



# Block Context Plan

**685 Warden Avenue**  
Toronto ON

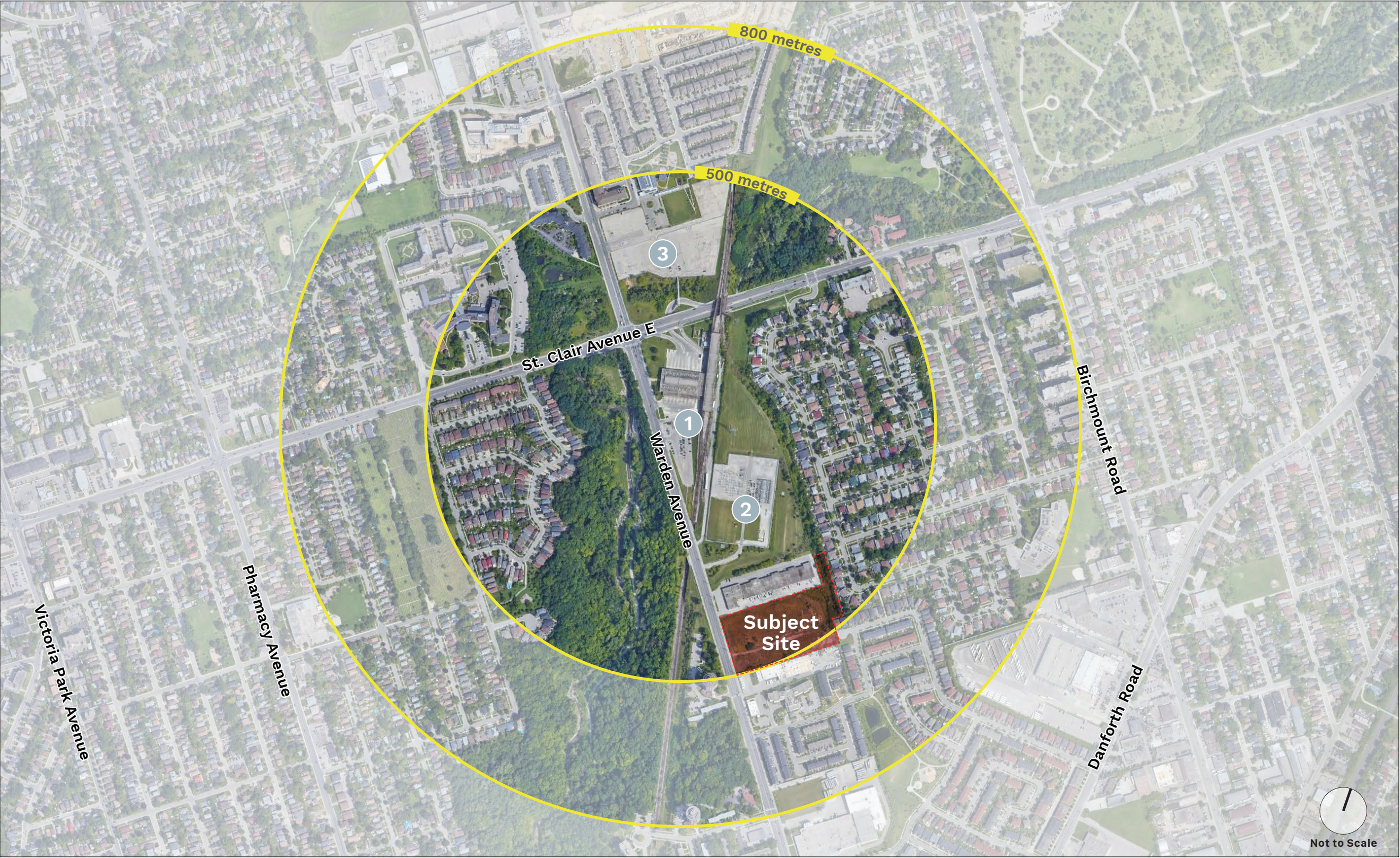
**Prepared For**  
Choice Properties Limited Partnership

July 2021



# Area Context

## Existing Conditions



### Legend

- 1 TTC Warden Station
- 2 Warden Transformer Station
- 3 Create TO Site
- Radial Distance from Transit Station



# Immediate Context

## Existing Conditions (Block Context Study Area)



### Legend

- 1 TTC Warden Station
- 2 Warden Transformer Station
- 3 Create TO Site
- 4 Providence Healthcare
- 5 Elementary School
- 6 Danforth Gardens Park
- 7 Public Library
- 8 Birchmount Plaza
- 9 TTC Garage
- 10 Oates Park
- 11 Manufacturing (Traditions Fine Foods)
- 12 Nursing Home
- 13 Bank Branch
- 14 Self-Storage Facility
- 15 Mixed Commercial Uses
- 16 15-Storey High-rise Building (682 Warden Ave.)



# Land Use, Lot Fabric + Built Form

## Existing Conditions (Block Context Study Area)



- Legend**
- Neighbourhoods
  - Apartment Neighbourhoods
  - Mixed Use Areas
  - Natural Areas
  - Parks
  - Institutional
  - Utility Corridors

- Built Form Context**
- 1 1-Storey Commercial Building
  - 2 1- to 3-Storey Residential Dwellings
  - 3 3-Storey Townhouses
  - 4 2-Storey Commercial Building
  - 5 15-Storey Residential Tower
  - 6 TTC Warden Station



# Natural Features

## Existing Conditions (Block Context Study Area)





# Street Hierarchy + Transit

Existing Conditions (Block Context Study Area)

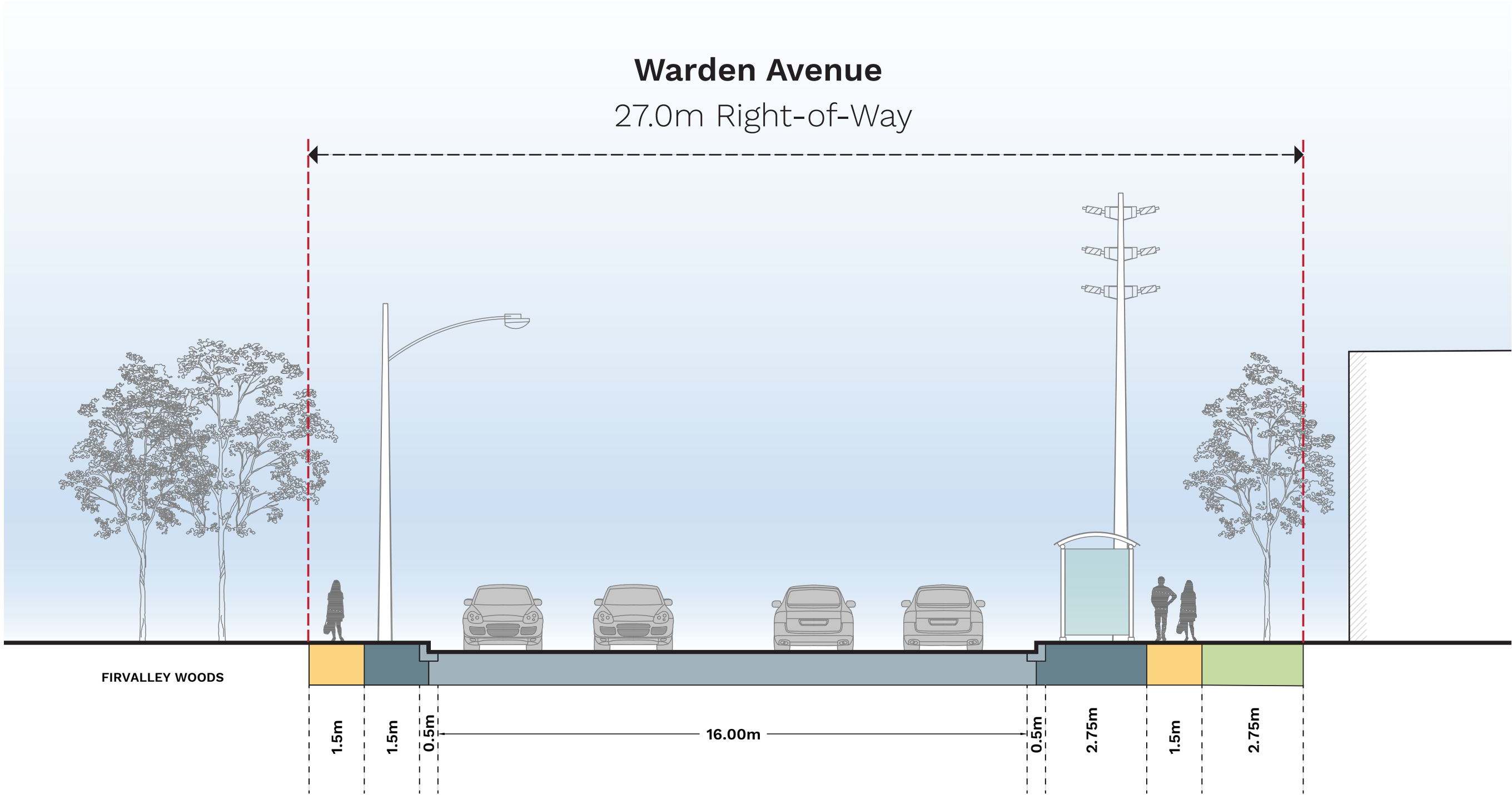


- Legend**
- 1    TTC Warden Station
  - Arterial Road
  - Local Road
  - TTC Bus Route
  - TTC Bus Stop
  - TTC Subway Corridor
  - A1-A2    Warden Avenue Section
  - B1-B2    Pilkington Drive Section



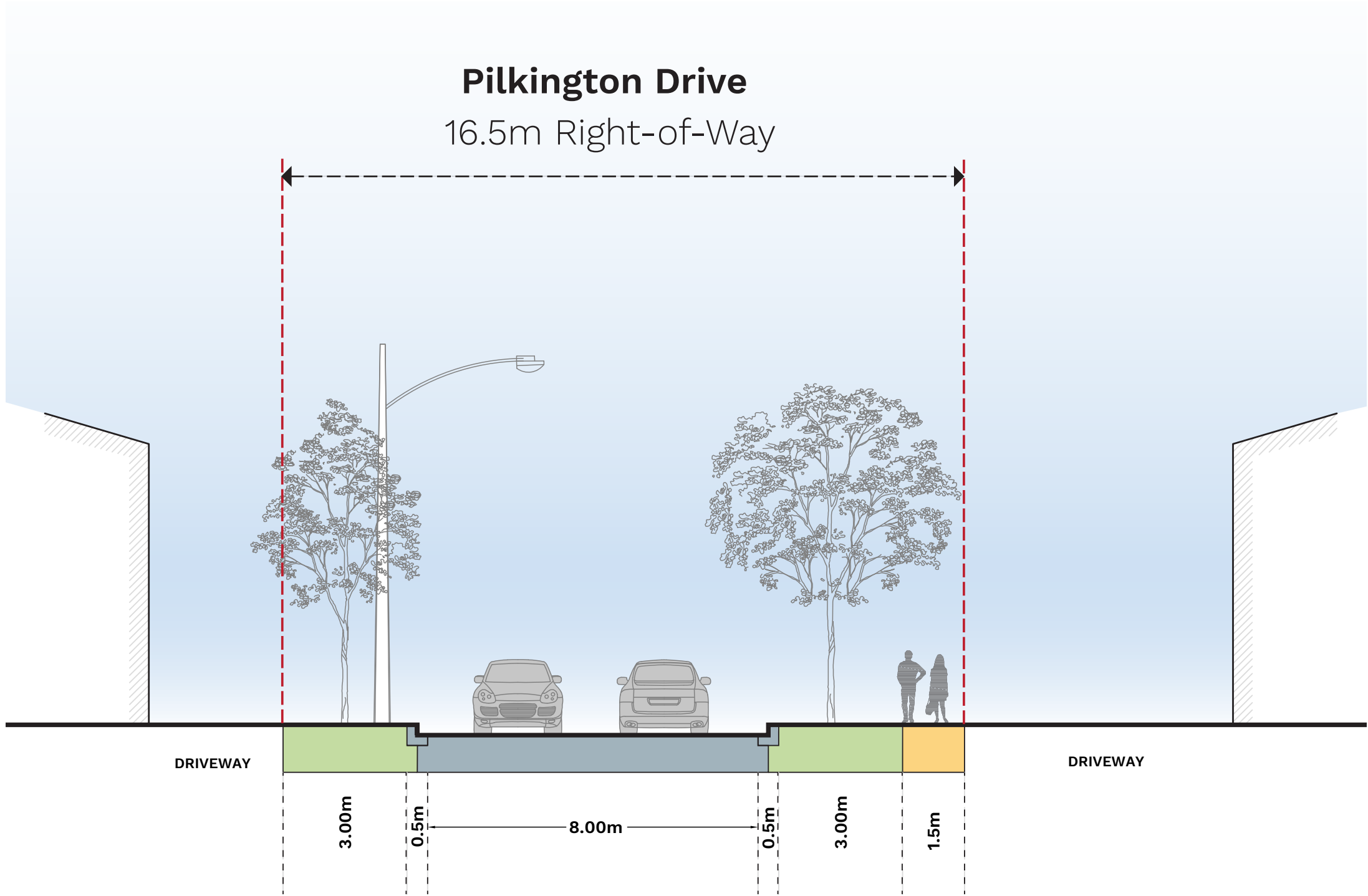
# Street Hierarchy + Transit

Warden Avenue (Section A1-A2)



# Street Hierarchy + Transit

## Pilkington Drive (Section B1-B2)





# Pedestrian Circulation

## Existing Conditions



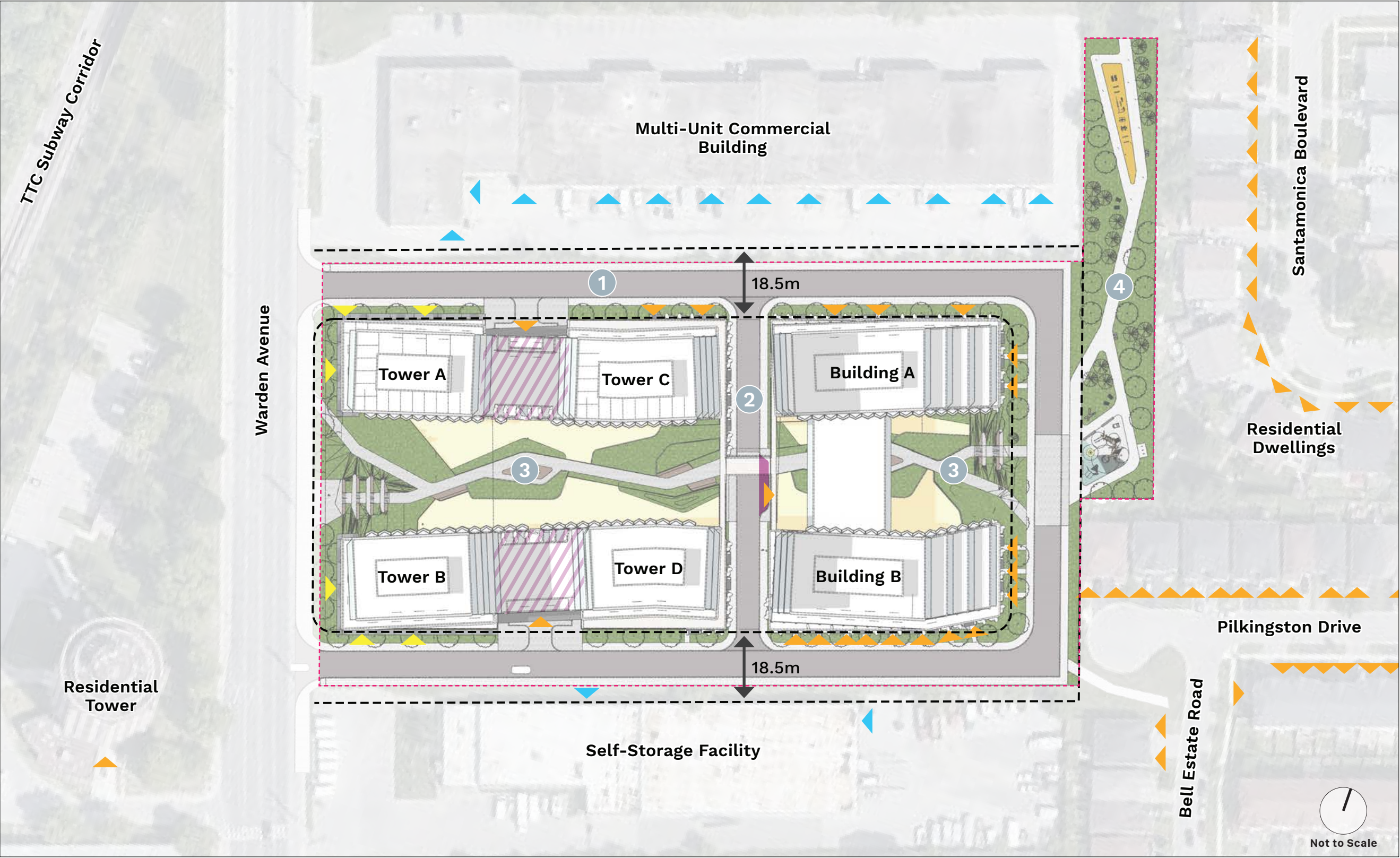
- Legend**
- Natural Areas
  - Parks
  - Pedestrian Circulation

- Parks and Open Space Context**
- 1 Oates Park
  - 2 Danforth Gardens Park
  - 3 Sadler Parkette
  - 4 Dunlop Parkette
  - 5 Saint Clair Ravine Park
  - 6 Moreau Trail Park



# Site Organization

## Proposal (Immediate Context)



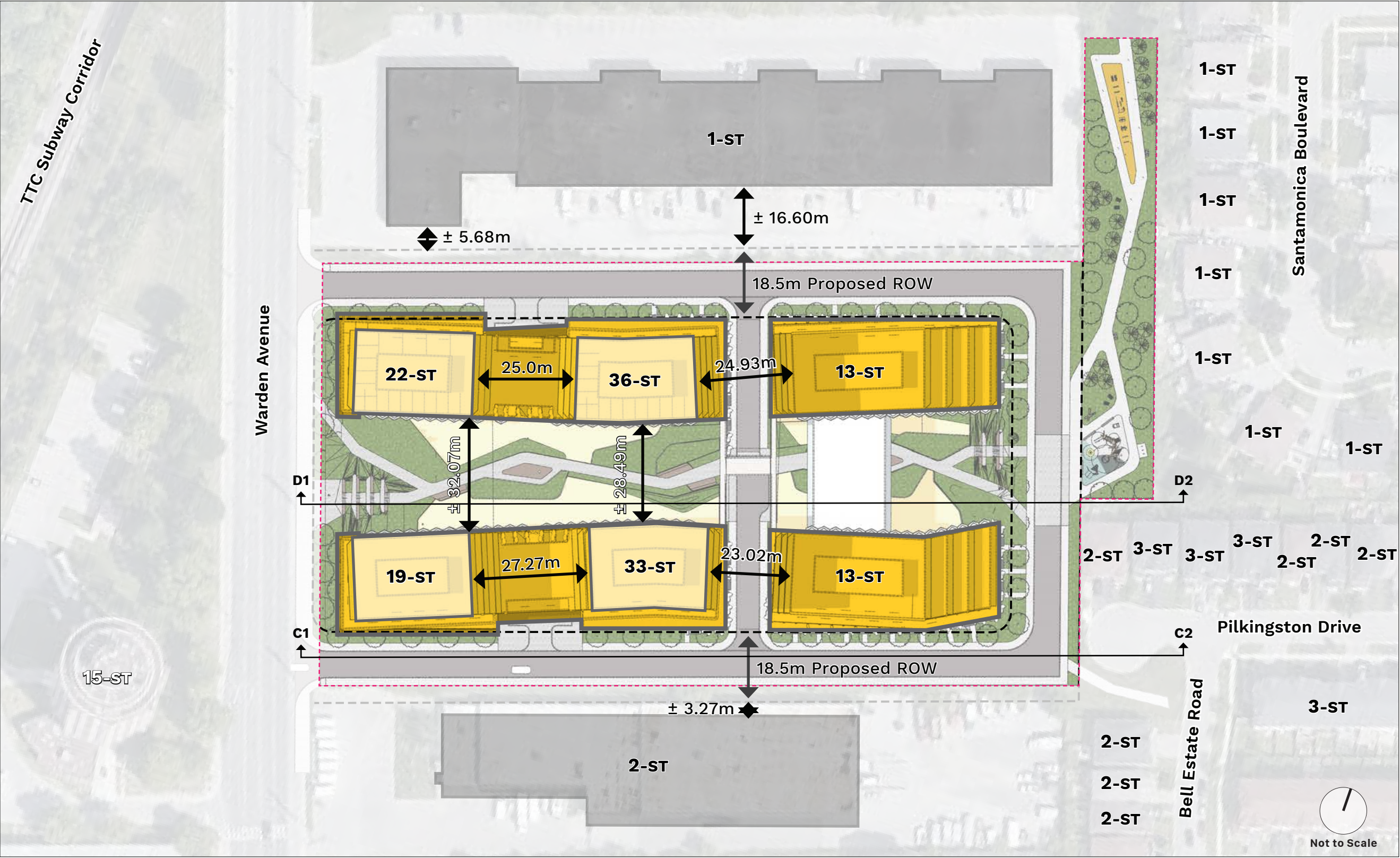
### Legend

- Subject Site
- Proposed Public Road 'A'
- Proposed Private Road
- Outdoor Amenity and 'POPS' (Floor 2)
- Proposed Park (2,486.3 sq.m.)
- Residential Entrance
- Retail Entrance
- Commercial Entrance
- Pick-up / Drop-off Area
- Interior Pick-up / Drop-off Area



# Built Form

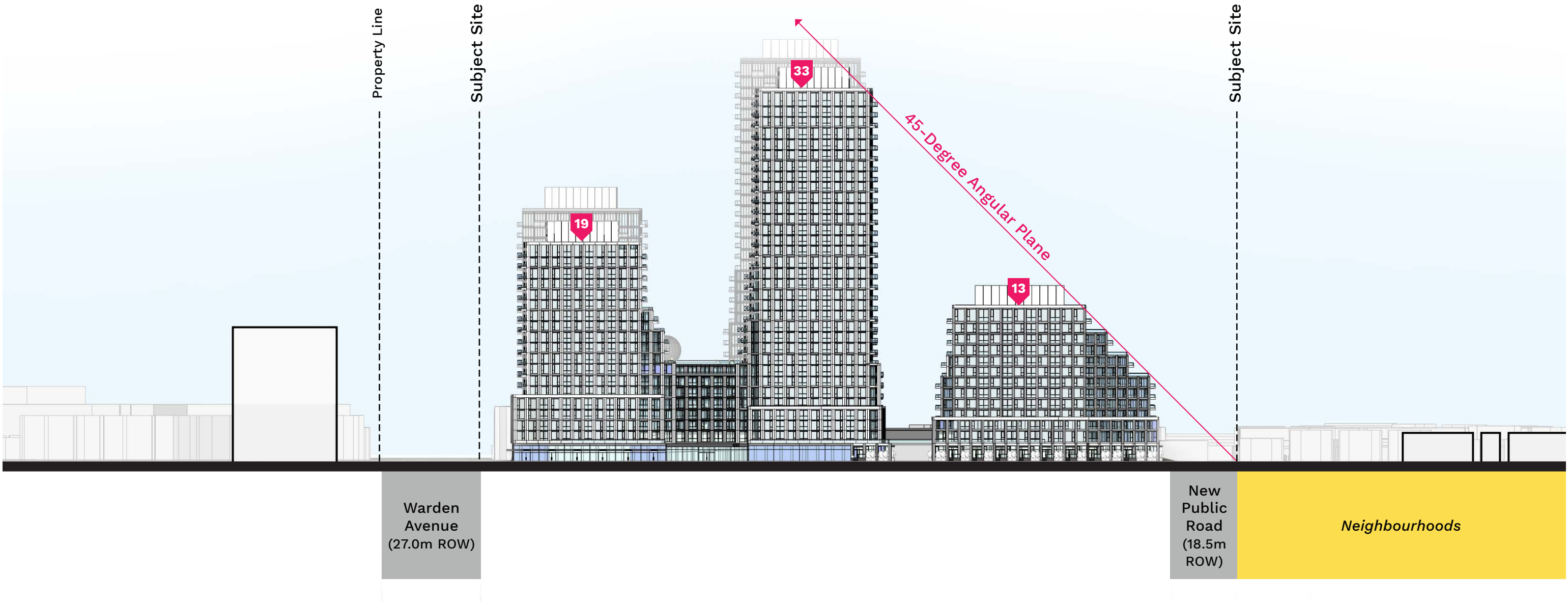
## Proposal (Immediate Context)





# Built Form Transition

Site Section (C1-C2)

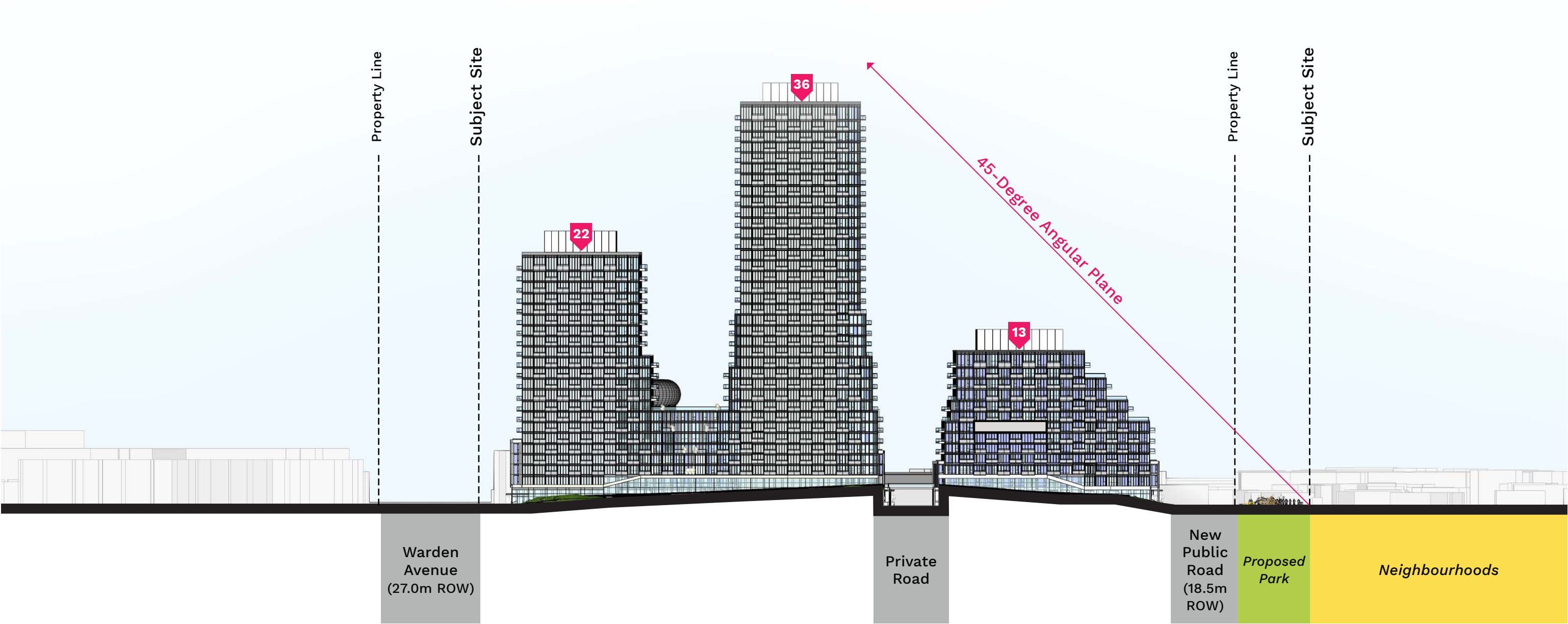


Legend    # Building Height (Storeys)



# Built Form Transition

Site Section (D1-D2)

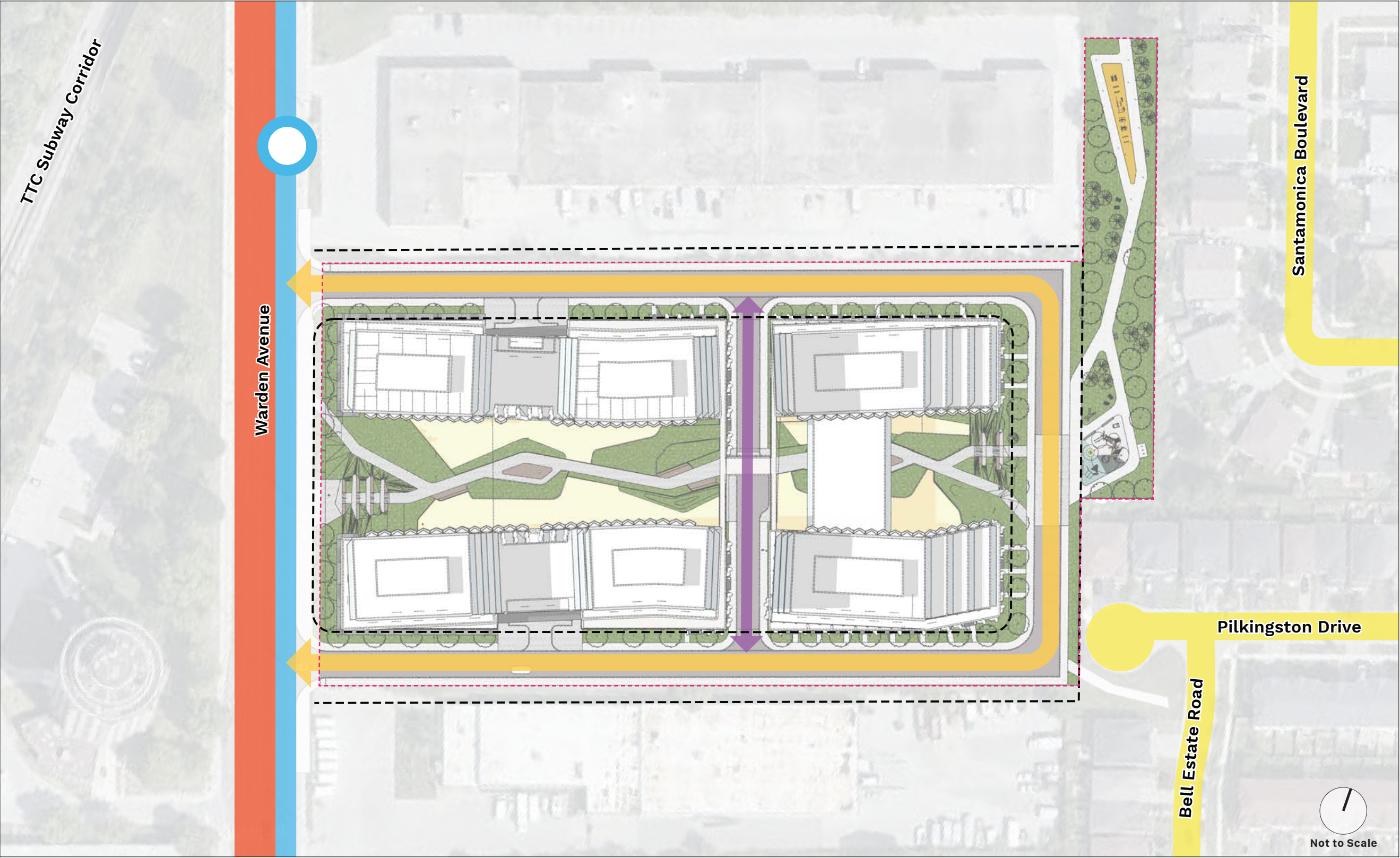


Legend    # Building Height (Storeys)



# Street Hierarchy

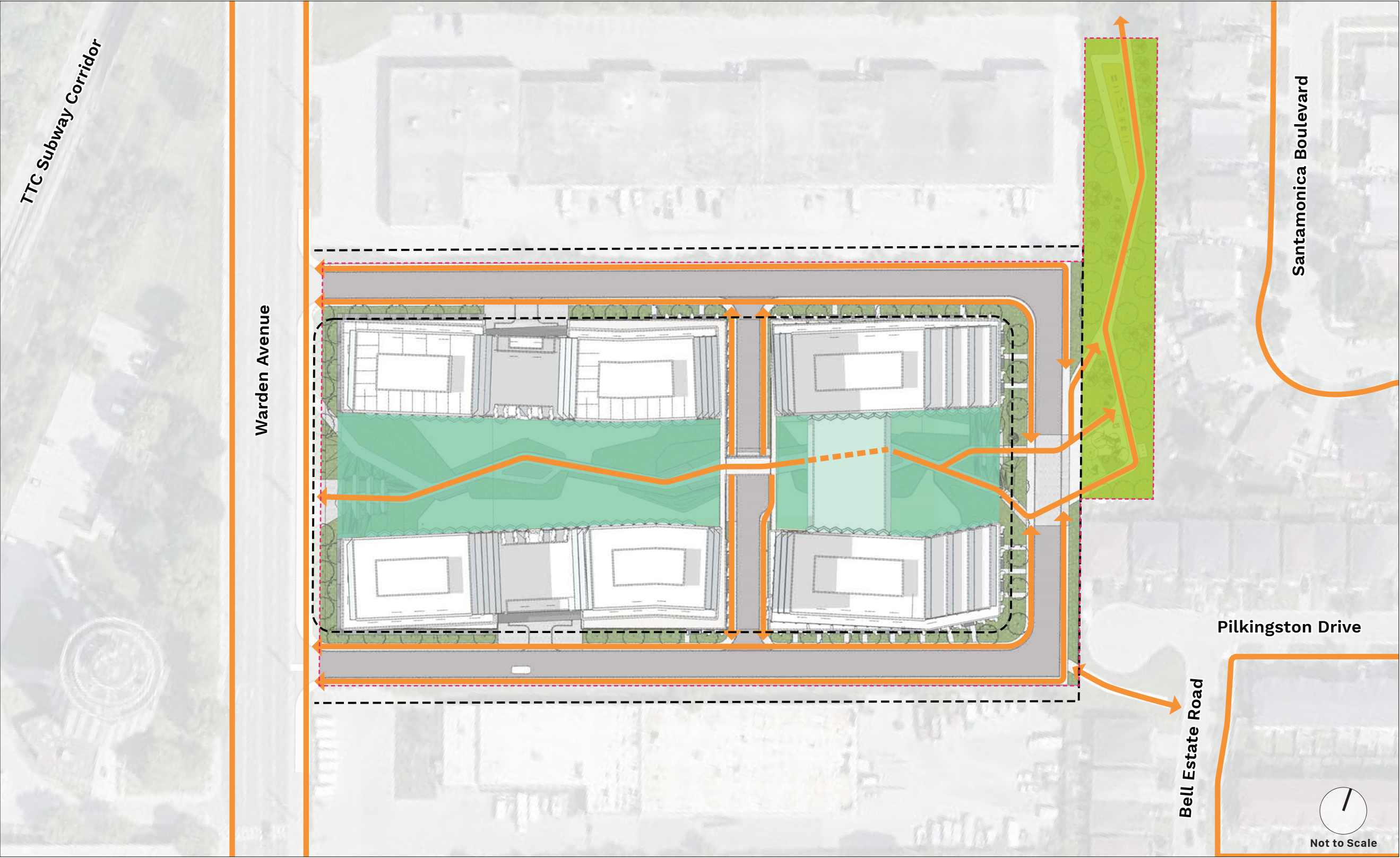
## Proposal (Immediate Context)





# Pedestrian Circulation

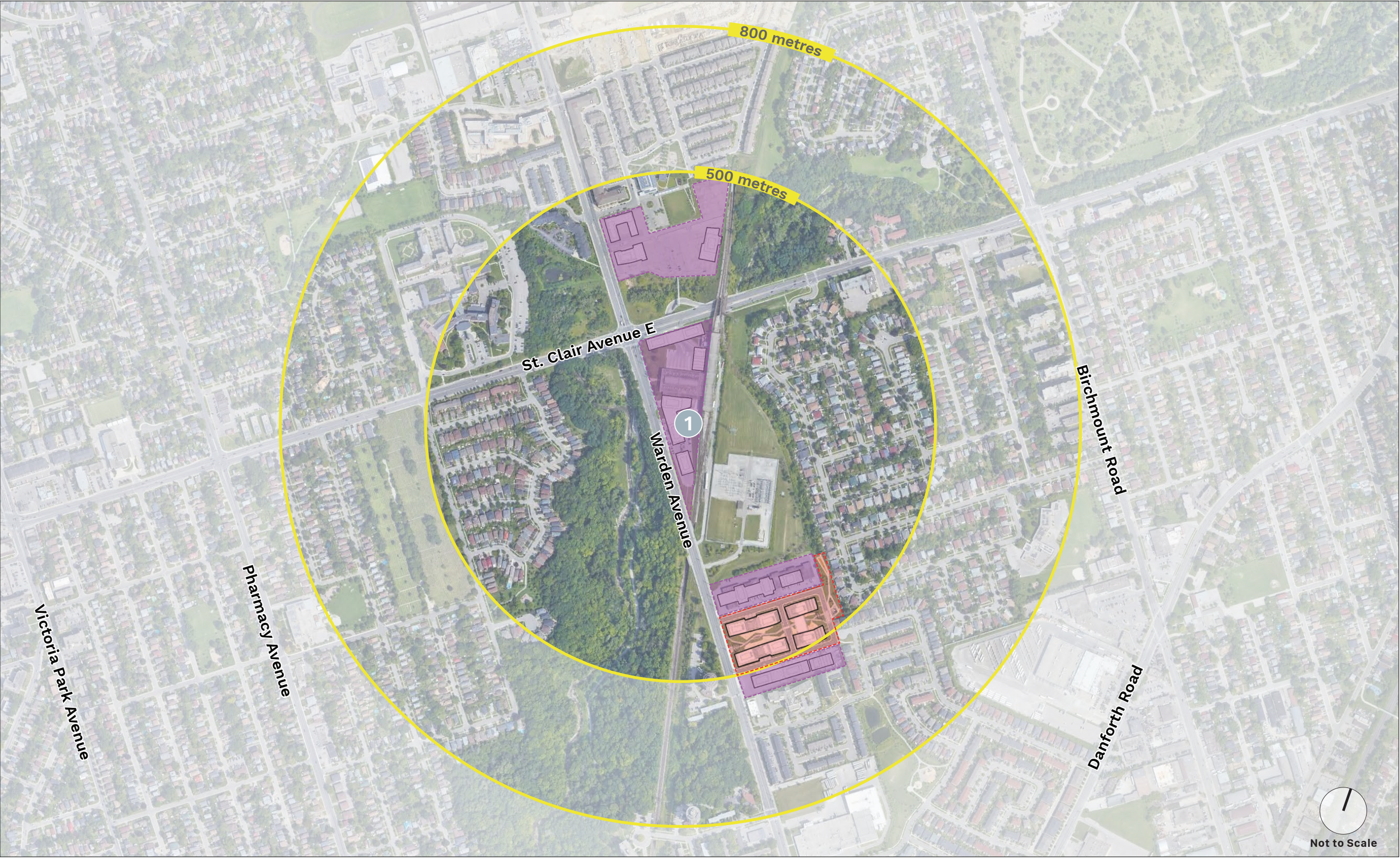
## Proposal (Immediate Context)





# Block Context Demonstration

## Proposal with Conceptual Block Massing

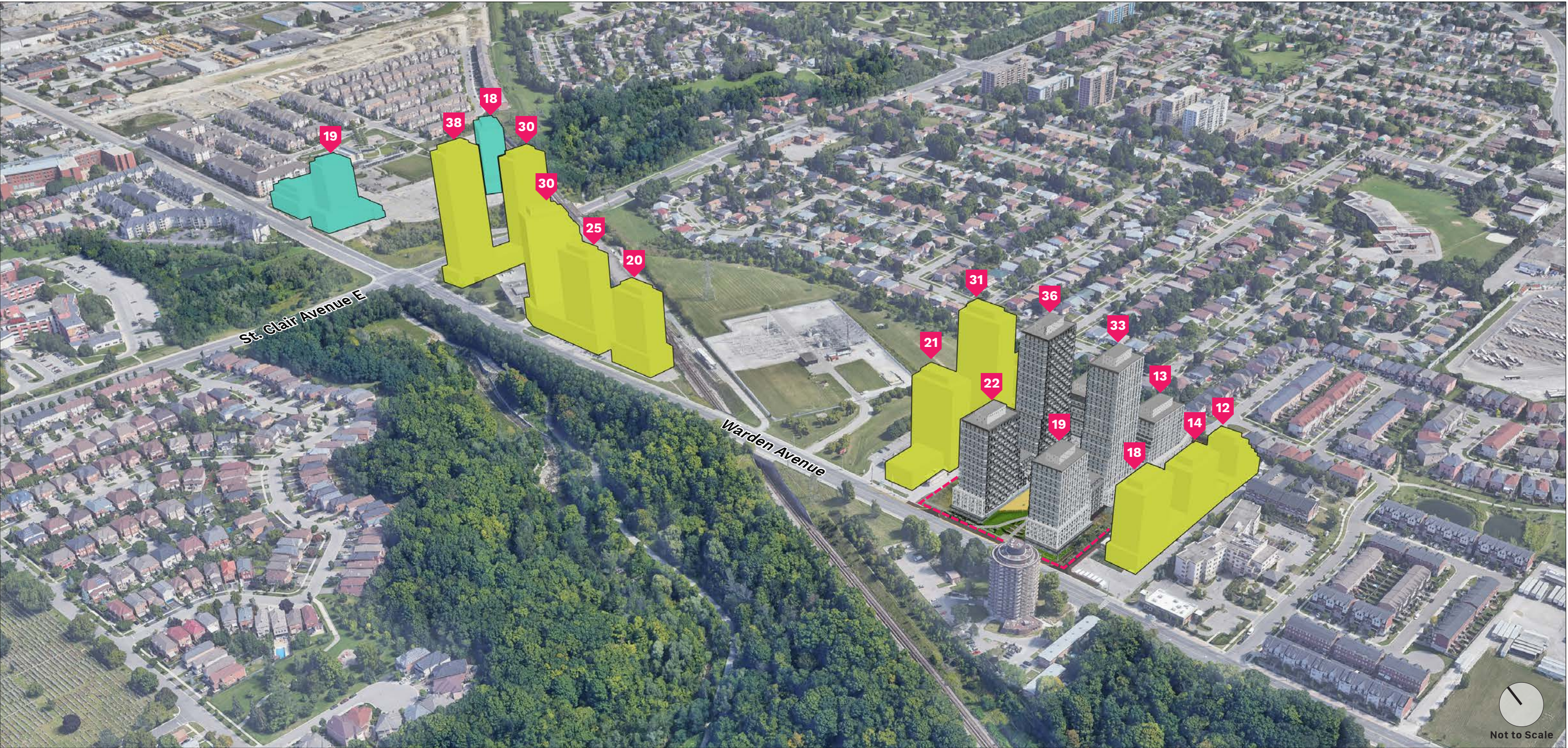


- Legend**
- 1    TTC Warden Station
  - Radial Distance from Transit Station Area
  - Subject Site
  - Other Potential Development Sites in Proximity to TTC Warden Station



# Block Context Demonstration

## Proposal with Conceptual Block Massing



**Legend**     Subject Site (with Proposed Massing)     Conceptual Massing     Approved Massing (Create TO Site)    # Building Height (Storeys)