

BLOCK CONTEXT PLAN
TERMS OF REFERENCE

Study	Block Context Plan Updated: January 2018
Description	The Block Context Plan is a study prepared in cooperation with landowners that shows how the physical form of the proposed development fits within the existing and planned context and conforms to the policies of the Official Plan and implementation tools including site specific and other guidelines.
When Required	<p>A Block Context Plan may be required to support the following applications for development:</p> <ul style="list-style-type: none"> • Official Plan Amendment • Zoning By-law Amendment • Site Specific Zoning By-law • Plans of Subdivision • Site Plan Control <p>The Block Context Plan may be required if, but not limited to, one of the following criteria are met:</p> <ul style="list-style-type: none"> • Sites within a policy area such as Secondary Plan, Precinct Plan Context Plan or Area Specific Policy, where a layout of the public realm, building massing, heights, densities or massing of the proposal provides changes to the planned context. • Sites proposing a change in land-use or sites that have multiple land uses. • Sites with multiple landowners. • Large sites over 1 hectare. • Sites with two or more buildings, on-site park dedication, and/or a new public street(s). • Sites with a context of large open spaces and few public streets and parks including "Tower in the Park" Apartment Neighbourhood sites and mixed use shopping centres. • Sites adjacent to heritage or natural features, ravines, woodlots, the waterfront or public parks. • Sites with proposed new, alterations to or adjacent to a higher order transit station. • Sites where the development potential on adjacent properties may be impacted by or could be integrated into the proposed site. <p>The Block Context Plan will be integrated with but separate from the Planning and Urban Design Rationale, and other required studies including transportation studies, community service studies, shadow, wind studies and 3D perspective views.</p>

ATTACHMENT 3 - DRAFT TERMS OF REFERENCE FOR THE BLOCK CONTEXT PLAN

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<p>Rationale</p>	<p>The Block Context Plan provides a conceptual and comprehensive idea of development on the block and a framework to evaluate proposed development. It will inform Official Plan Amendments, rezoning, plans of subdivision and other planning processes. The Block Context Plan will illustrate and analyze the development proposal in both existing and planned context for an area larger than the development site itself, regarding the layout and design of public streets and other pedestrian and cycling connections, parks and open spaces and built form issues such as building type, location, organization and massing.</p>
<p>Required Contents</p>	<p>During pre-application consultation, City Planning staff will work with the applicant's consultant team to determine if a Block Context Plan is required and the specific requirements of the Plan, based on the nature of the proposed application and the context of the application. The area of the study generally will be the rest of the block where the application is considered as well as all parcels across each of the streets on the perimeter of that block. The boundary of the study area and variations of the study area will be discussed with the applicant in pre application meetings.</p> <p>The Block Context Plan will include clear writing, supporting drawings, diagrams, plans, sections and three dimensional massing images, and perspectives as appropriate.</p> <p>The plan will include an inventory, assessment and understanding of the physical features of the existing site context including recently approved and active development applications.</p> <p>The study will include an inventory of planned context including land use designations, existing zoning envelopment and other relevant planned context from site specific or city wide guidelines including all Building, Midrise and Lowrise/Townhouse guidelines, streetscape manual, DIPS, etc.</p> <p>The plan will demonstrate how the proposal is in conformity with OP policy, anticipates community needs and contributes to good planning and urban design.</p> <p>Items to be addressed in the Block Context Plan include but are not limited to:</p> <ol style="list-style-type: none"> a. the existing topography and a conceptual grading plan b. the location of natural features including mature trees and vegetation and strategies to protect them; c. the layout and design of existing and proposed streets in plan and section including dimensions for sidewalks, trees and other street furniture in order to achieve Complete Streets; d. the location of existing and required parks; e. the location of existing and proposed open spaces including POPS, school yards and other accessible open spaces; f. the pedestrian circulation network including public sidewalks and other walkways through existing and planned parks, accessible open spaces including midblock connections and other forms of POPS; g. the location of existing and future public destinations including parks,

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	<p>schools, transit, community services and retail streets;</p> <ul style="list-style-type: none"> h. existing and proposed cycling routes, on public and private land; i. the location of existing or potential cultural heritage resources and strategies to protect them; j. existing and possible locations for public art; k. the pattern of existing and proposed building types; l. the layout of development parcels including setbacks, ground floor uses, and building entrances; m. proposed service areas including public lanes, service courts, shared driveways, ramps and loading areas; n. building massing including heights, step-backs and tall building elements if appropriate; o. density and heights illustrating shadow impacts, transition in scale between areas of differing intensity of use and spacing dimensions between buildings on a block; p. strategies to promote a healthy new tree canopy; q. phasing of development and strategies to achieve appropriate infrastructure at each phase of development.