

Authority: Toronto and East York Community Council  
Item TE9.8, adopted as amended, by City of Toronto  
Council on December 13, 14 and 15, 2023  
City Council voted in favour of this by-law on  
December 15, 2023  
Written approval of this by-law was given by Mayoral  
Decision 30-2023 dated December 15, 2023

## **CITY OF TORONTO**

### **BY-LAW 1305-2023**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 8-18 Camden Street.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once Council removes the holding symbol "(H)" by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of CRE (x76) to a zone label of (H) CRE (x88) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900. Article 900.12.10 Exception Number 88 so that it reads:

(88) Exception CRE 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 8-18 Camden Street if the requirements of By-law 1305-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S);
- (B) Despite regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 90.70 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 50.10.40.10(1) the permitted maximum height of a **building** or **structure**, including a mechanical penthouse, is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1305-2023;
- (D) Despite regulations 50.5.40.10(3) to (8), 50.10.40.10(3) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1305-2023:
  - (i) roof access, chimneys and vents, solar panels and related equipment, **building** maintenance units, by a maximum of 2.0 metres;
  - (ii) architectural features and elements, parapets, planters, **landscaping** features, guard rails, screens, trellises, pergolas, pool equipment and associated decks and platforms, light standards, **green roofs**, seating areas, wheelchair ramps, public art, divider screens and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, flagpoles, antennae and satellite dishes by a maximum of 2.0 metres;
  - (iii) elevator overrun, cooling tower and window washing equipment by a maximum of 3.5 metres; and
  - (iv) roof assembly elements by a maximum of 0.4 metres;
- (E) In addition to the elements listed in Regulation 50.5.40.40(3), the **gross floor area** of a **building** or **structure** on the **lot** may also be reduced by electrical, utility, mechanical and ventilation rooms above-ground;

- (F) The permitted maximum **gross floor area** of all **buildings** and **structures** is 11,600 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 11,000 square metres; and
  - (ii) the permitted minimum **gross floor area** for non-residential uses is 140 square metres;
- (G) Despite Regulation 50.10.40.50(1), **amenity space** must be provided at a minimum rate of:
- (i) 2.1 square metres for each **dwelling unit** of indoor **amenity space**; and
  - (ii) 1.4 square metres for each **dwelling unit** of outdoor **amenity space** of which at least 40.0 square metres is in a location adjoining or directly accessible to the indoor **amenity space**;
- (H) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- (i) a maximum of 22 **parking spaces** for residential occupants;
  - (ii) no **parking spaces** are required for residential visitors; and
  - (iii) no **parking spaces** are required for non-residential uses;
- (I) Despite Clause 50.10.40.70 and Regulations 50.10.40.80(2) and (3), 50.5.40.70(1) and Article 600.10.10, the required minimum **building setbacks** from a **lane** and minimum distance between **main walls** are as shown in metres on Diagram 3 of By-law 1305-2023;
- (J) Despite Clause 50.5.40.60, 50.10.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) window projections, including bay windows and box windows exterior stairs, access ramps and elevating devices, landscape features, lighting fixtures, architectural features, such as pilasters, decorative columns, architectural fins, cornices, sills, belt courses, eaves or chimney breast, by a maximum of 1.0 metres; and
  - (ii) balconies, terraces, canopies, awnings and wind mitigation features, by a maximum of 2.0 metres;
- (K) No windows are permitted on the east **main wall** of the **building**;

- (L) Despite Regulation 200.5.1.10(2)(D)(i), the side of a **parking space** is permitted within 0.0 metres of a fixed object such as, but not limited to, a wall, column, bollard or pipe, provided that the maximum number of obstructed **parking spaces** permitted is 6;
- (M) Despite Regulation 200.15.1(4), an accessible **parking space** must be located within 20 metres of a passenger elevator that provides access to the first **storey** of the **building**;
- (N) Despite Regulations 200.15.10.5(1)(B), 200.15.10.10(1) and 200.15.10.10(1) and Table 200.15.10.5, a minimum of 2 accessible **parking spaces** must be provided and maintained;
- (O) Despite Regulation 200.5.1.10(12), **vehicle** access to a **building** is permitted through a car elevator with a minimum width of 3.0 metres;
- (P) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement, and in any combination of vertical, horizontal or stacked positions;
- (Q) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum width of a **stacked bicycle parking space** is:
  - (i) length of 1.8 metres;
  - (ii) width of 0.4 metres; and
  - (iii) vertical clearance of 1.2 metres; and
- (R) Despite Regulation 230.5.1.10(9)(A), **bicycle parking spaces** may be located on the first **storey**, second **storey** and on levels of the **building** which constitute a mezzanine or which are located below-ground.

Prevailing By-laws and Prevailing Sections: (None apply)

- 5. Despite any future severance, partition or division of the lands as shown on Diagram 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- 6. None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales centre on the lands to which this By-law applies, which shall mean an office, showroom or sales trailer used exclusively for the initial sale and/or leasing of dwelling units or non-residential units to be erected on the lot, for a period of 3 years.

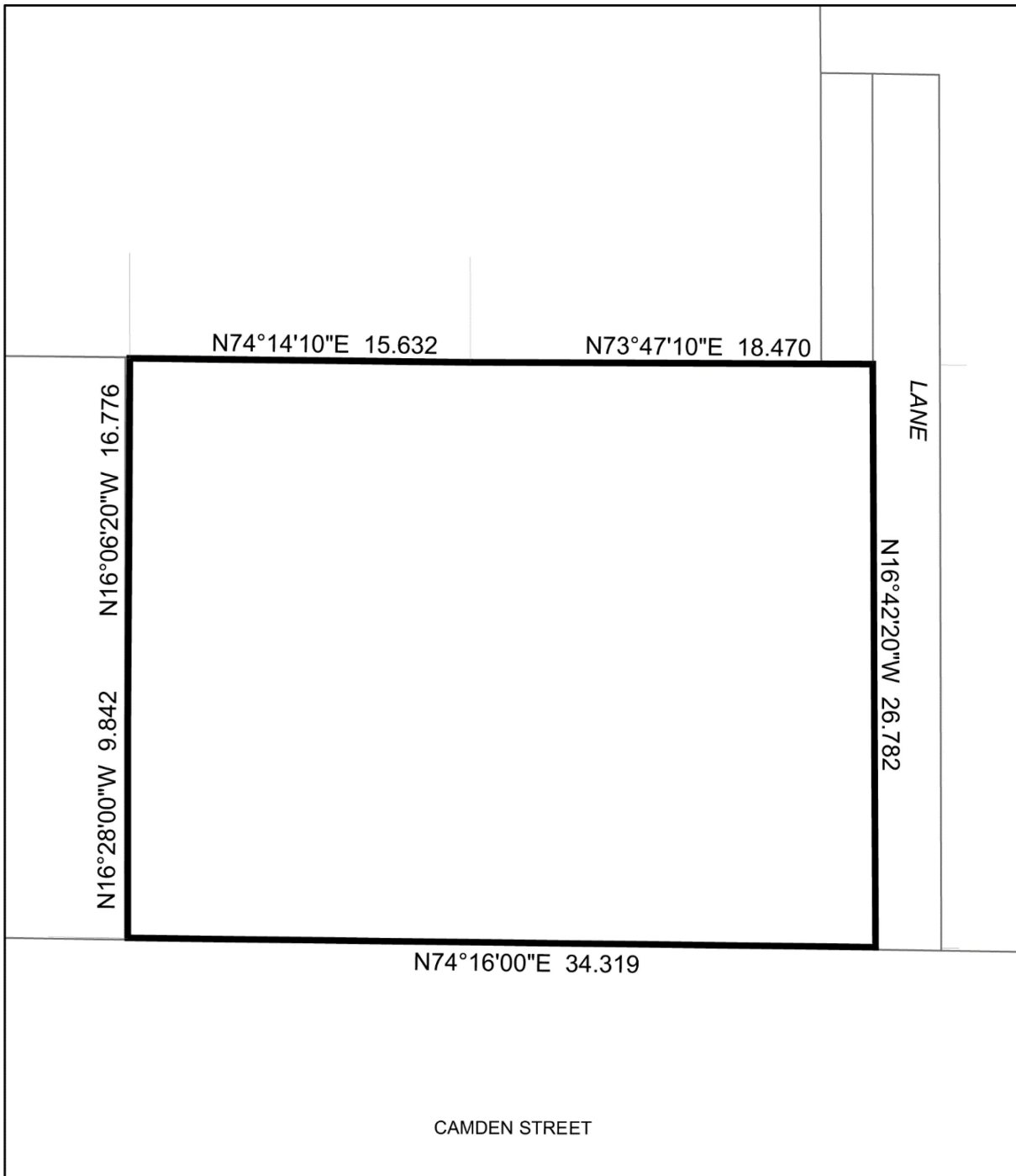
7. The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed.
8. An amending by-law to remove the holding symbol "(H)" referred to in (7) above may be enacted under the delegated authority of the Chief Planner and Executive Director, City Planning when the following are fulfilled:
  - (A) The Owner has prepared and submitted a revised Transportation Impact Study to the Chief Engineer and Executive Director, Engineering and Construction Services, for review and acceptance to demonstrate the resolution of access from the private laneway to the east;
  - (B) The Owner has prepared and submitted a revised Functional Servicing & Stormwater Management Report to Chief Engineer and Executive Director, Engineering and Construction Services, for review and acceptance to demonstrate that the storm sewer system and any required improvements to it, has adequate capacity to accommodate the development of the lands; and
  - (C) Where improvements to the storm sewer system are recommended in the Functional Servicing & Stormwater Management Report as accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, the Owner has entered into a financially secured agreement with the City to secure the construction of the required improvements.

Enacted and passed on December 15, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

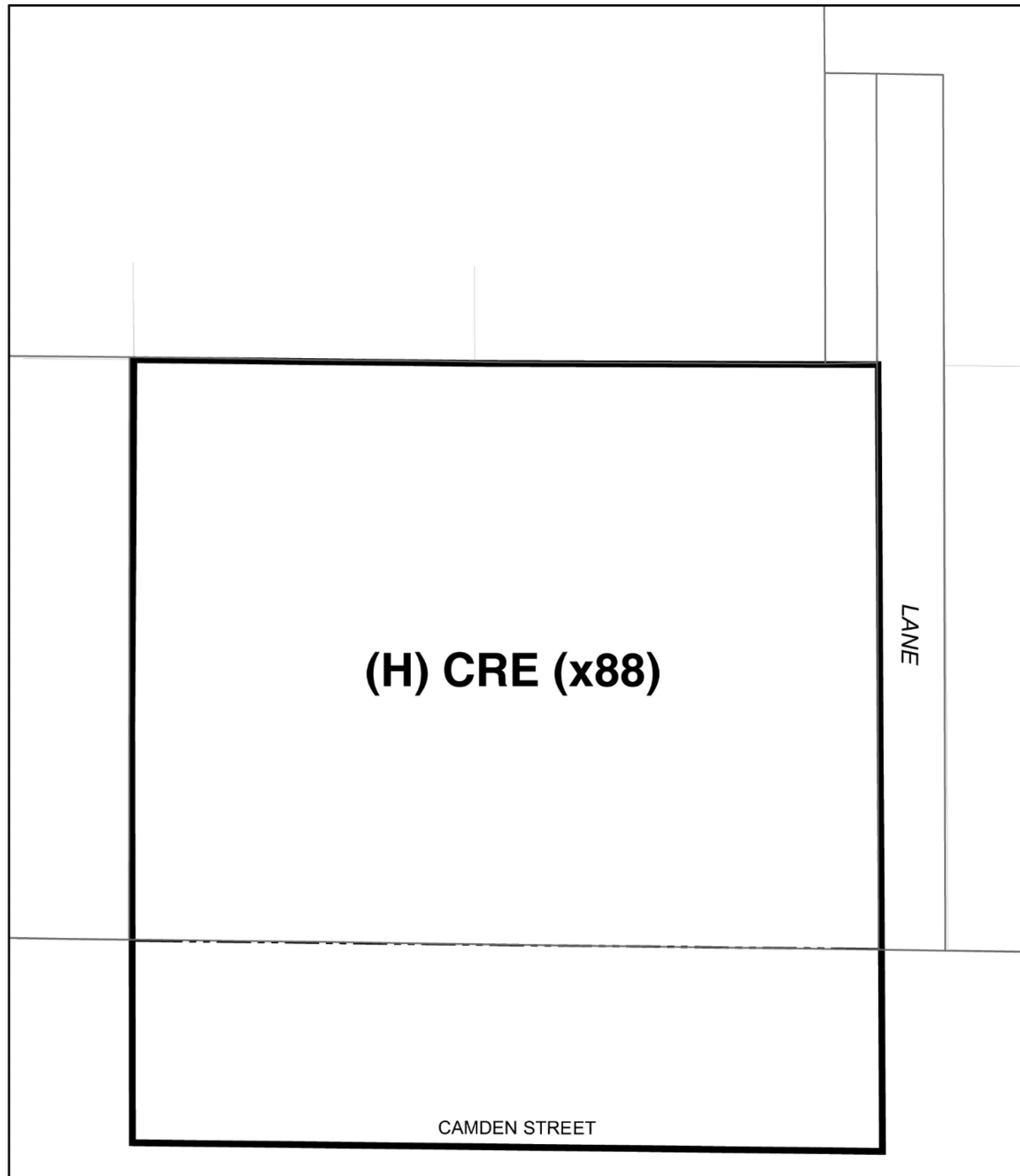
**Diagram 1**

**Toronto**  
Diagram 1

**8-18 Camden Street**

File # 23 177928 STE 10 0Z



**Diagram 2**

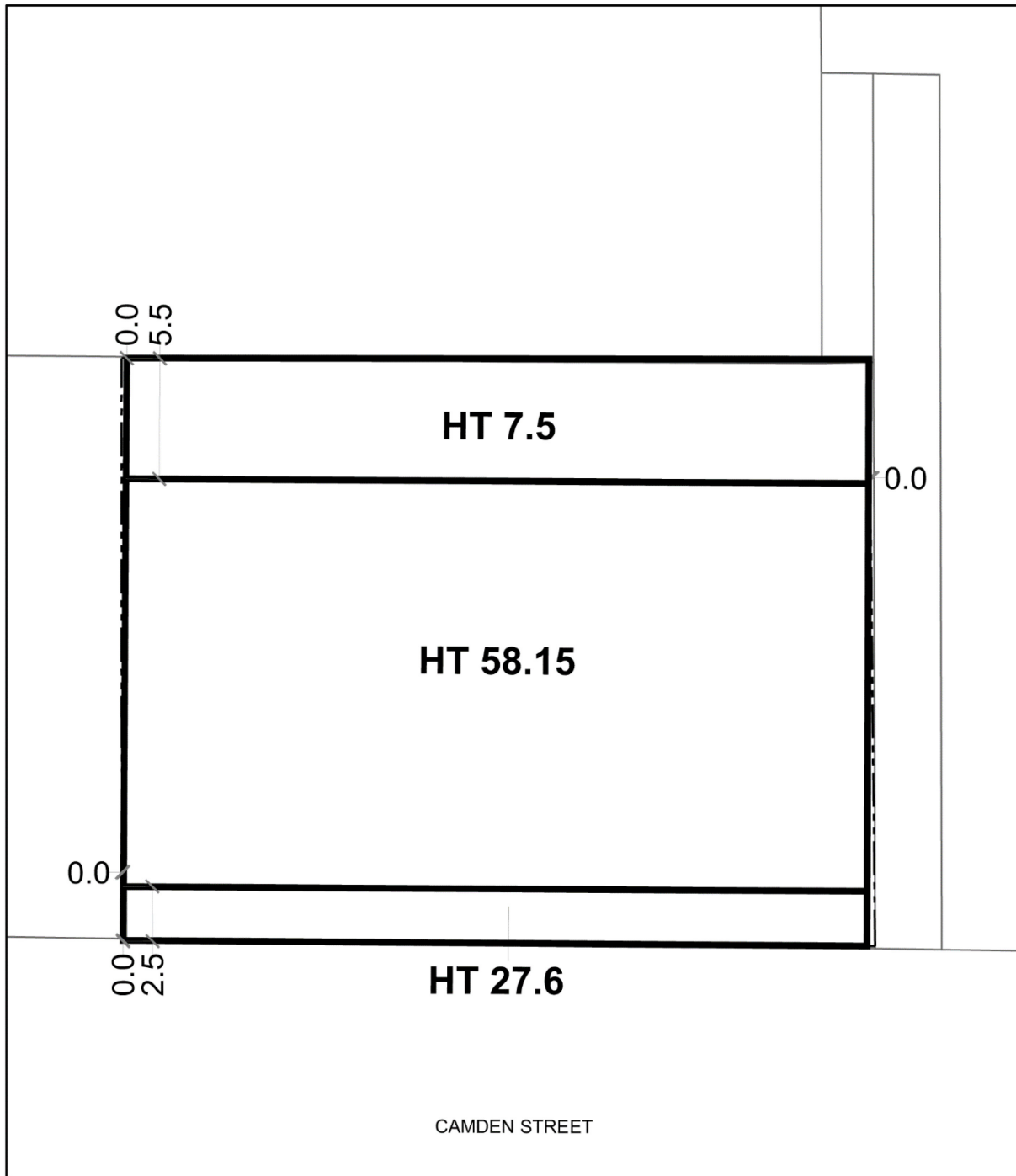
 **TORONTO**  
Diagram 2

**8-18 Camden Street**

File # 23 177928 STE 10 0Z



**Diagram 3**



 **Toronto**  
Diagram 3

**8-18 Camden Street**

File # 23 177928 STE 10 0Z