

8-18 Camden Street – Zoning By-law Amendment – Supplementary Report

Date: December 12, 2023
To: City Council
From: Chief Planner and Executive Director, City Planning
Ward: 10 - Spadina-Fort York

Planning Application Number: 21 146121 STE 10 OZ

SUMMARY

On November 15, 2023, Toronto and East York Community Council considered a staff report for 8-18 Camden Street recommending approval of amendments to the Zoning By-law to permit a 19-storey mixed-use building. The item was forwarded to City Council without recommendations.

Since Community Council, city staff have worked with the applicant to address the applicant's outstanding appeal with the King-Spadina Heritage Conservation District Plan (the "HCD Plan") and to resolve outstanding issues with respect to permitted projections within the proposed zoning by-law amendment. There have also been discussions between the applicant and the adjacent neighbour to the east to resolve outstanding issues. A revised draft zoning by-law is now in a form satisfactory to city staff, the applicant, and the adjacent neighbour to the east.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 8-18 Camden Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 1 to the Supplementary Report from the Chief Planner and Executive Director, City Planning, dated December 12, 2023.
2. City Council determined that the revisions reflected in the draft Zoning By-law Amendment included as Attachment No. 1 to this Supplementary Report are minor in nature and, pursuant to Section 34(17) of the Planning Act, no further public notice is required in respect of the revisions within the proposed Zoning By-law Amendment.
3. City Council approve an amendment to Schedule B of the City of Toronto Municipal Code, Chapter 925, Permit Parking, to exclude the development located at 8-18 Camden Street and any other addresses for the development at 8-18 Camden Street from Permit Parking Area 6E or from permit parking on Camden Street.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On November 15, 2023, Toronto and East York Community Council considered 8-18 Camden Street - Zoning By-law Amendment Application - Decision Report - Approval, and the item was forwarded to City Council without recommendations. The report and decision of Community Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE9.8>

COMMENTS

King-Spadina Heritage Conservation District Plan Appeal

The Decision Report dated October 30, 2023, from the Director, Community Planning, Toronto and East York District, included a holding provision requiring the applicant to withdraw their appeal of the King-Spadina Heritage Conservation District Plan (the "HCD Plan"). On November 14, 2023, the applicant submitted a written acknowledgement confirming that the Owner, as it relates to their site specific appeal of the HCD Plan for the lands municipally known as 8-18 Camden Street, will not participate in or object to the HCD Plan, other than to ensure the current development application for the lands municipally known as 8-18 Camden Street is added on Appendix F of the HCD Plan.

The purpose of Appendix F in the HCD Plan is to identify any approvals made before a determination on the HCD Plan has been made by the Ontario Land Tribunal and avoid a re-review of the approved application in light of any in-effect HCD Plan. Therefore, the HCD Plan would not apply to the listed approvals in this Appendix. However, being included in Appendix F shall not be interpreted as to exclude or exempt a property from this Plan should a new development application(s) be proposed on a property that is not substantially in accordance with such Listed Approval. The City Solicitor is satisfied with the written acknowledgment.

Permitted Projections

On November 21, 2023, the applicant provided revised plans showing an elevator overrun and cooling tower, projecting beyond the mechanical penthouse. The overall building height, including the mechanical penthouse, will remain as 19 storeys, 58.15 metres, with a projection of 3.5 metres for the elevator overrun and cooling tower.

Discussions with the Easterly Neighbour

The applicant and the adjacent neighbour to the immediate east have met to discuss outstanding issues. The revised draft zoning by-law requires no windows on the east elevation of the proposed building, to limit overlook. It also imposes a maximum number of residential parking spaces, addressing the concern of an increase in traffic along the private laneway and Camden Street, as Camden Street is an east-west

oriented local street that operates one-way westbound between Spadina Avenue and Brant Street.

Toronto Municipal Code, Chapter 925, Permit Parking establishes a system to allow residents to purchase a permit for on-street parking. This system was originally developed as a means to accommodate overnight residential parking for residents within older areas of the city, where off-street parking supply was either not available or insufficient to accommodate prevailing car ownership trends. Transportation Services has advised City Planning staff that amendment to Schedule B of the Toronto Municipal Code Chapter 925 is required to exclude residents, or visitors at 8-18 Camden Street from on-street permit parking in the area. This measure is to restrict the ability for developers and owners/residents to use public on-street space to accommodate shortfalls in the parking supply provided by new developments and to help achieve a net zero emissions target.

In terms of the concern with the functionality of the private laneway, a holding provision is recommended in the zoning by-law amendment to ensure the applicant prepares and submits a revised Transportation Impact Study for review and acceptance, illustrating appropriate arrangements for securing vehicular access from the private laneway.

Staff have worked with the applicant and are satisfied with the revised draft zoning by-law attached to this report and find the modifications to be minor and not require further notice.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

Attachment: Revised draft by-law

Authority: Toronto and East York Community Council Item TE9.8, as adopted by City of Toronto Council on December 13, 14, and 15, 2023

CITY OF TORONTO

Bill

BY-LAW -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 [Clerks to supply by-law number] 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 [Clerks to insert By-law number];

(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 [Clerks to supply by-law ##]:

(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 [Clerks to insert By-law number];

(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 a 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 (A) 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 & 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 & Construction Services, the Owner has entered into a financially secured agreement with the City to secure the construction of the required improvements.

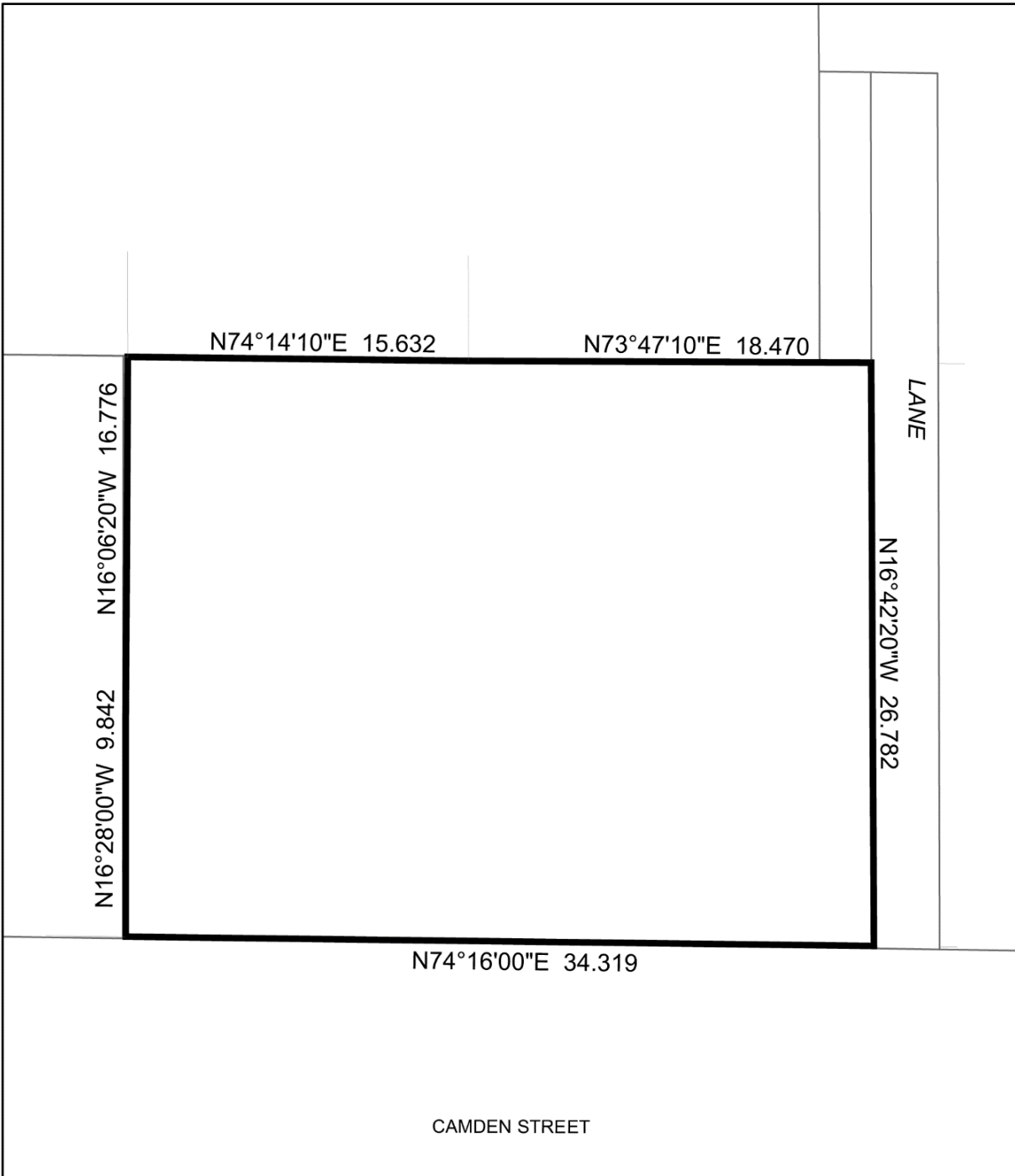
Enacted and passed on December , 2023.

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


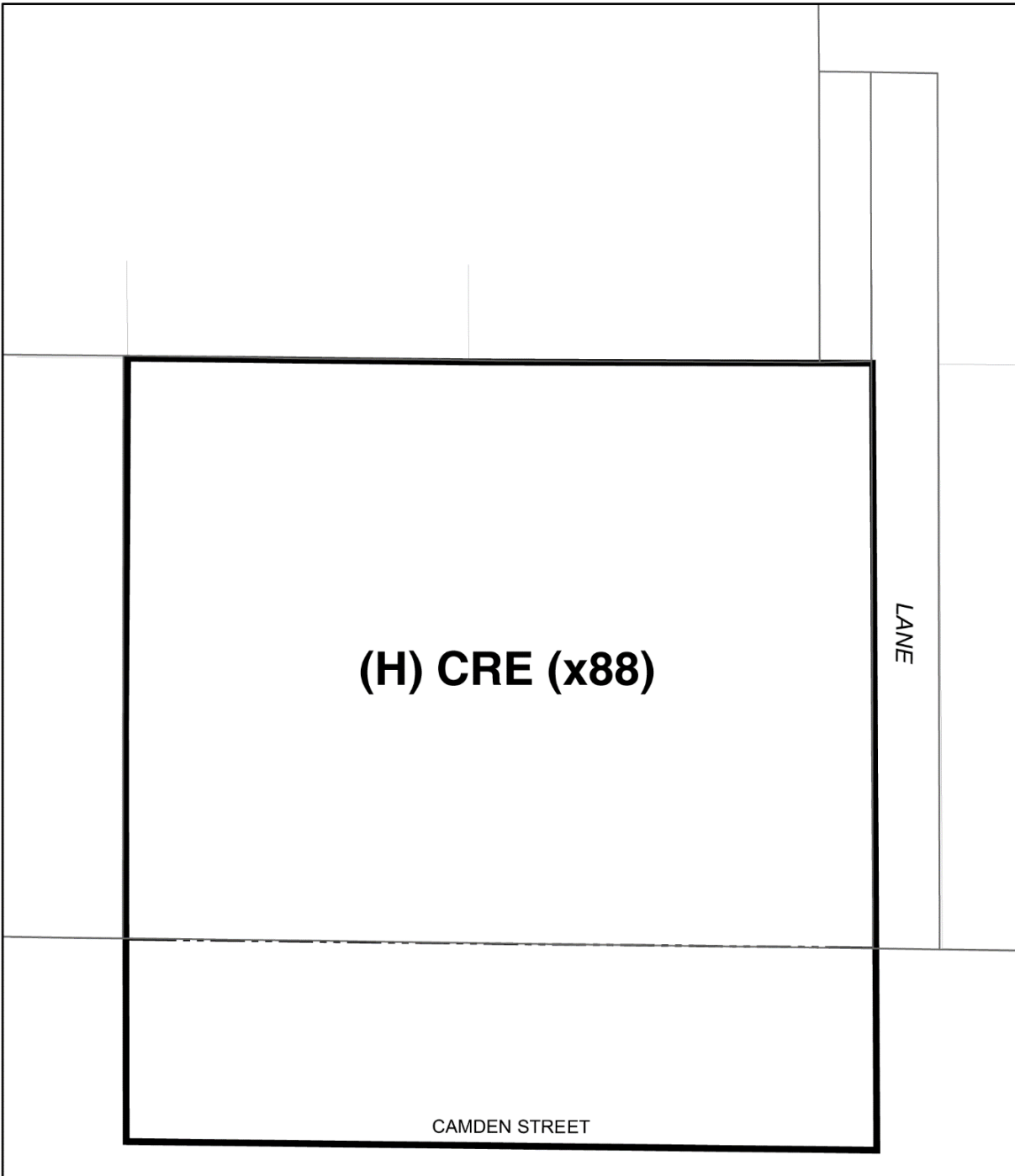

City of Toronto By-law 569-2013
Not to Scale
11/08/2023

Diagram 2



 **TORONTO**
Diagram 2

8-18 Camden Street

File # 23 177928 STE 10 0Z


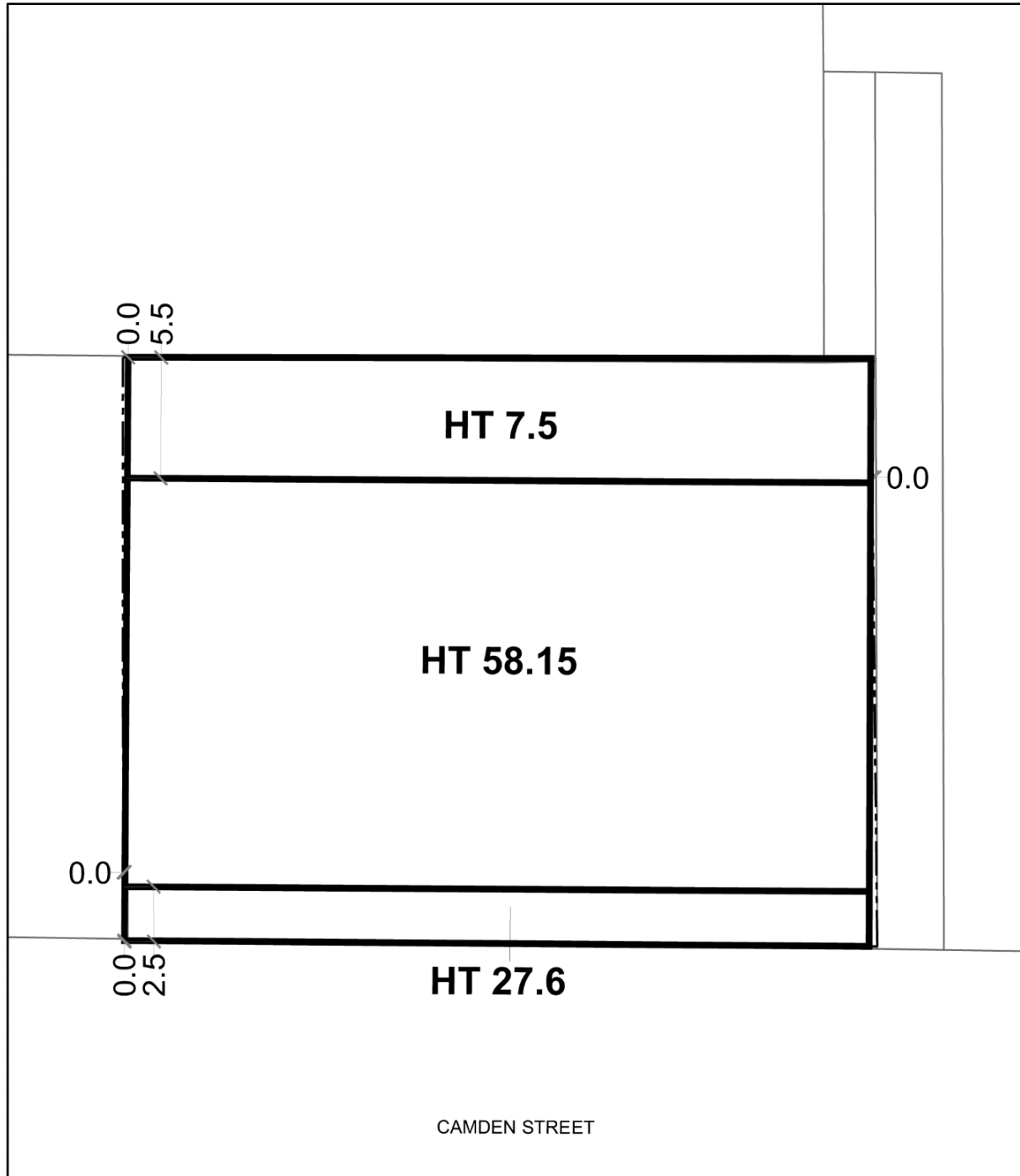

City of Toronto By-law 569-2013
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11/08/2023


Diagram 3



 **TORONTO**
Diagram 3

8-18 Camden Street

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11/08/2023