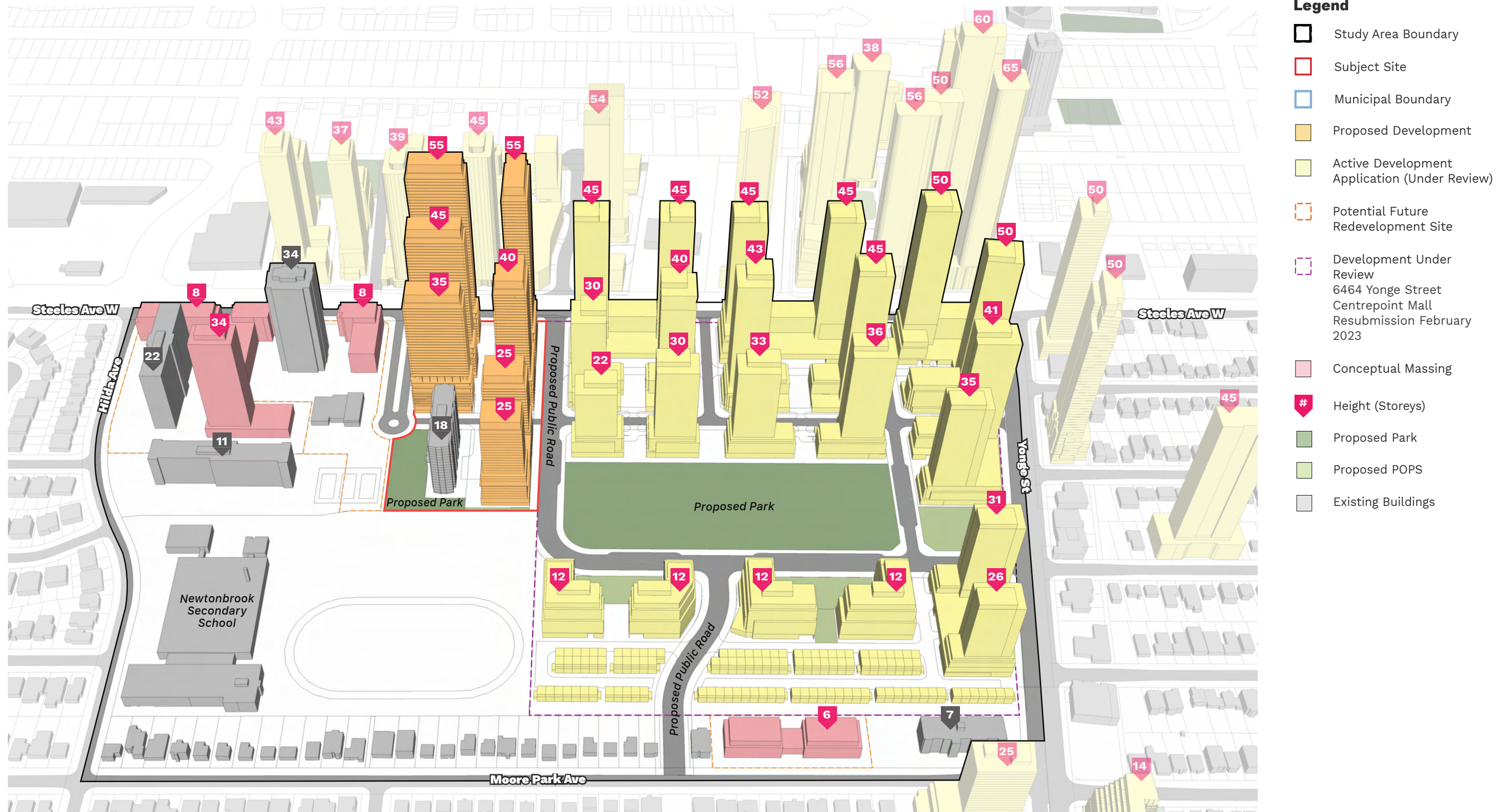


Figure 19 - Built Form Setbacks and Separation Distances - Subject Site



**Figure 20 - Potential Redevelopment of Block Context Plan Study Area and Immediate Surroundings - Axonometric View Looking Northwest**



- Legend**
- Study Area Boundary
  - Subject Site
  - Municipal Boundary
  - Active Development Application (Under Review)
  - Development Under Review  
6464 Yonge Street  
Centrepoint Mall  
Resubmission February 2023
  - Proposed Park
  - Proposed POPS
  - Existing Buildings
  - Proposed Retail Space
  - Proposed Residential Units
  - Proposed Live/Work Units
  - Proposed Lobby/Interior Loading and Servicing
  - Proposed Indoor Amenity
  - Proposed Residential Units At Grade
  - Proposed Retail Space
  - Proposed Outdoor Amenity
  - Proposed Open Space

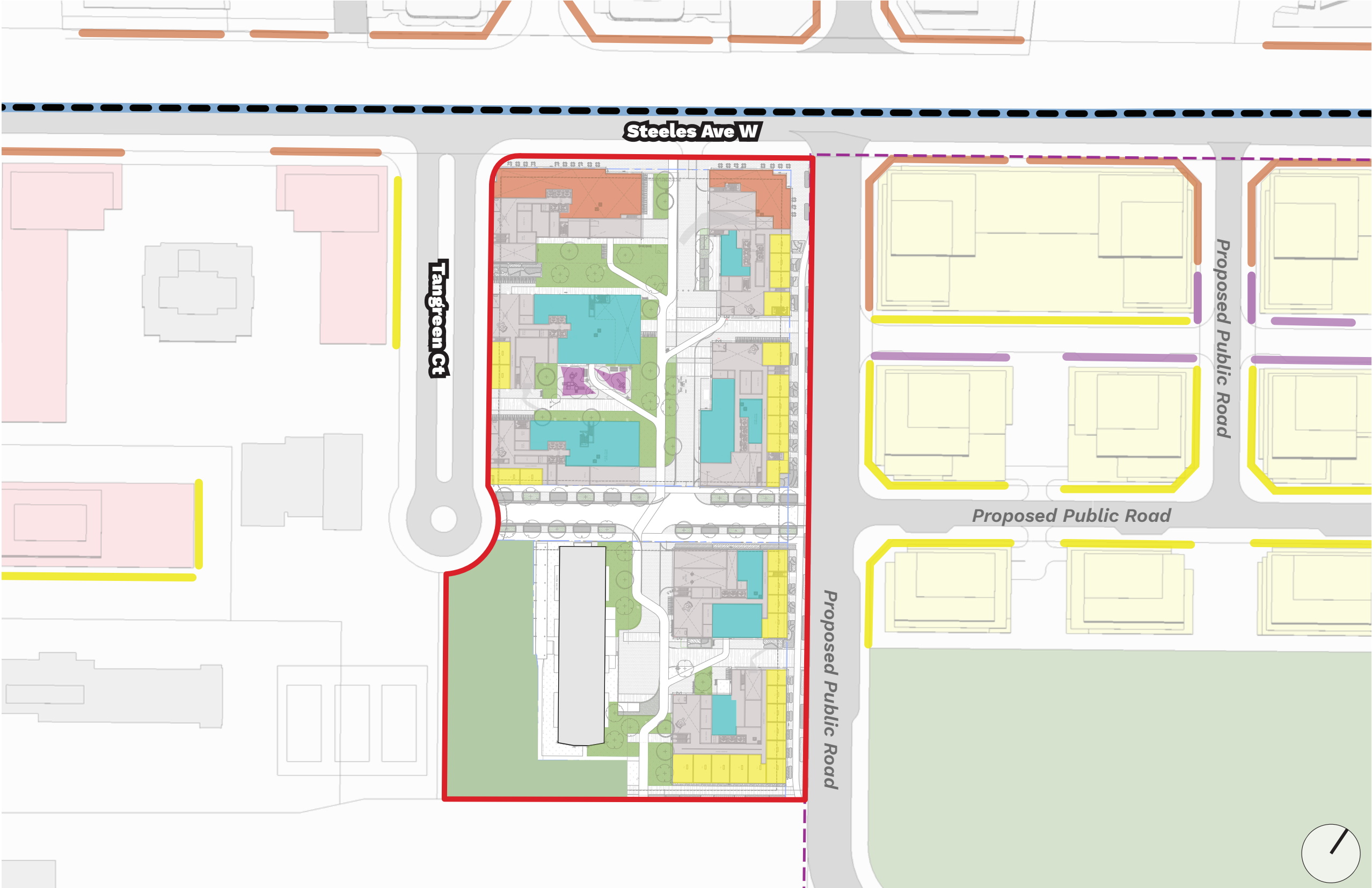


Figure 21 - Proposed At-Grade Programming - Subject Site



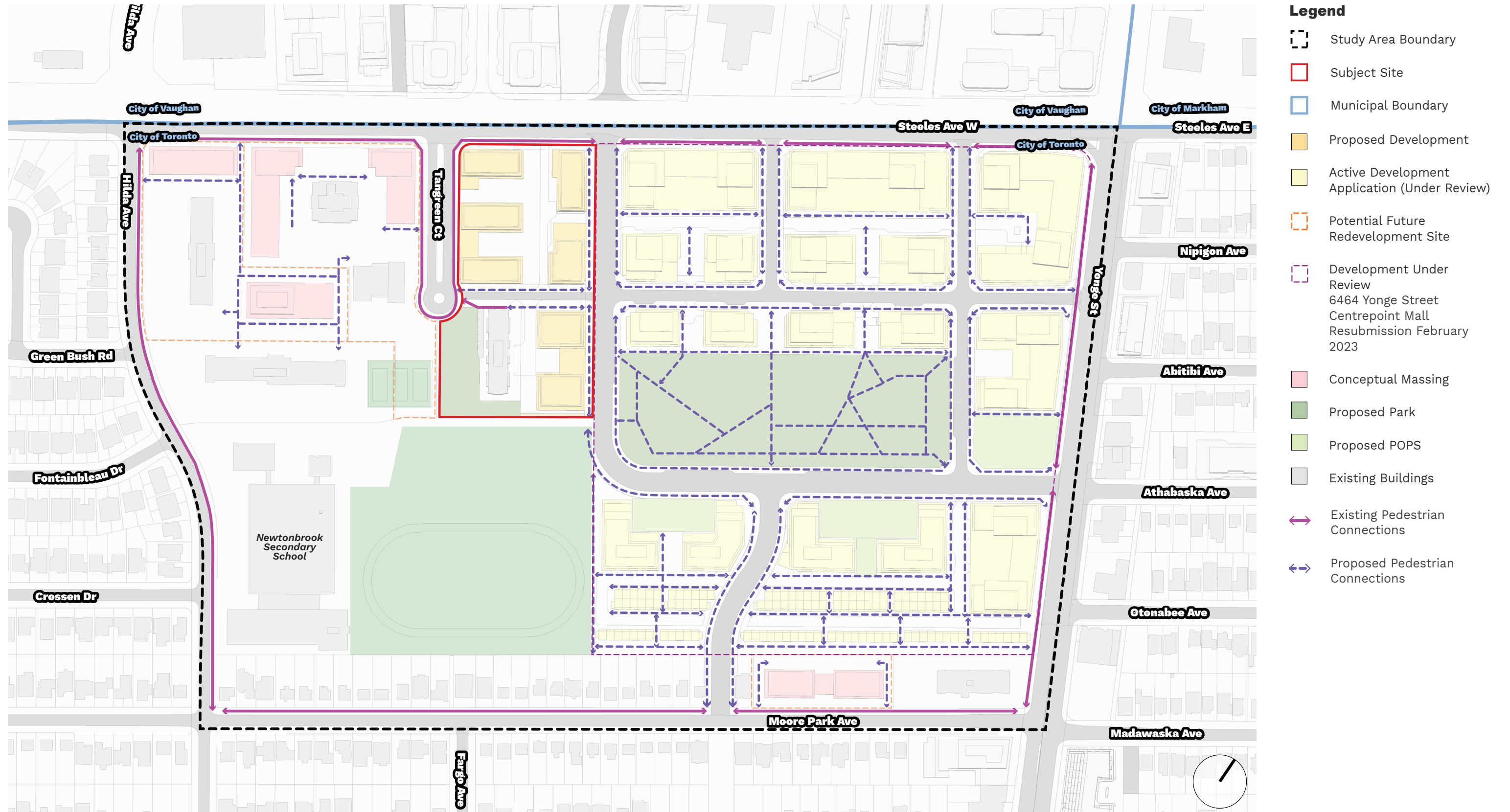


Figure 22 - Proposed Pedestrian Connections

- Legend**
- Study Area Boundary
  - Subject Site
  - Municipal Boundary
  - Proposed Development
  - Active Development Application (Under Review)
  - Potential Future Redevelopment Site
  - Development Under Review  
6464 Yonge Street  
Centrepont Mall  
Resubmission February 2023
  - Conceptual Massing
  - Proposed Park
  - Proposed POPS
  - Existing Buildings
  - Existing Street Network
  - Proposed Street Network
  - Existing Driveway
  - Proposed Driveway
  - Potential Future Vehicular Access
  - Proposed Loading Area
  - Proposed Access to Underground Parking
  - Potential Future Loading Area
  - Potential Future Access to Underground Parking

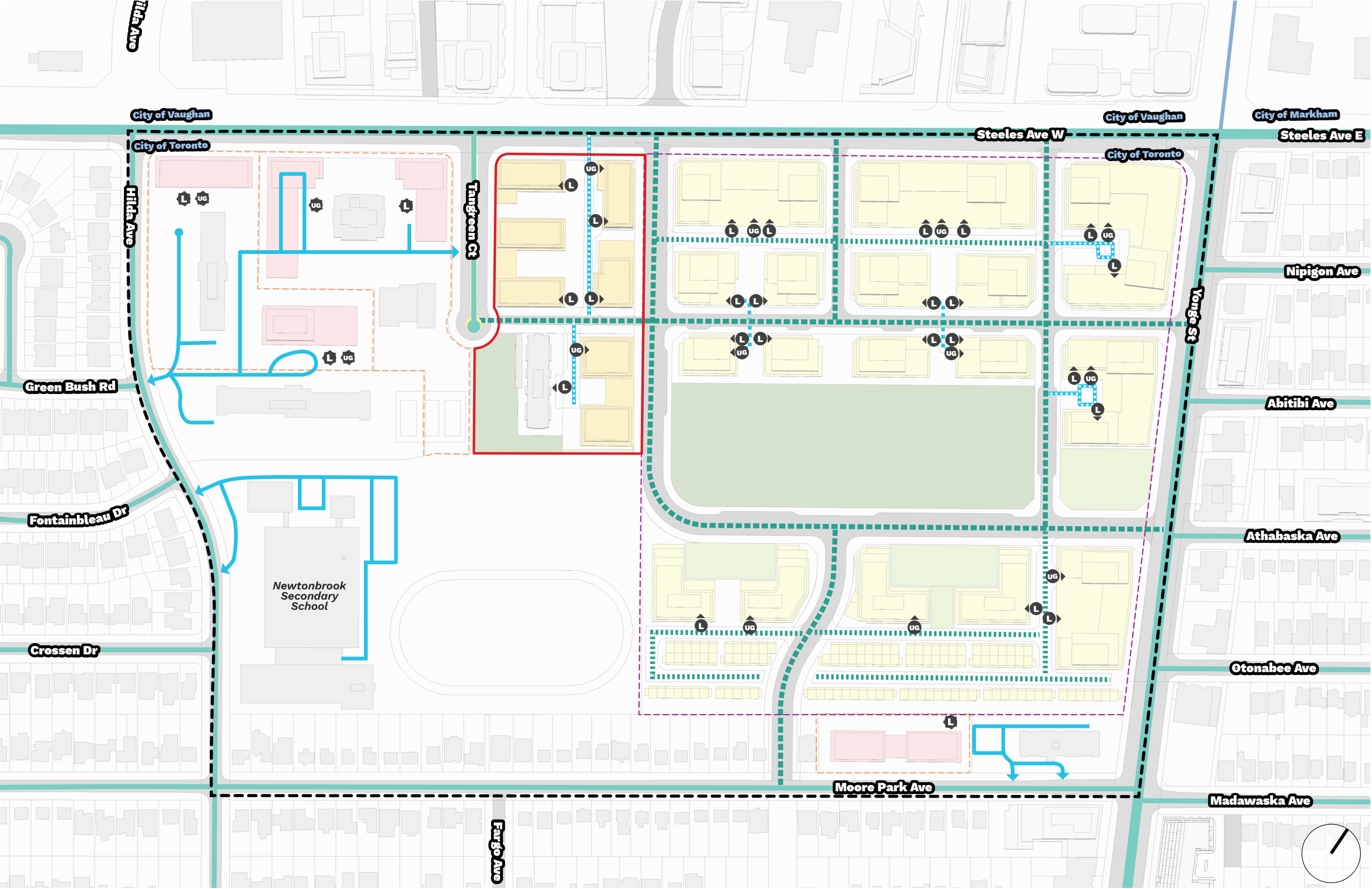


Figure 23 - Proposed Vehicular Access, Parking and Loading

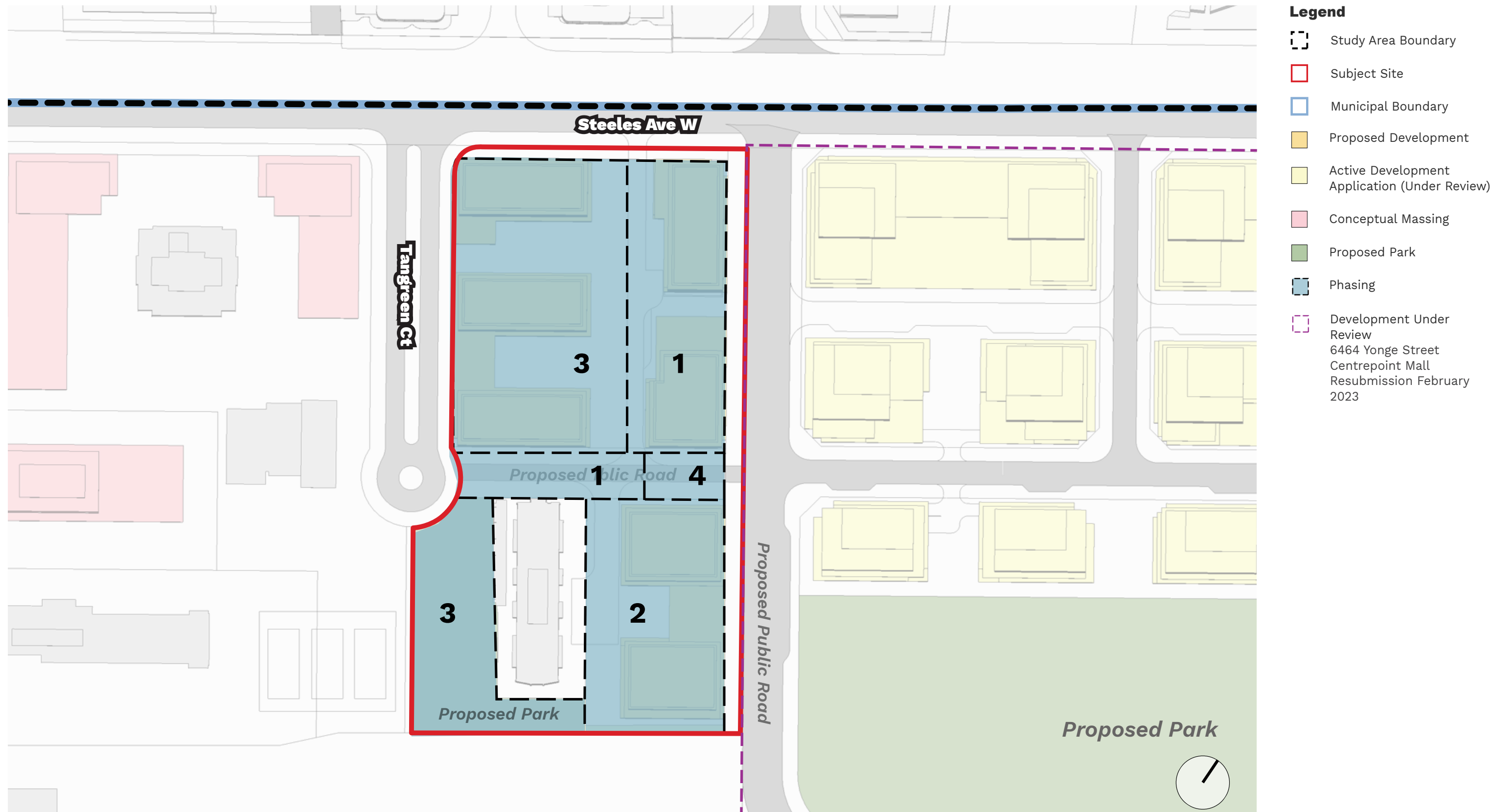


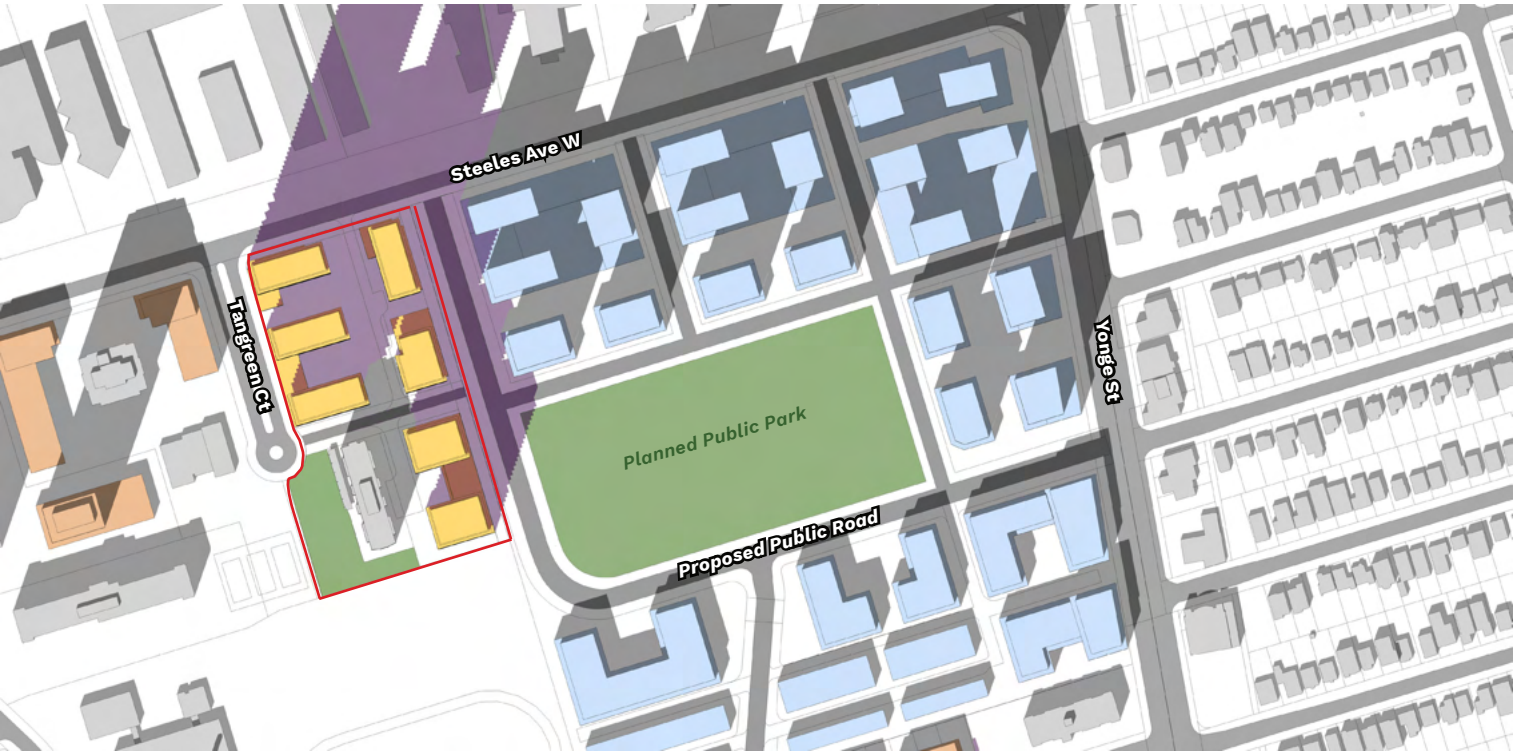
Figure 24 - Proposed Phasing - Subject Site



4









Shadow Analysis on Planned Centrepont Park

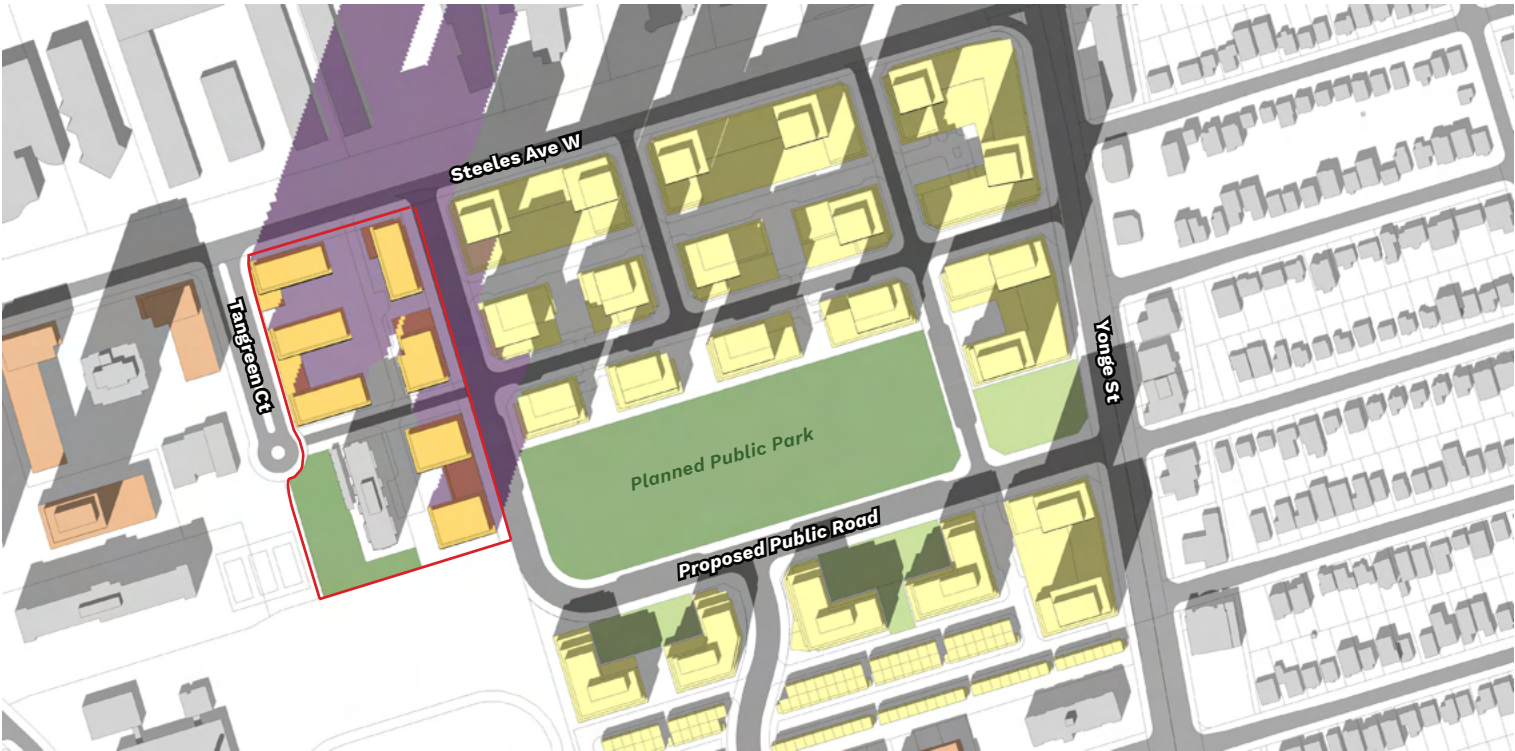
March 21 - 2:18 PM



Demonstration with City of Toronto Centrepont Mall Model









Legend

- |   |  |   |                    |
|---|--|---|--------------------|
|  | Subject Site   |  | Approved Buildings |
|  | Proposed Development   |  | Existing buildings |
|  | Shadow Cast by Proposed Development  |  | Proposed Park      |
|  | City Demonstration Model<br>6464 Yonge Street<br>Centrepont Mall<br>Resubmission February 2023 |  | Proposed POPS      |



Demonstration with Centrepont Mall Proposal Model (Resubmission, February 2023)

Legend









- |   |  |   |                    |
|---|--|---|--------------------|
|  | Subject Site   |  | Approved Buildings |
|  | Proposed Development   |  | Existing buildings |
|  | Shadow Cast by Proposed Development  |  | Proposed Park      |
|  | Development Under Review<br>6464 Yonge Street<br>Centrepont Mall<br>Resubmission February 2023 |  | Proposed POPS      |





Demonstration with City of Toronto Centrepont Mall Model









**Legend**

- |   |  |
|---|--|
|  Subject Site  |  Approved Buildings |
|  Proposed Development  |  Existing buildings |
|  Shadow Cast by Proposed Development   |  Proposed Park      |
|  City Demonstration Model 6464 Yonge Street Centrepont Mall Resubmission February 2023 |  Proposed POPS      |

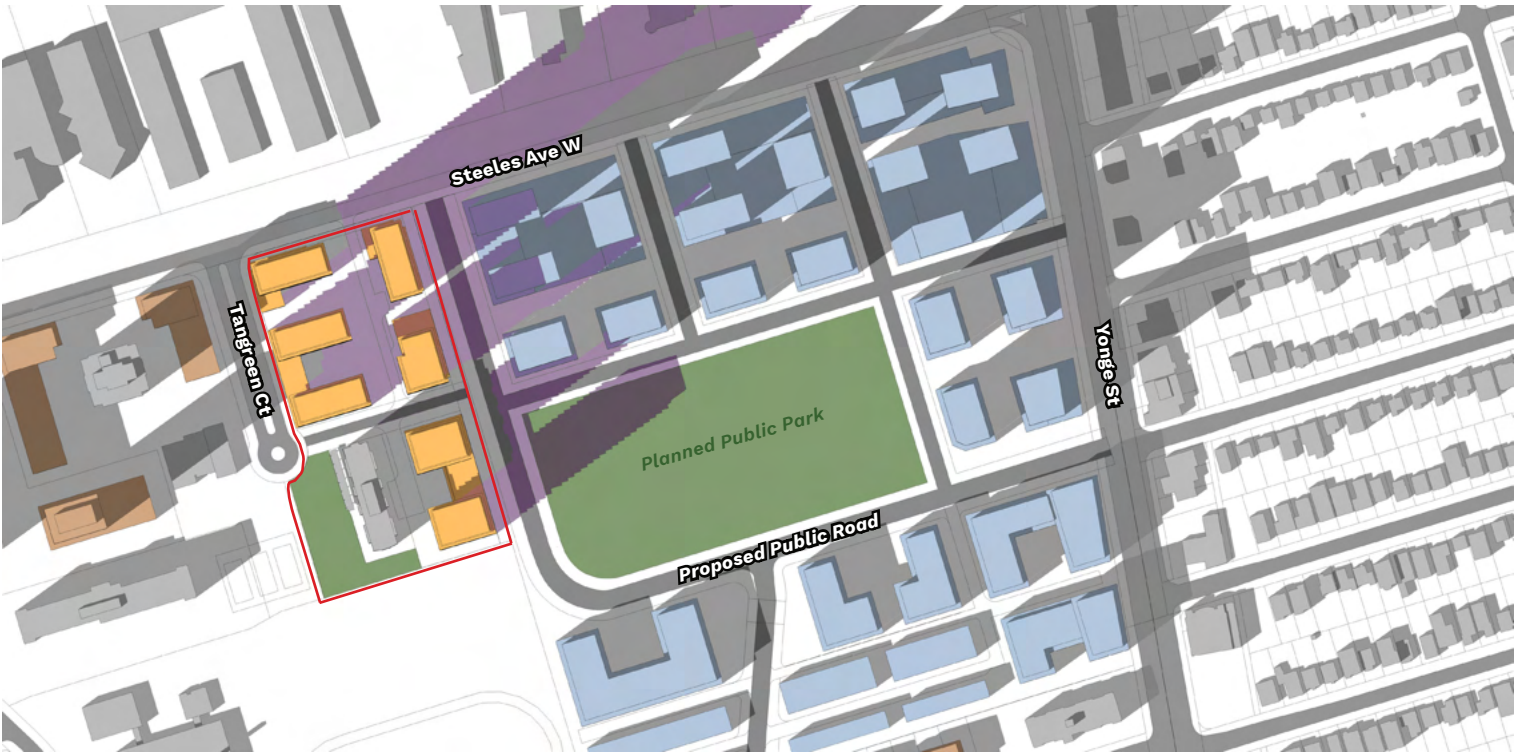


Demonstration with Centrepont Mall Proposal Model (Resubmission, February 2023)

**Legend**









- |   |  |
|---|--|
|  Subject Site  |  Approved Buildings |
|  Proposed Development  |  Existing buildings |
|  Shadow Cast by Proposed Development   |  Proposed Park      |
|  Development Under Review 6464 Yonge Street Centrepont Mall Resubmission February 2023 |  Proposed POPS      |

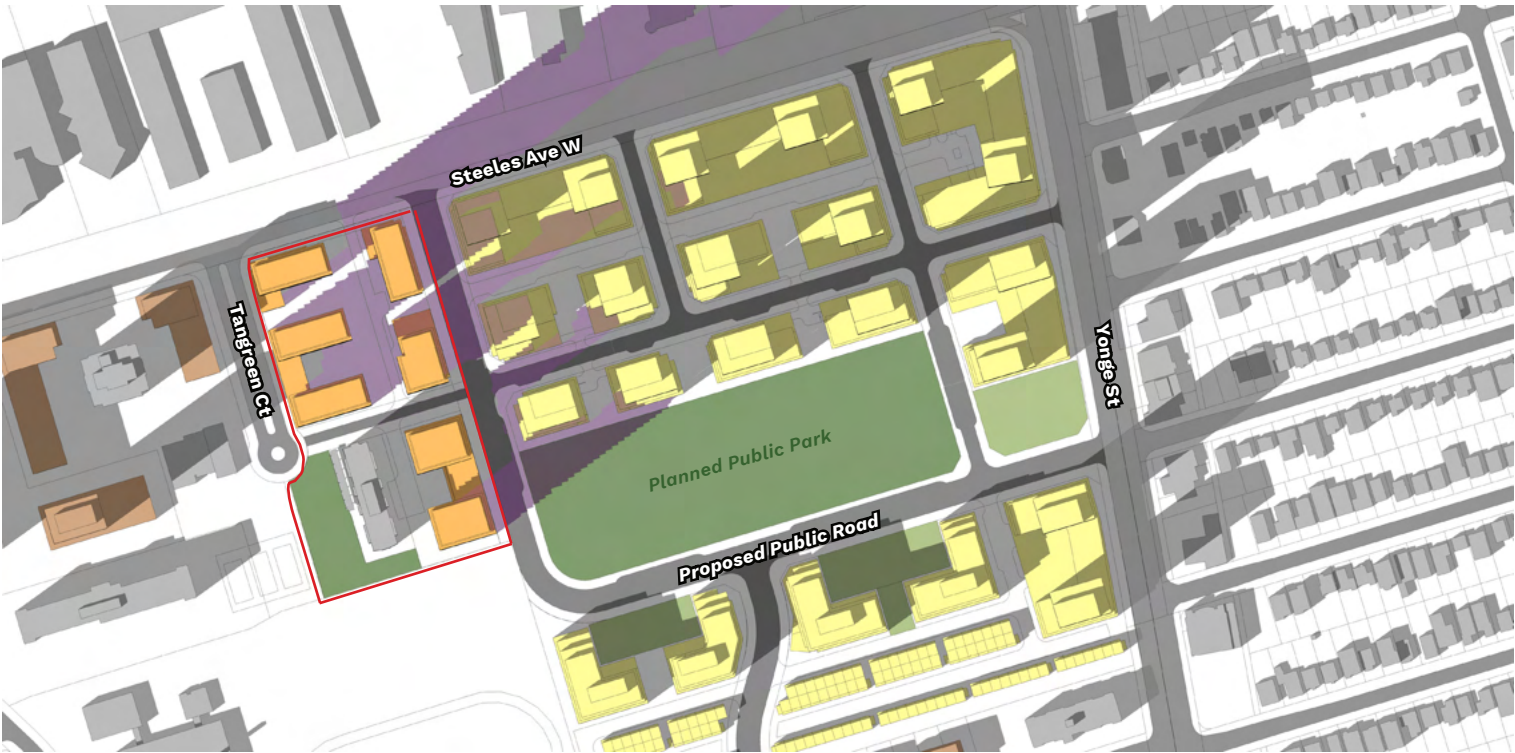




Demonstration with City of Toronto Centrepoint Mall Model









Legend

- |   |   |   |                    |
|---|---|---|--------------------|
|  | Subject Site  |  | Approved Buildings |
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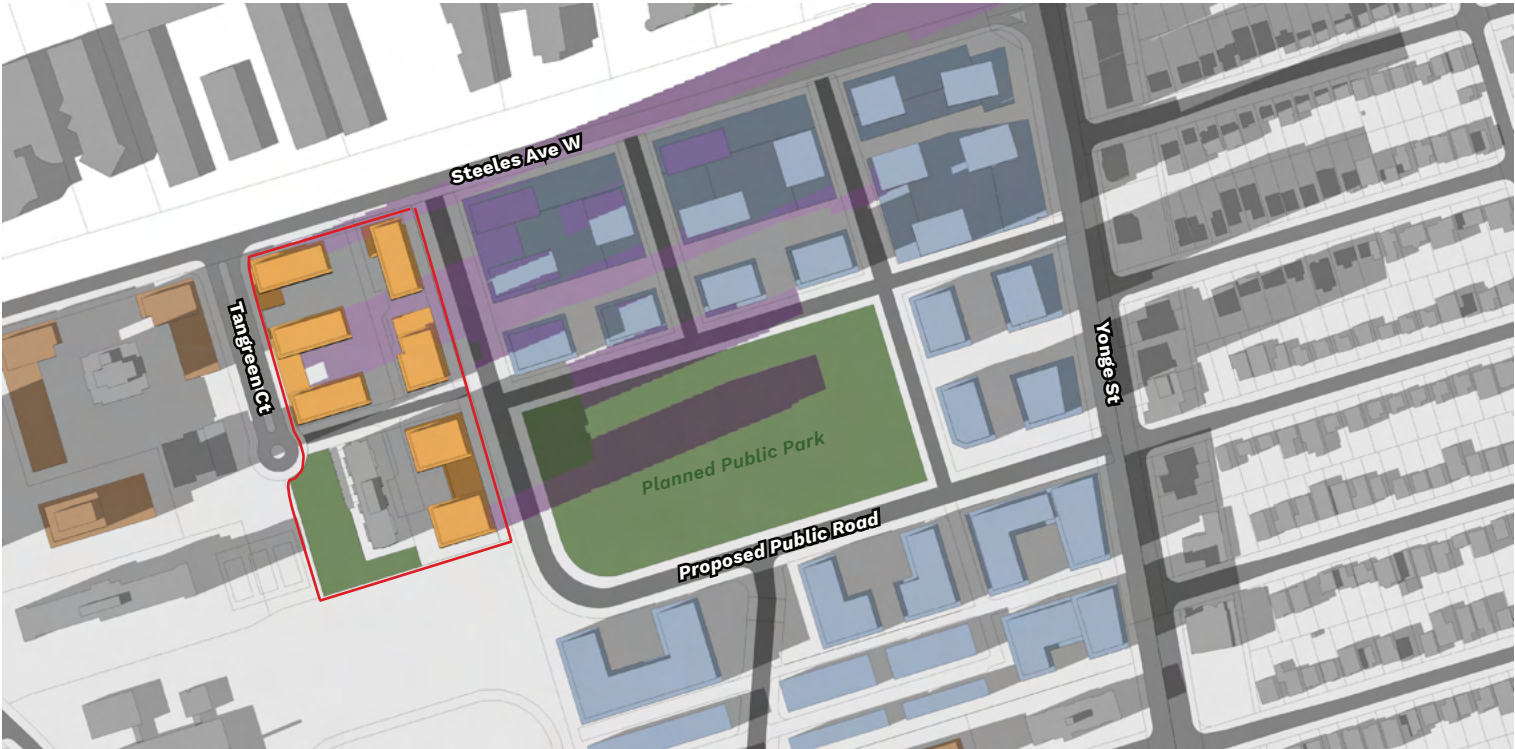


Demonstration with Centrepoint Mall Proposal Model (Resubmission, February 2023)

Legend









- |   |   |   |                    |
|---|---|---|--------------------|
|  | Subject Site  |  | Approved Buildings |
|  | Proposed Development  |  | Existing buildings |
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|  | Development Under Review<br>6464 Yonge Street<br>Centrepoint Mall<br>Resubmission February 2023 |  | Proposed POPS      |

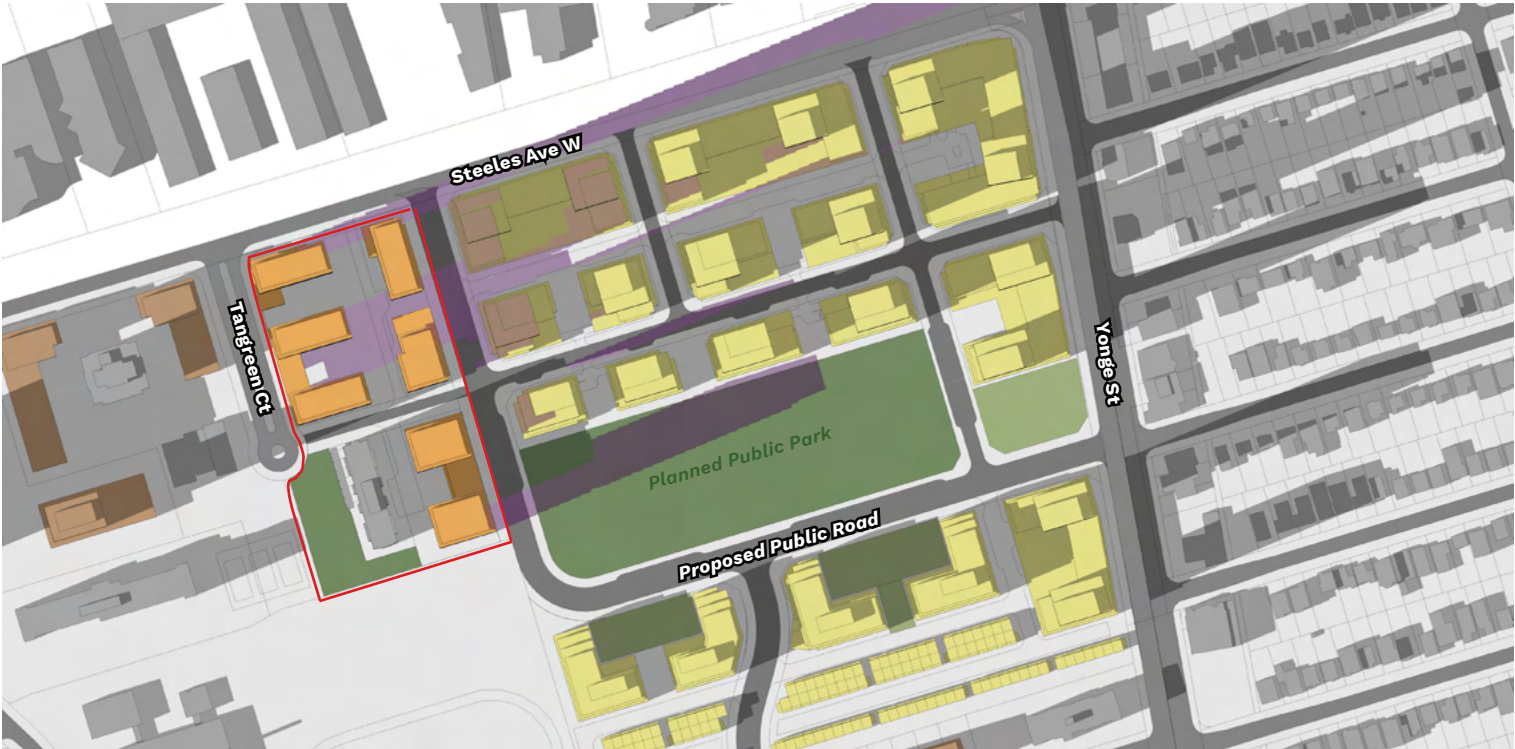




Demonstration with City of Toronto Centrepont Mall Model









Legend

- |   |  |   |                    |
|---|--|---|--------------------|
|  | Subject Site   |  | Approved Buildings |
|  | Proposed Development   |  | Existing buildings |
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Demonstration with Centrepont Mall Proposal Model (Resubmission, February 2023)

Legend

- |   |  |   |                    |
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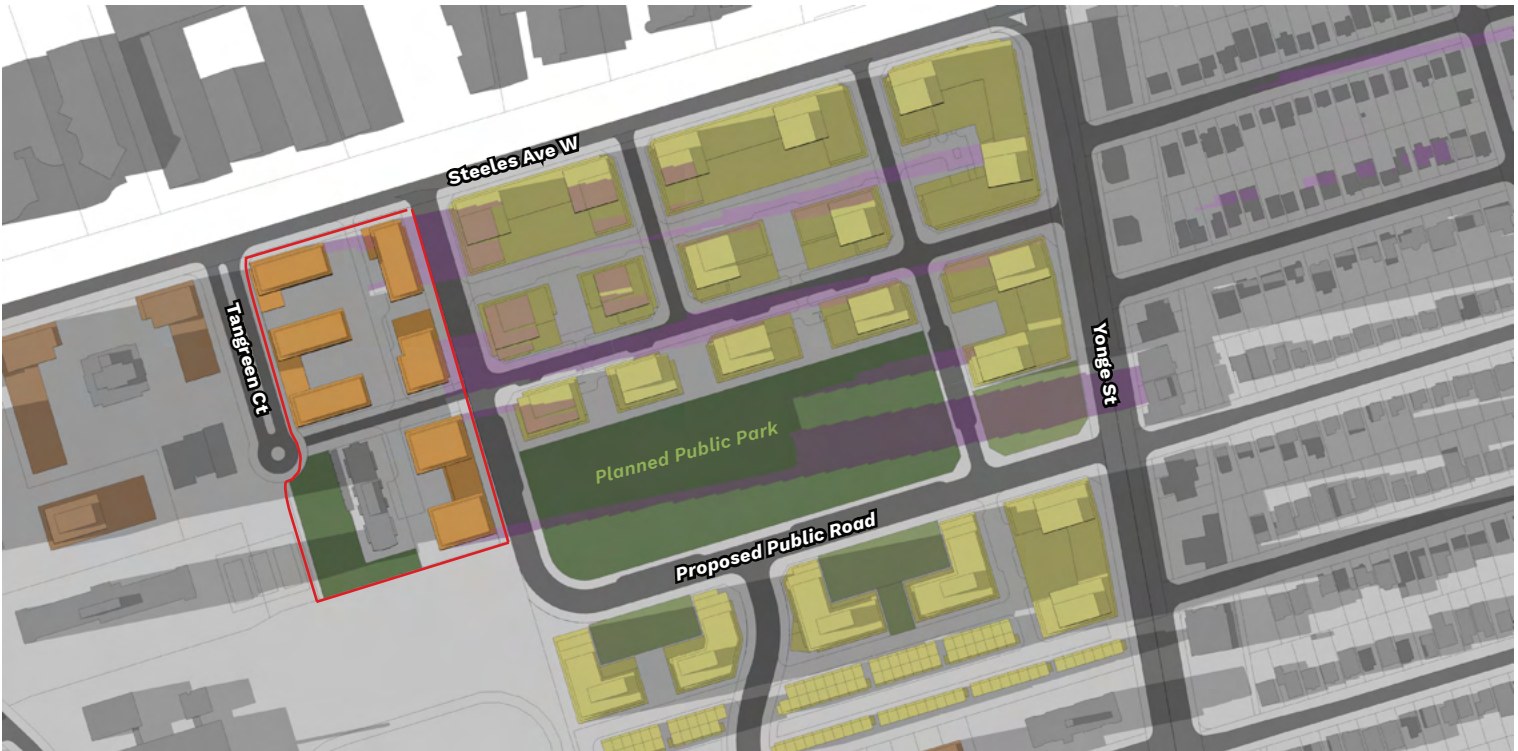
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Demonstration with City of Toronto Centrepoint Mall Model









Legend

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Demonstration with Centrepoint Mall Proposal Model (Resubmission, February 2023)

Legend

- |   |   |   |                    |
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