



BOUSFIELDS INC.  
PLANNING | DESIGN | ENGAGEMENT

# Block Context Plan

**48 Isabella Street**  
City of Toronto

**Prepared For**  
Land's Edge Properties Ltd.  
June 2025





Job Number  
23223

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

<b>1 Introduction</b>	<b>1</b>
<b>2 Study Area and Existing Context</b>	<b>3</b>
<b>3 Proposed Context</b>	<b>13</b>
<b>4 Long-term Conceptual Redevelopment</b>	<b>15</b>
<b>5 Conclusion</b>	<b>27</b>

1

Introduction



This Block Context Plan (“BCP”) has been prepared by Bousfields Inc. in support of an Official Plan Amendment and Zoning By-law Amendment application for the lands municipally known as 48 Isabella Street in the City of Toronto (“subject site”). The subject site is located within the Downtown, on the north side of Isabella Street mid-block between Yonge Street and Church Street. The Official Plan Amendment and rezoning application would facilitate the redevelopment of the subject site with a 69-storey residential apartment building, inclusive of a 2-storey podium base. The proposal includes 814 dwelling units of which 84 are rental replacement units.

The BCP provides an analysis of how the physical form of the proposed development fits within the existing and planned surrounding 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.

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.

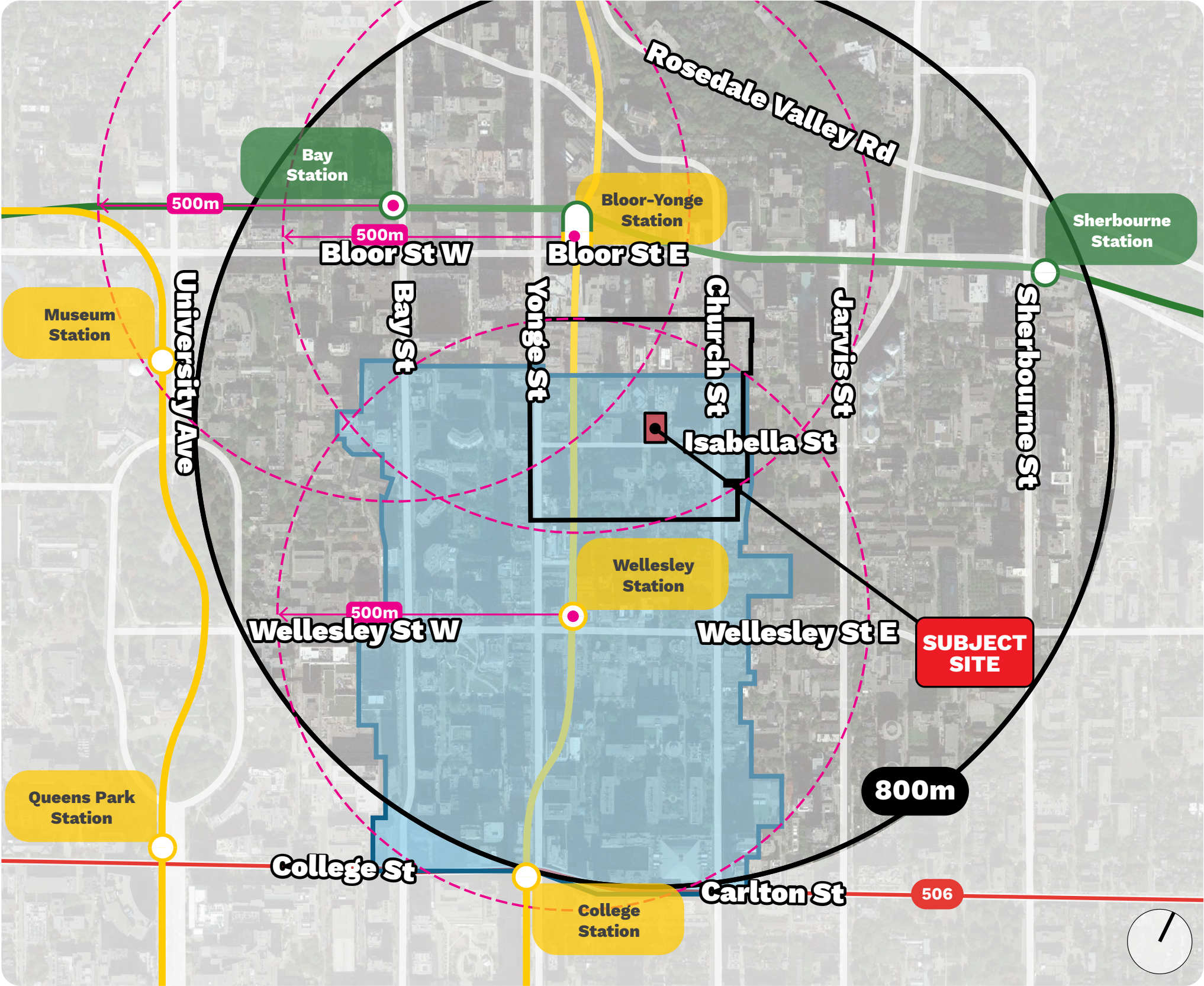


Figure 1 - Area Context



# 2

Study Area and Existing Context



As illustrated in **Figure 2**, the BCP Study Area is bounded by Hayden Street to the north, properties fronting the east side of Church Street to the east, Gloucester Street to the south, and Yonge Street to the west.

The Study Area is located within Downtown Toronto approximately 170 metres east of Yonge Street and approximately 80 metres west of Church Street.

The segment of Yonge Street extending north and south along the western extent of the BCP Study Area, known as North Downtown Yonge, has experienced an increase in development activity in recent years structured along the Yonge Street subway line and at higher density nodes located proximate to subway stations. This includes several proposed, approved, under construction, and recently constructed buildings with heights up to 91 storeys. There is an emerging tall building context, particularly within the area generally bounded by Yonge Street, Bloor Street East, Church Street, and Isabella Street, where buildings of different heights are located and coexist in close proximity to one another.

The BCP Study Area is located within the Isabella Character Area as set out by Official Plan Amendment 183 (“OPA 183”) and identified in **Figure 5** of this report. The Isabella Character Area is characterized by primarily residential buildings, with a mix of low-rise, mid-rise and high-rise buildings. The high-rise buildings generally date from the 1950s and 1960s and were developed with a “tower in the park” typology, predominantly with slab-style floorplates. The low-rise buildings in the surrounding area generally date from the late 1800s and early 1900s, a number of which are designated or listed under the Ontario Heritage Act.

The public realm within the Isabella Character Area is supported by generous landscaped areas provided within building setbacks. Within the Yonge Street Character Area, to the west along Yonge Street are a number of mainstreet commercial mixed-use buildings that are low-rise in scale. Several are heritage designated buildings built to the lot lines on all four sides, with windows facing east and west.

The subject site is within convenient walking distance of three higher-order transit stations on TTC Line 1 and Line 2, including Bay Subway Station (within approximately 560-metre radius), Bloor-Yonge Subway Station (within an approximate 300-metre radius) and Wellesley Subway Station (within an approximate 350-metre radius). The Study Area is included within the boundary of the PMTSAs associated with the Bay, Bloor-Yonge and Wellesley Subway Stations, as set out in Site and Area Specific Policy (“SASP”) 599, SASP 600, and SASP 602, respectively.

Given its location within the Downtown, the Council-adopted Bloor-Yonge and Wellesley PMTSAs and its situation with respect to excellent transit service, the Study Area is located within a strategic growth area as defined by the PPS (2024), and therefore an appropriate location to accommodate intensification and higher-density mixed uses in a more compact built form. Accordingly, it is appropriate to seek higher levels of residential density within the Study Area than both the existing and current as-of-right zoning condition allows.

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Park
- Privately-Owned Publicly Accessible Spaces “POPS”
- Municipal Address
- Topography\*

\*Contour Souce: City of Toronto Maps. Contour lines shown in 1.0-metre intervals.

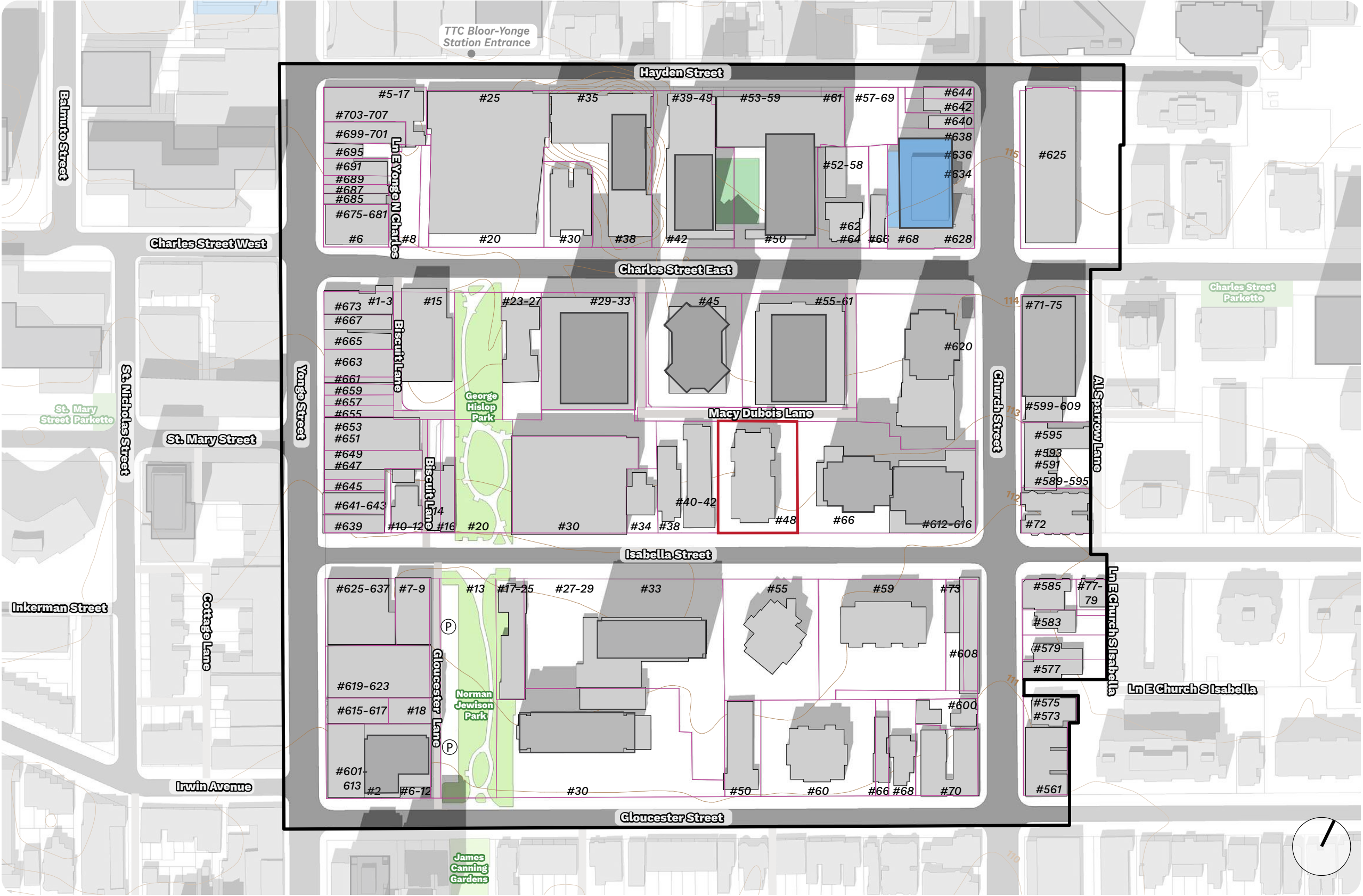


Figure 2 - Existing Study Area and Topography



- Legend**
- Study Area Boundary
  - Subject Site
  - Existing Buildings
  - Under Construction Building
  - Park
  - Privately-Owned Publicly Accessible Spaces “POPS”
  - # Municipal Address
  - Historic Yonge Street Heritage Conservation District

- Heritage Register**
- Listed Property
  - Designated Property under Part IV of the Ontario Heritage Act
  - Designated Property under Part V of the Ontario Heritage Act



Figure 3 - Existing Heritage Context

**Legend**

Study Area Boundary

Subject Site

**Official Plan Land Use Designations (Map 18)**

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Other Open Spaces Areas

Parks

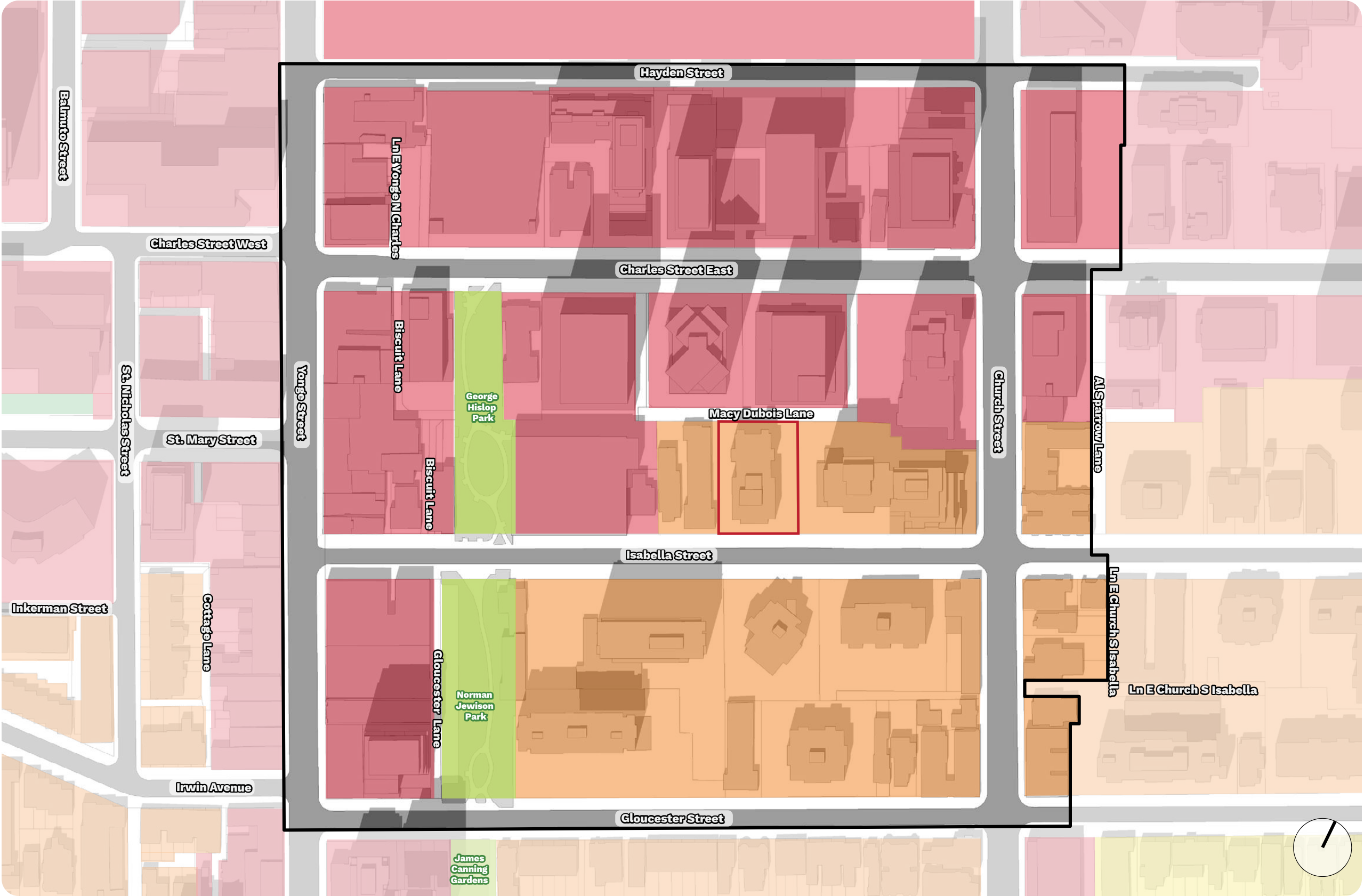




Figure 4 - Existing Land Use - Official Plan Land Use Plan Map 18






**Legend**








-  Study Area Boundary
-  Subject Site

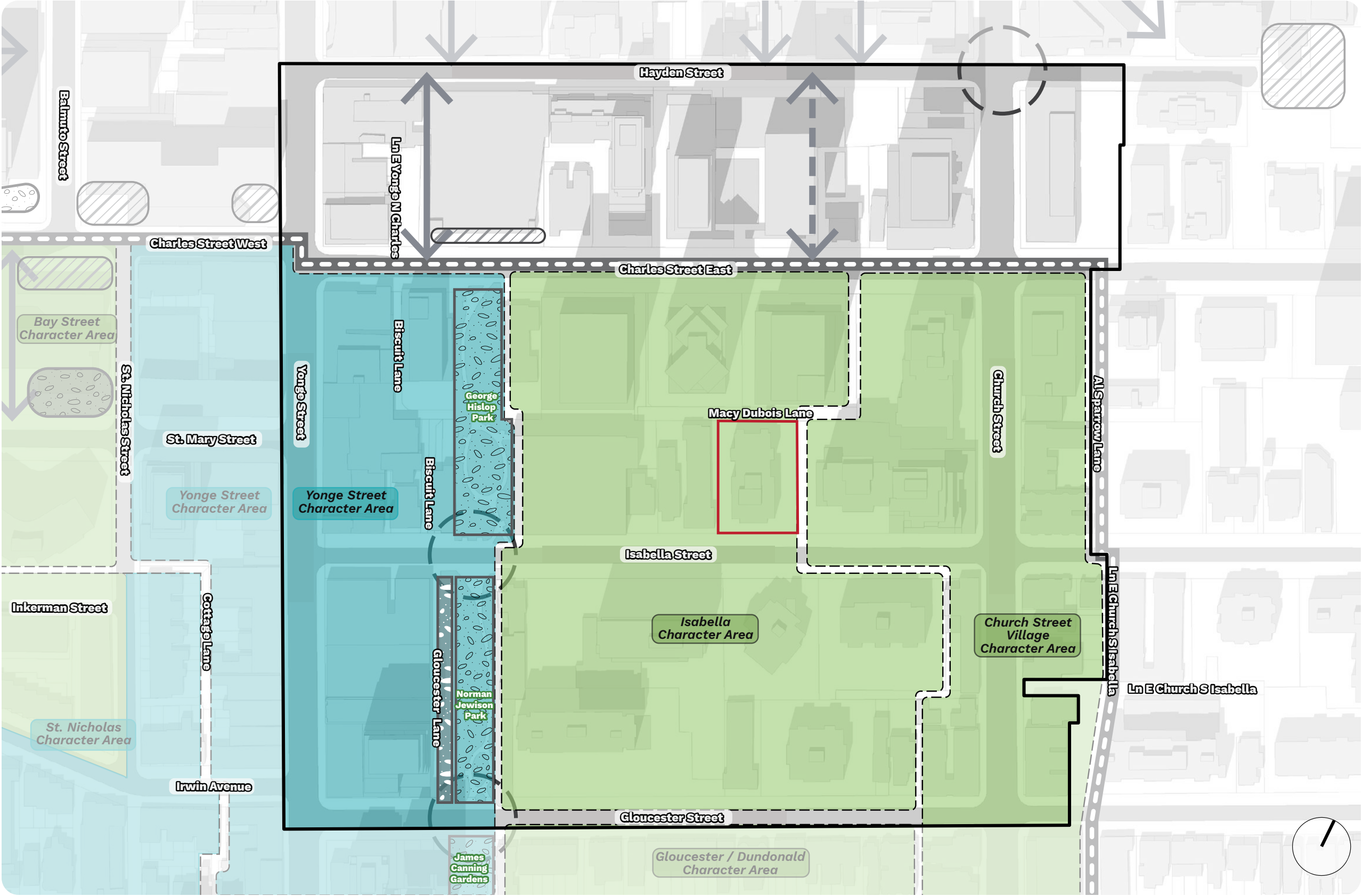
**OPA 183 - SASP 382**

**Map 1 : Character Areas**

-  North Downtown Yonge Planning Framework Study Boundary
-  Yonge Street Character Area
-  Other Character Areas





**Map 2 : Open Space Network**

-  Public Park
-  Green Open Space
-  Courtyards, Forecourts and Squares
-  Potential Open Space Opportunity
-  Park Connections
-  Pedestrian Mid-Block Connections
-  Proposed Future Pedestrian Connections












**Figure 5 - North Downtown Yonge Planning Framework Study - OPA 183**

**Legend**

-  Study Area Boundary
-  Subject Site
-  Existing Buildings
-  Public Parking Lot

**Existing Building Uses**

-  Commercial
-  Office
-  Commercial/Office
-  Mixed Use (Commercial and Residential)
-  Residential
-  Place of Worship
-  Short-Term Rental / Hotel
-  Parking Structure
-  Entertainment / Performance Venue



**Figure 6 - Existing Built Form and Use**

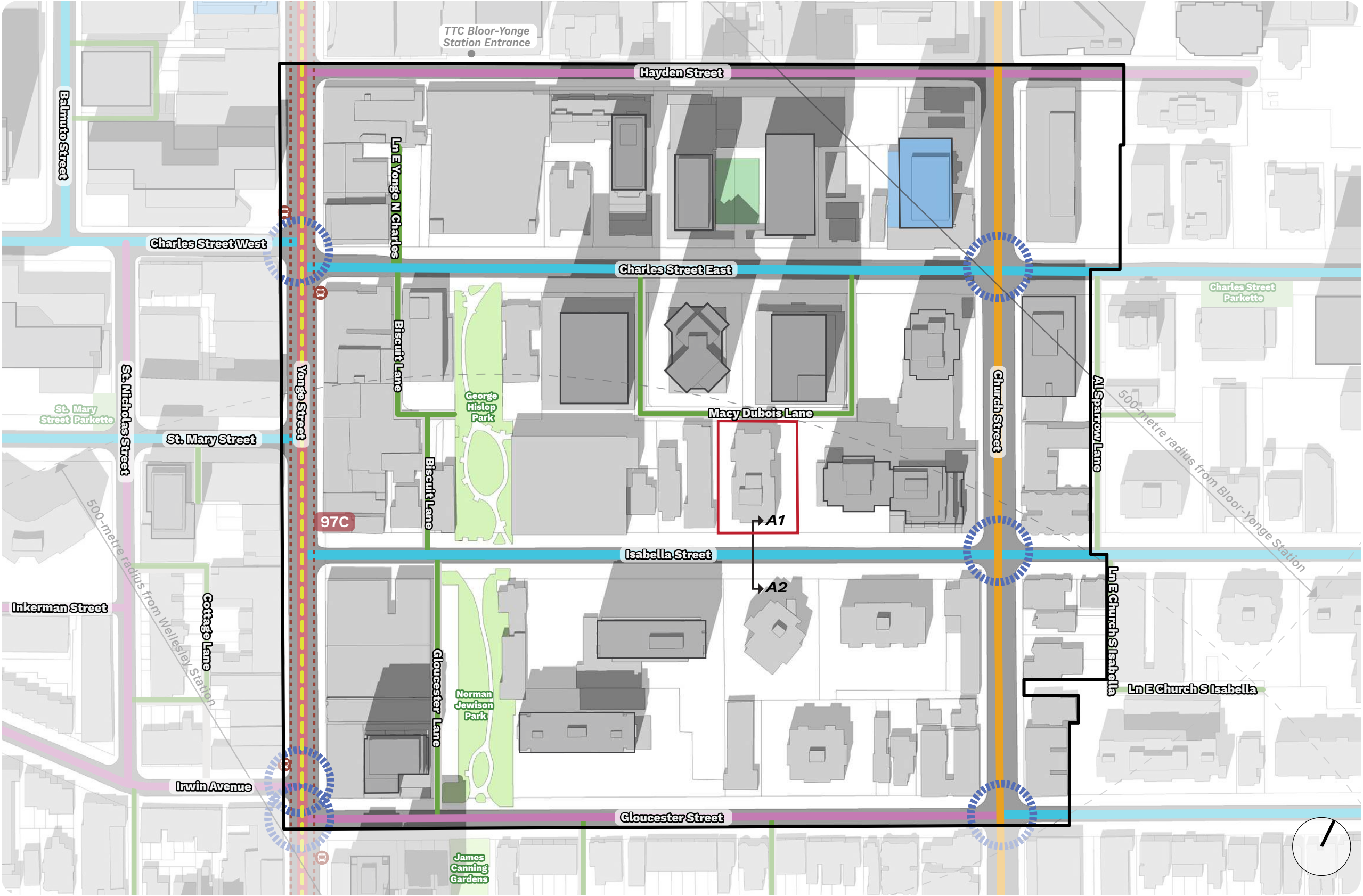


**Legend**

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Park
- Privately-Owned Publicly Accessible Spaces “POPS”












**Road Classification**

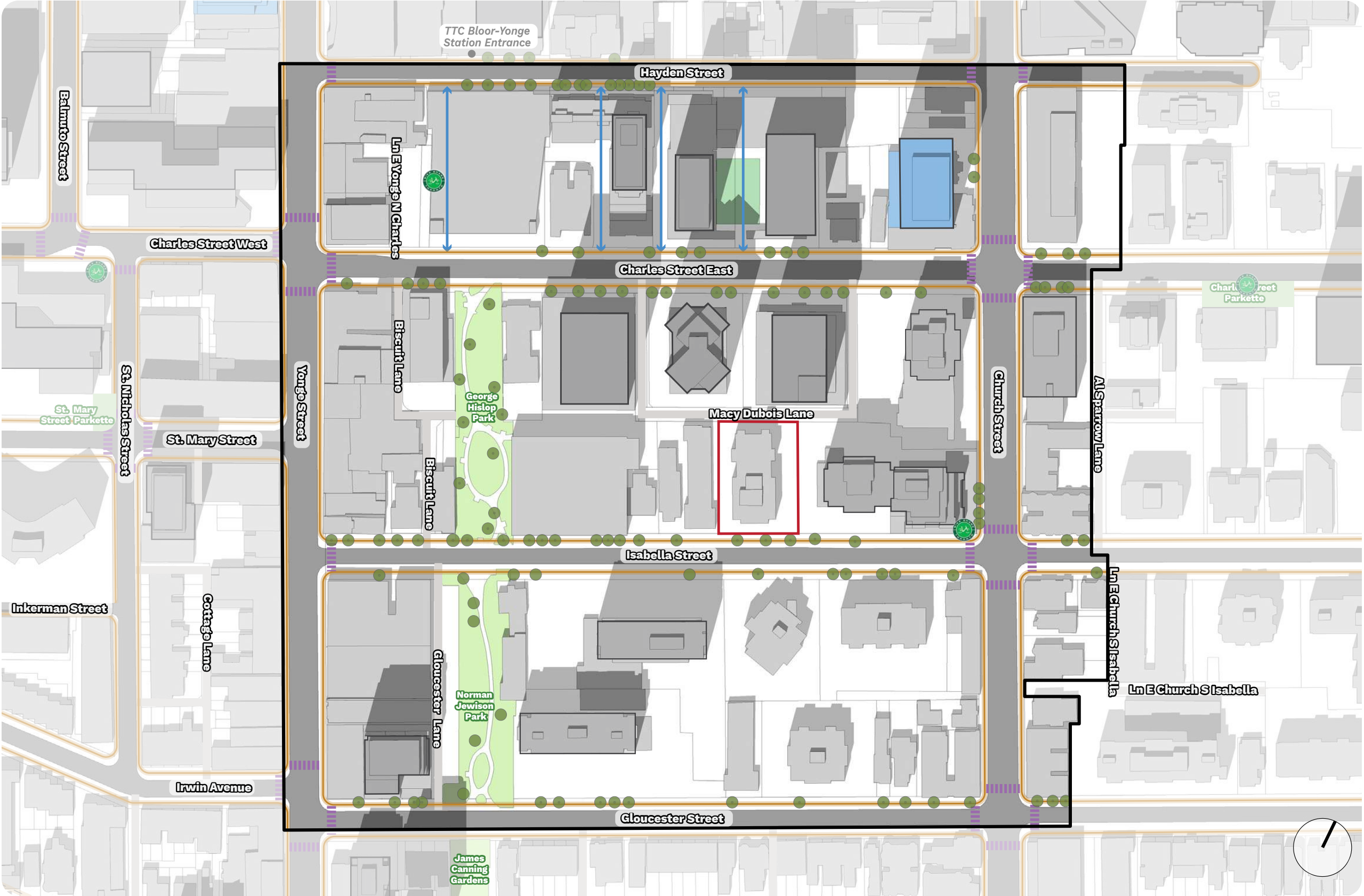
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Local Road
- Laneway
- TTC Bus Route
- TTC Line 1 Yonge-University
- TTC Bus Stop
- Signalized Intersection



**Figure 7 - Existing Road Network and Transit Connections**

**Legend**

-  Study Area Boundary
-  Subject Site
-  Existing Buildings
-  Under Construction Building
-  Park
-  Privately-Owned Publicly Accessible Spaces "POPS"
-  Pedestrian Route
-  Pedestrian Crosswalk
-  Mid-Block Pedestrian Connection
-  Tree Location (Approximate)
-  Bikeshare Location



**Figure 8 - Existing Pedestrian and Public Realm Elements**



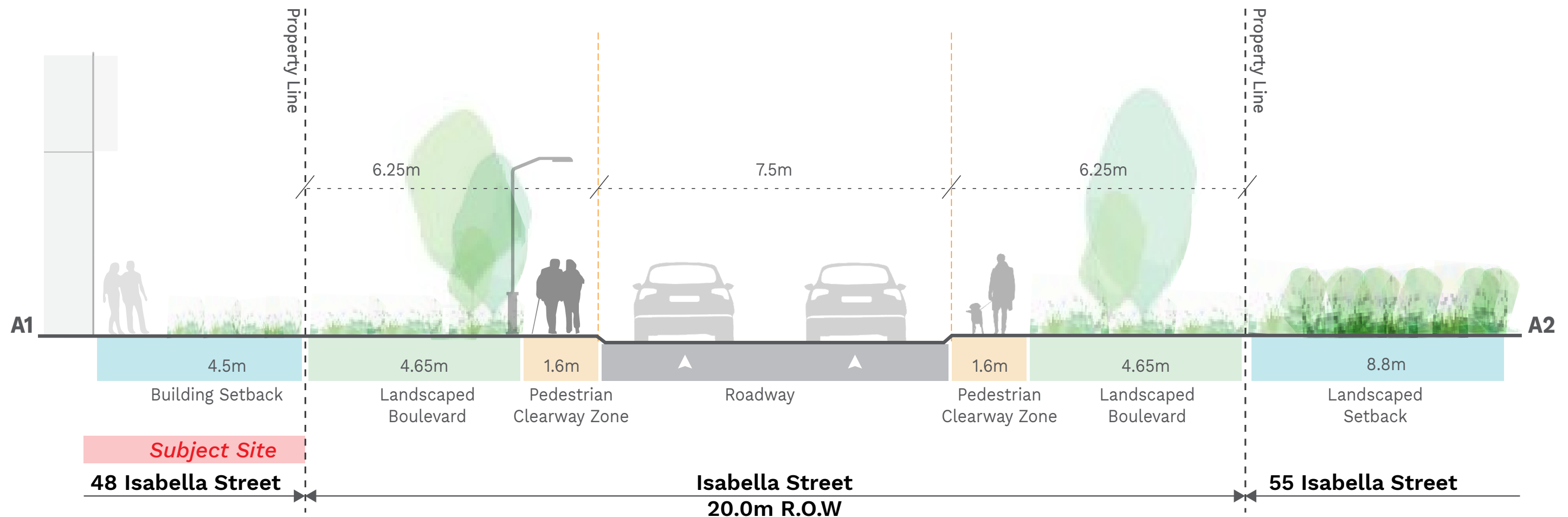
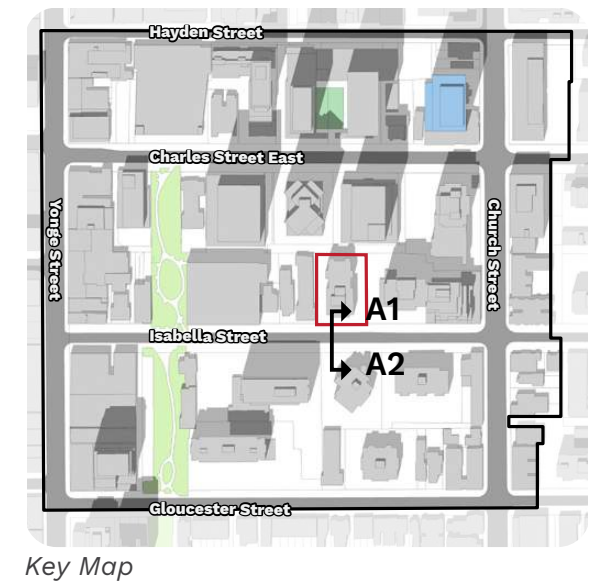


Figure 9 - Existing Street Section through Isabella Street (A1-A2)

3

Development Context



**Legend**

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Park
- Privately-Owned Publicly Accessible Spaces "POPS"

**Development Activity**

- ① 699 Yonge Street & 7 Hayden Street  
Height: 66-ST / 216.5m\*  
Status: Approved
- ② 66 Charles Street East  
Height: 11-ST / 35.0m\*  
Status: Proposed
- ③ 68-70 Charles Street East & 628-638 Church Street  
Height: 50-ST / 155.4m\*  
Status: Under Construction
- ④ 625 Church Street  
Height: 50-ST / 194.0m\*  
Status: Approved
- ⑤ 15 Charles Street East and 16 Isabella St  
Height: 66-ST / 216.6m\*  
Status: Approved
- ⑥ 645 Yonge Street  
Height: 76-ST / 280.0m\*  
Status: Approved
- ⑦ 619-637 Yonge Street & 1-9 Isabella Street  
Height: 70-ST / 239.8m\*  
Status: Approved
- ⑧ 33 Isabella Street  
Height: 3-ST  
Status: Approved

\*Metric height includes MPH



Figure 10 - Recent Development Activity

4

Long-term Conceptual Redevelopment



# Identification of Potential Future Soft Sites

This Block Context Plan demonstrates how the development proposal fits with the existing, planned and emerging built form context within the Study Area. Moreover, it identifies conceptual soft sites that may develop in a manner that fits with the emerging built form pattern in this area of the Downtown, specifically within the North Downtown Yonge area.

Potential soft sites are understood to be underutilized parcels where opportunities exist to redevelop into a more intense, urban and transit-oriented land use and built form. In the Study Area, these include lands designated *Apartment Neighbourhoods* and *Mixed Use Areas*. Larger sites in the *Apartment Neighbourhoods* land use infill opportunities may require planning for new and extended public realm, including new streets or shared driveways, and may require preserving significant existing landscape and recreation features as part of “integrating older apartments with new development in a manner that improves the quality of life for all”. Moreover, properties designated *Mixed Use Areas* are intended to provide a broad mix of residential, commercial and office uses, in single use or mixed-use buildings, as well as open spaces in order to revitalize areas of the City that are largely vacant or underused.

For the purposes of this Block Context Plan, eight potential soft sites have been identified within the Study Area:

- 675-695 Yonge Street and 6 Charles Street East;
- 20-30 Charles Street and 25 Hayden Street;
- 640-644 Church Street and 57-69 Hayden Street;
- 655-673 Yonge Street and 1-3 Charles Street East;

- 30-42 Isabella Street;
- 589-595 Church Street and 72 Isabella Street;
- 60-70 Gloucester Street and 600 Church Street; and
- 577-585 Church Street and 77-79 Isabella Street.

The built form principles used for the conceptual massings for soft sites are generally consistent with the City’s urban design policy and guideline framework and are widely accepted as appropriate standards in urban design practice.

In our opinion, the proposed built form approach, if applied to the conceptual soft sites, would not have adverse impacts on the surrounding context and would support provincial and municipal policy directions for growth in appropriate locations well served by infrastructure and higher order transit, in particular on sites that are within one or more PMTSAs.

A summary of the urban design approach applied to the conceptual redevelopment sites identified on **Figure 11** is as follows:

- Enhanced public realm should be provided with active street frontages that are visually and physically accessible to the surrounding street and sidewalk network.
- Buildings should be sited and massed to limit shadow impacts on adjacent streets, parks, and low-rise residential neighbourhoods.
- Base building elements and mid-rise, street-related buildings should promote active at-grade uses.

- Key terminus sites, potential gateways, and intersections should be enhanced and be made visually prominent through built form, architectural articulation, or public realm enhancement.
- Base building elements and mid-rise, street-related buildings should be located parallel to the street, driveways or pedestrian walkways where possible.
- Base building elements and tower elements both should be sited and massed to fit within the existing and planned context, through a contextually appropriate and pedestrian scale streetwall.
- Tower elements should be scaled and appropriately separated from each other generally in keeping with the City’s Tall Building Design Guidelines.

# Soft Site Built Form

Conceptual massing demonstration has been prepared for the potential soft sites, as shown in **Figure 12**. The massings have been prepared with consideration for the urban design and built form standards contained in the Official Plan policies (including those in OPA 183), Downtown Secondary Plan, the Tall Building Design Guidelines (with further consideration for the Downtown Tall Buildings: Vision and Supplementary Design Guidelines), the North Downtown Yonge Urban Design Guidelines, and the key guidelines from the updated city-wide Mid-rise Building Design Guidelines, where applicable.

The Block Context Plan generally envisions the Study Area redeveloping in the form of tall buildings, at a similar height and scale to the proposal for the subject site while allowing or recognizing for distinguishing circumstances between different sites. 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 each, or all, of the identified soft sites could occur in a manner that would achieve appropriate built form relationships.

To that end, the conceptual massing demonstration has been prepared based on a number of contextual considerations, including:

- The size, depth and ability to consolidate properties to create development parcels;
- Preliminary review of heritage listed and designated properties;
- Proximity to Bloor-Yonge and Wellesley stations;
- Surrounding built form context, both along each right-of-way and at a high level within the broader urban structure,
- Proximity to existing *Neighbourhoods* and *Parks*; and
- Preliminary analysis of shadow impacts.

In particular, the massing concepts were developed based on the following parameters:

- Conserve heritage buildings that are listed on the City of Toronto Heritage Register and/or designated under Part IV of the *Ontario Heritage Act*.
- Provide a floor-to-floor height of 4.5 metres at grade to accommodate non-residential uses, while all subsequent floors above achieve a floor-to-floor height of 3.0 metres for residential uses;
- For mid-rise buildings, provide an appropriate pedestrian perception stepback above the streetwall;
- For mid-rise buildings, provide a minimum 7.5-metre rear setback from the property line and a minimum 2.5-metre rear stepback above the 6th storey;
- Provide an appropriate transition in scale down to lower-scaled buildings, parks, and open spaces;

- Provide an approximate typical building depth of 22.0 metres, where possible;
- Locate tall buildings to protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space, and other shadow sensitive areas;
- Provide a setback along the front property line, where necessary, to align with the existing setback pattern, and/or achieve the planned right-of-way width;
- Mass towers to generally respect the intent of the built form policies for each character sub-area identified in OPA 183/ SASP 328, including a generous tower setback along Yonge Street;
- Site towers to maintain a minimum separation distance of 20.0 to 25.0 metres, and off-set building corners where closer adjacencies exist. Provide a minimum setback of 10.0 to 12.5 metres from shared property lines or the centre line of an abutting public lane; and
- Provide tower floor plates between 750 and 850 square metres, with increased consideration for potential built form impacts where floor plates are larger than 750 square metres.



The soft site massing scenarios illustrated in this Block Context Plan are conceptual. Built form and location will be determined on a site-specific basis as appropriate through the development approvals process. In this regard, a number of important factors must be considered when considering the conceptual redevelopment scenarios and their potential impacts:

- The redevelopment of several analyzed soft sites would necessitate the demolition of existing commercial or non-residential uses, which may or may not be economically viable;
- The demonstrated redevelopment of all the conceptual soft sites would require property assembly or consolidation, which may or may not occur; and
- The demonstrated conceptual redevelopment identified for each of the soft sites would require additional development approvals to permit the built form demonstrated which could be refused or modified through the application review process.

As a result, although the conceptual development potential demonstrated in this Block Context Plan is theoretically achievable, it is possible that the soft sites identified may not redevelop, even in the long term and that their cumulative development is one of a myriad of potential outcomes for the Study Area.

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

Legend












- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Proposed Development
- Park
- Privately-Owned Publicly Accessible Spaces “POPS”
- Potential Soft Site
- Public Parking Lot
- Soft Site 1**  
675-695 Yonge Street & 6 Charles Street East
- Soft Site 2**  
20-30 Charles Street & 25 Hayden Street
- Soft Site 3**  
640-644 Church Street & 57-69 Hayden Street
- Soft Site 4**  
655-673 Yonge Street & 1-3 Charles Street East
- Soft Site 5**  
30-42 Isabella Street
- Soft Site 6**  
589-595 Church Street & 72 Isabella Street
- Soft Site 7**  
60-70 Gloucester Street & 600 Church Street
- Soft Site 8**  
577-585 Church Street & 77-79 Isabella Street



Figure 11 - Proposal and Soft Sites within Development Context


















**Legend**

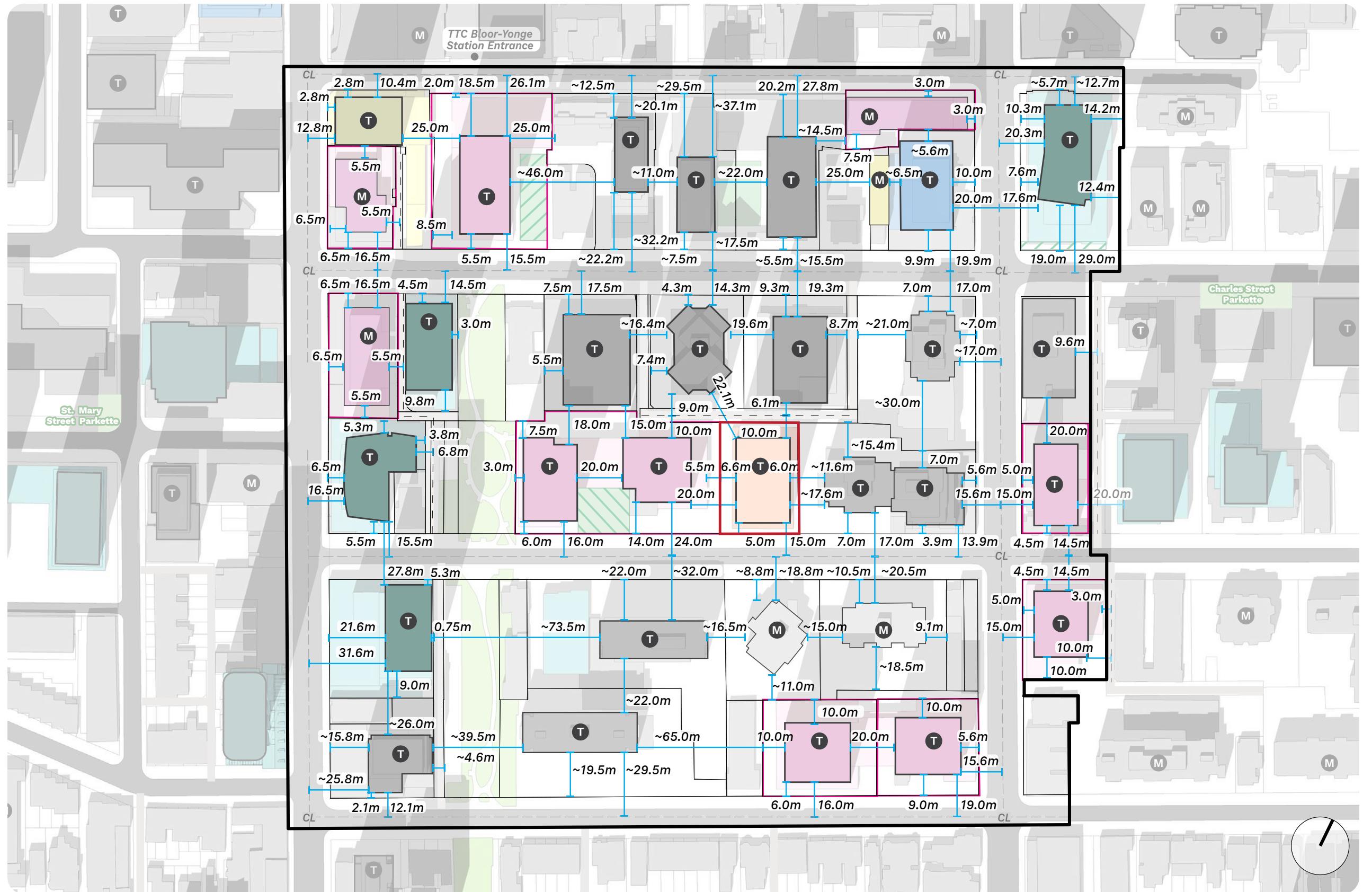
-  Study Area Boundary
-  Subject Site
-  Existing Buildings
-  Under Construction Building
-  Approved (Not Yet Built)
-  Active Development Application
-  Proposed Development
-  Conceptual Massing
-  Potential Soft Site
-  Parks
-  Privately-Owned Publicly Accessible Spaces "POPS"
-  Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
-  Conceptual Retention of Existing Heritage Building within Soft Site Massing
-  Tower Form
-  Mid-Rise Form



**Figure 12 - Long-term Conceptual Redevelopment of Study Area**

### Legend


















-  Study Area Boundary
-  Subject Site
-  Existing Buildings
-  Under Construction Building
-  Approved (Not Yet Built)
-  Active Development Application
-  Proposed Development
-  Conceptual Massing
-  Potential Soft Site
-  Parks
-  Privately-Owned Publicly Accessible Spaces “POPS”
-  Conceptual Privately-Owned Publicly Accessible Spaces “POPS”
-  Tower Form
-  Mid-Rise Form
-  Setback/Separation Distance (Approx.)



**Figure 13 - Long-term Conceptual Redevelopment - Building Setbacks/Separation Distances**






















**Legend**

-  Study Area Boundary
-  Subject Site
-  Existing Buildings
-  Under Construction Building
-  Approved (Not Yet Built)
-  Active Development Application
-  Proposed Development
-  Conceptual Massing
-  Potential Soft Site
-  Parks
-  Privately-Owned Publicly Accessible Spaces "POPS"
-  Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
-  Residential Entrance
-  Non-Residential Entrance
-  Conceptual Residential Frontage
-  Conceptual Non-Residential Frontage
-  Vehicular Access



**Figure 14 - Long-term Conceptual Redevelopment - Proposed Frontage and Access**

**Legend**

-  Study Area Boundary
-  Subject Site
-  Existing Buildings
-  Under Construction Building
-  Approved (Not Yet Built)
-  Active Development Application
-  Proposed Development
-  Conceptual Massing
-  Potential Soft Site
-  Parks
-  Privately-Owned Publicly Accessible Spaces "POPS"
-  Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
-  Pedestrian Route
-  Mid-Block Pedestrian Connection
-  Proposed/Conceptual Mid-Block Pedestrian Connection
-  Existing Pedestrian Crosswalk
-  Tree Location (Approximate)
-  Tree Location (Proposed - approximate)
-  Bikeshare Location



**Figure 15 - Long-term Conceptual Redevelopment - Proposed Public Realm**



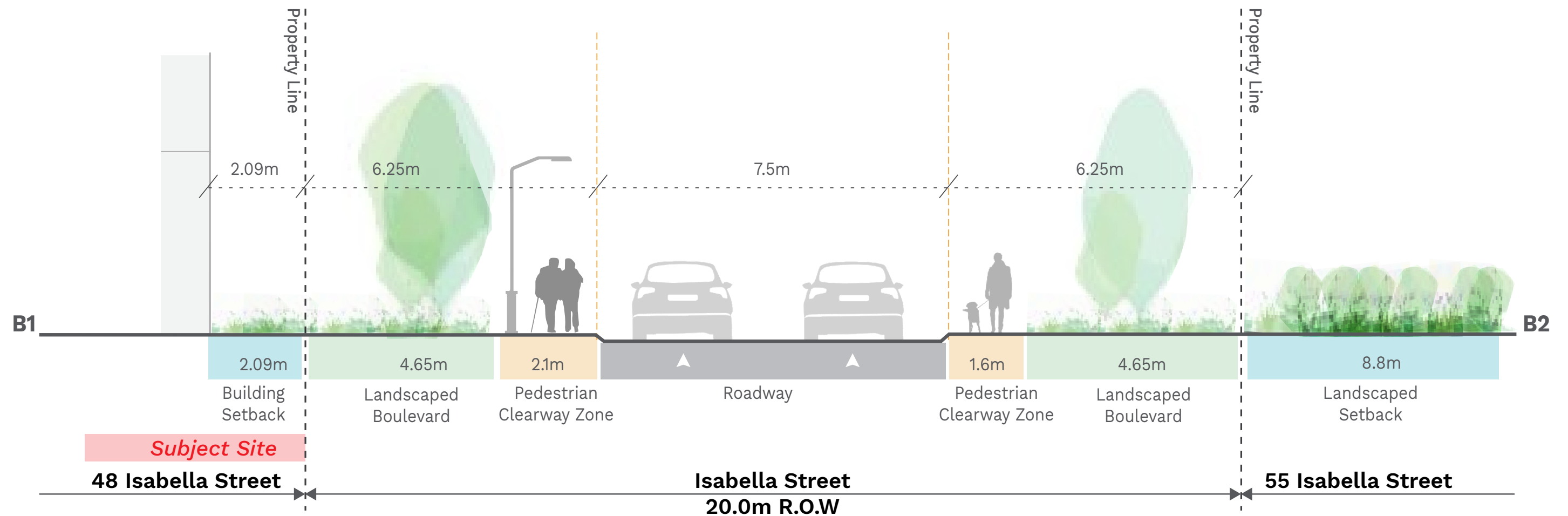
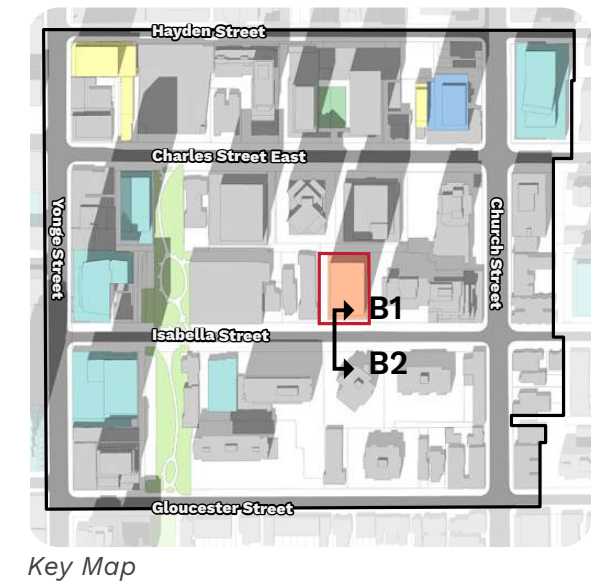
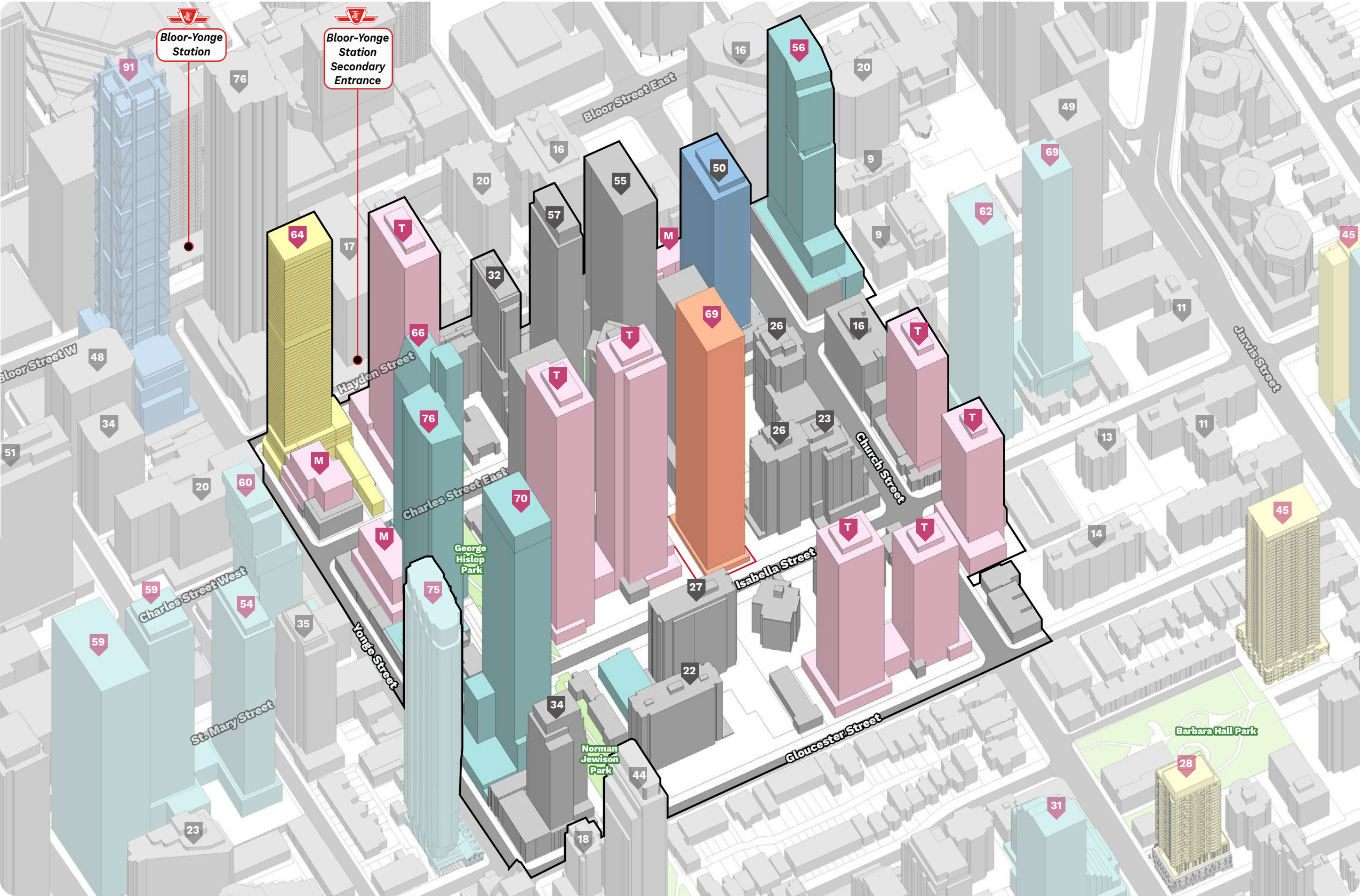


Figure 16 - Proposed Street Section through Isabella Street (B1-B2)

**Legend**















- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Proposed Development
- Conceptual Massing
- Potential Soft Site
- Parks
- Privately-Owned Publicly Accessible Spaces "POPS"
- Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
- Number of Storeys
- Tower Form
- Mid-Rise Form
- Number of Storeys (Existing)



**Figure 17 - Long-term Conceptual Redevelopment - Axonometric View Looking Northeast**



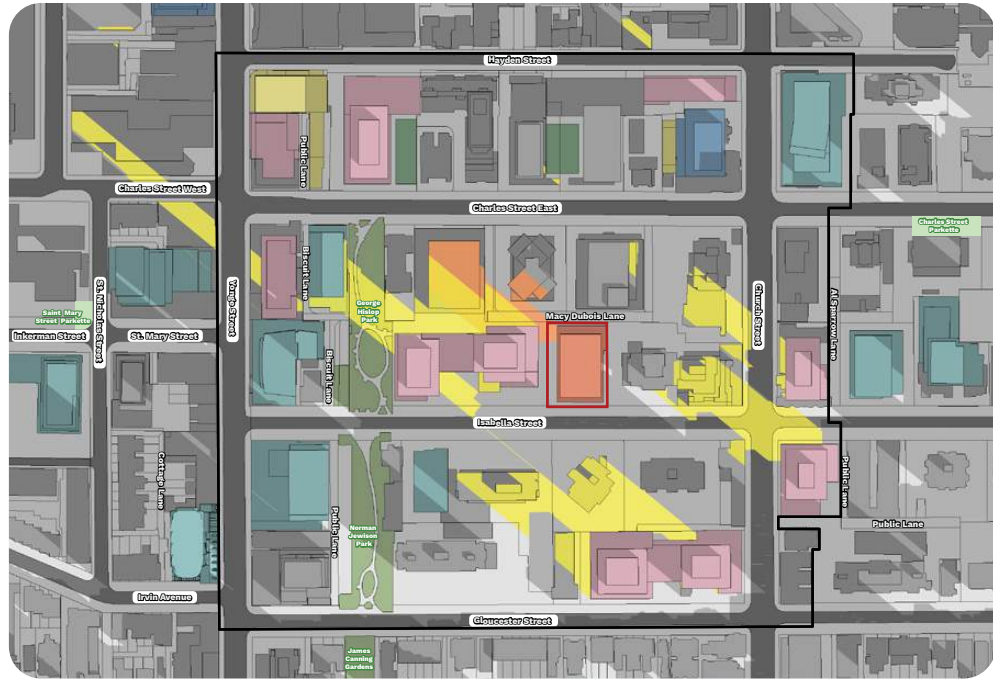
### Legend

-  Study Area Boundary
-  Subject Site
-  Existing Buildings
-  Under Construction Building
-  Approved (Not Yet Built)
-  Active Development Application
-  Proposed Development
-  Conceptual Massing
-  Potential Soft Site
-  Parks
-  Privately-Owned Publicly Accessible Spaces “POPS”
-  Conceptual Privately-Owned Publicly Accessible Spaces “POPS”
-  Number of Storeys
-  Tower Form
-  Mid-Rise Form
-  Number of Storeys (Existing)

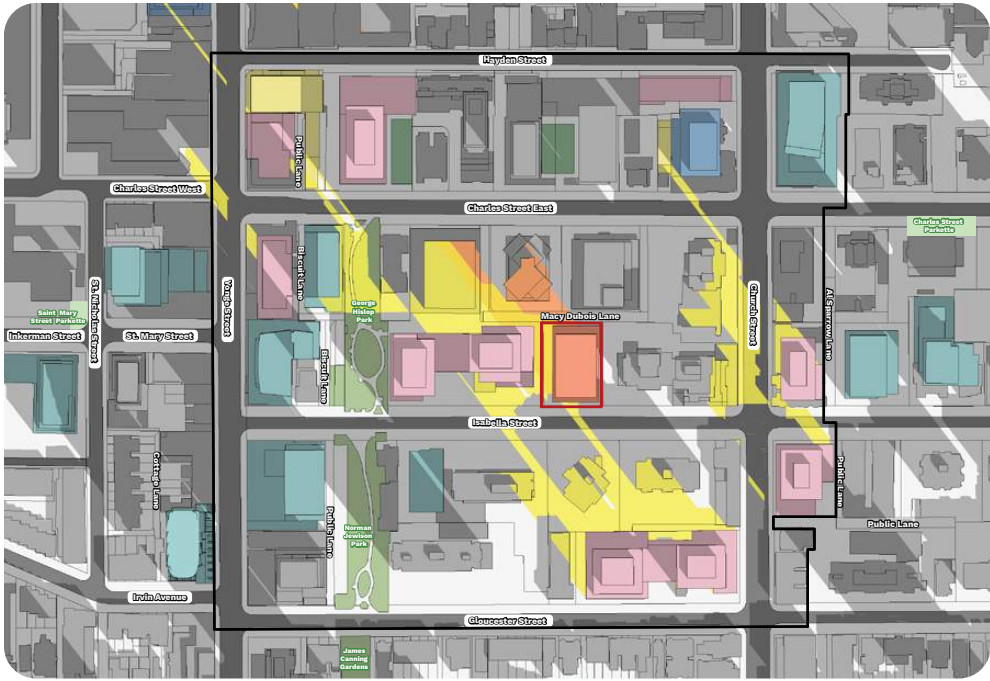


**Figure 18 - Long-term Conceptual Redevelopment - Axonometric View Looking Southwest**

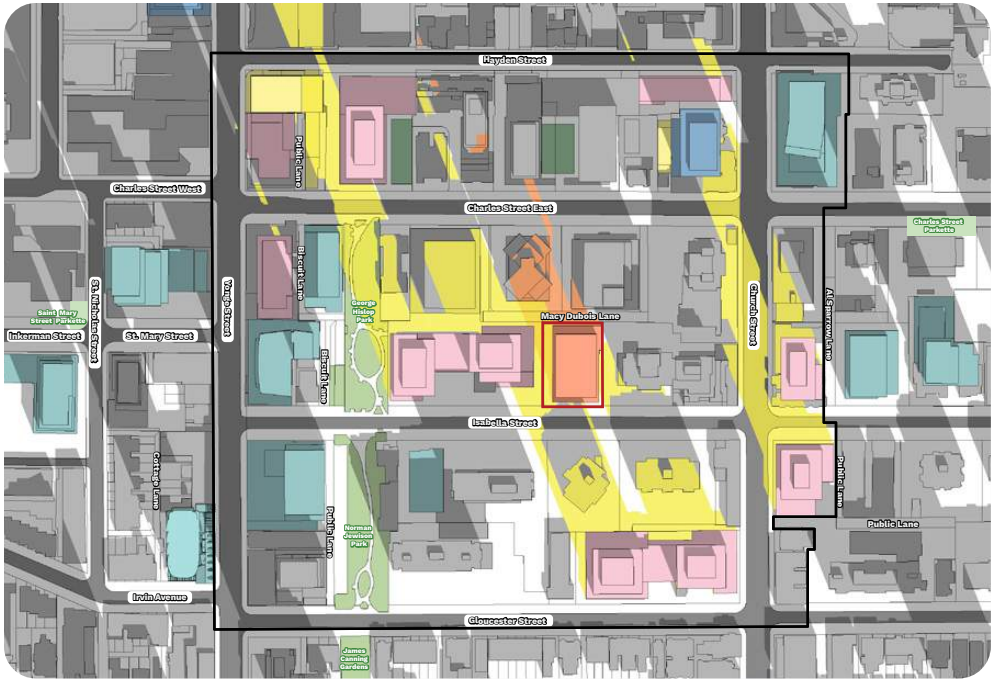




March/September 21st 9:18 AM



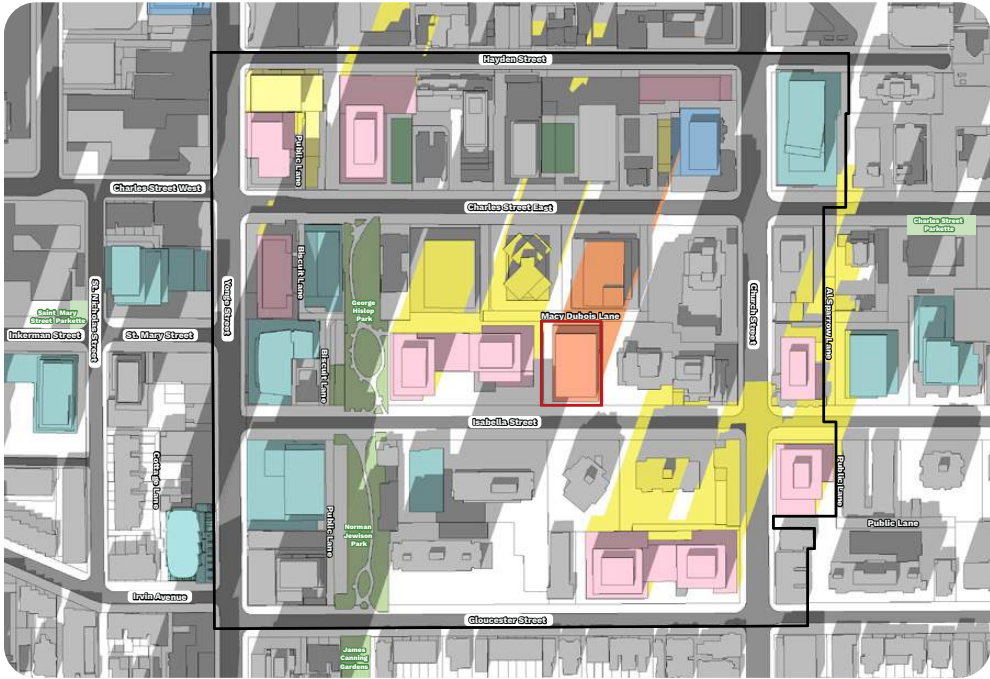
March/September 21st 10:18 AM



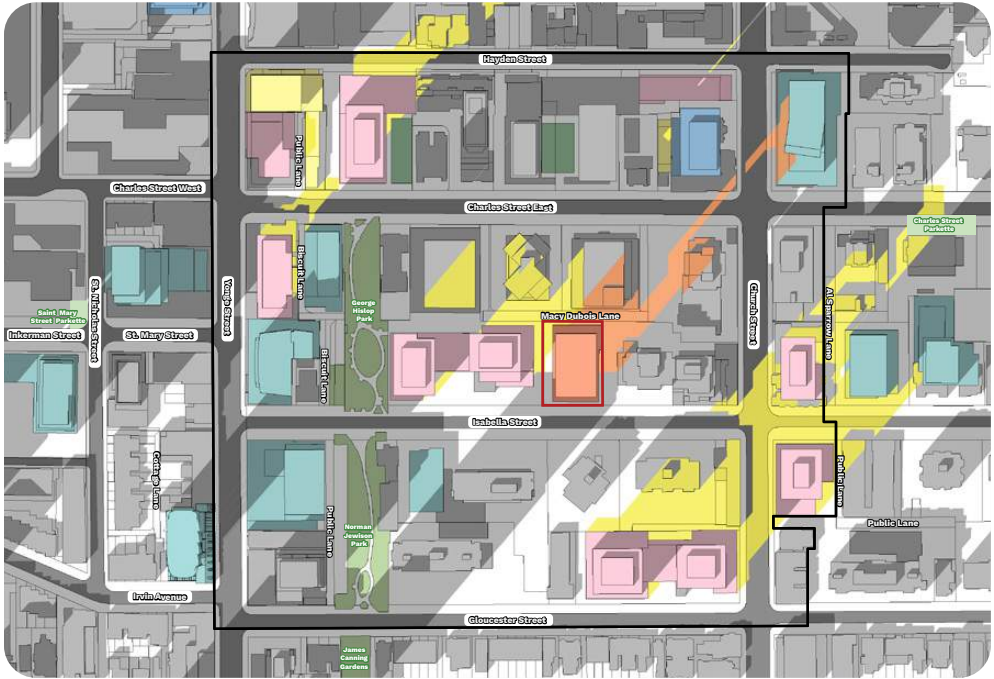
March/September 21st 11:18 AM



March/September 21st 12:18 PM



March/September 21st 1:18 PM



March/September 21st 2:18 PM

**Legend**

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Conceptual Massing
- Parks
- Privately-Owned Publicly Accessible Spaces "POPS"
- Shadows Cast by Conceptual Soft Sites
- Shadows Cast by Proposal



**Figure 19 - Long-term Conceptual Redevelopment - Conceptual Shadows March/September 21st**

5

Conclusion

It is our opinion that the redevelopment of the Study Area would likely take the form of mixed-use and residential buildings varying in height and built form according to site-specific constraints and opportunities. The proposal, together with the existing, approved, and potential future developments, will contribute to a complete planned community within the North Downtown Yonge area by providing a mix of uses in a transit-supportive built form and in proximity to excellent transit service.

The conceptual redevelopment demonstrated could also accommodate the potential retention of heritage buildings in the Study Area while increasing the housing options in an existing urban area within multiple PMTSAs. The conceptual redevelopment is keeping with the existing and emerging built form context, specifically the evolving tall building context in the immediate vicinity.

Overall, it is our opinion that the proposed development fits within the existing and planned context and will inform an appropriate scale of future development within the adjacent properties.



