

## **8-18 Camden Street – Zoning By-law Amendment Application – Decision Report – Approval**

Date: October 30, 2023

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

**Planning Application Number: 23 177928 STE 10 OZ**

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 19-storey (58.15 metres including the mechanical penthouse) mixed-use building with 191 dwelling units and 308 square metres of retail space on the ground floor.

The proposed development would result in a built form that fits within the existing and planned context.

### **RECOMMENDATIONS**

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The Director, Community Planning Toronto and East York District 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. 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## DECISION HISTORY

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A pre-application consultation (PAC) meeting was held on July 5, 2023. The application was submitted on July 21, 2023 and deemed complete upon submission.

## THE SITE

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**Description:** The site is located on the north side of Camden Street, west of Spadina Avenue. The site is generally rectangular in shape with an approximate area of 913 square metres, frontage of 34 metres and depth of 27 metres. The site is currently vacant and is bounded to the east by a north-south private laneway.

## THE REVISED APPLICATION

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**Description:** A 19-storey mixed-use building (58.15 metres tall including the mechanical penthouse) with 308.6 square meters of ground floor retail space along Camden Street and 191 residential condominium units above. The proposed unit mix includes 66 studio (35%), 75 one-bedroom (39%), 30 two-bedroom (16%) and 20 three-bedroom (10%) units, with 15% of the units being convertible to two or three bedrooms by combining one-bedroom and studio units.

**Density:** 11.96 times the area of the lot.

**Access, Bike Parking, Vehicle Parking, Loading:** The pedestrian entrance into the building is proposed from Camden Street. A total of 211 bicycle parking spaces are proposed for the site, comprised of 172 long-term and 39 short-term spaces, located on the ground floor and P1 level. Access to the bicycle parking spaces is proposed from the main resident elevators. Vehicular access is proposed from the private laneway to the east, off of Camden Street, which the applicant is currently working to obtain an easement over. Two levels of underground parking are proposed with 22 parking spaces accessed by a car elevator. One Type G loading space is proposed, internalized within the building.

### Revisions

The current proposal incorporates positive revisions from the original application, as summarized below:

- Revised the building design to remove the balconies along the front (south) of the proposed building and introduced a 2.5 metre clear stepback above the streetwall.

- Replacement of three street trees on the public right-of-way along Camden Street, whereas in the initial application, no re-planting was proposed for the four street trees that are proposed to be removed.
- Increased overall number of bicycle parking spaces from 204 to 211 and bicycle parking spaces have been relocated from the P2 level to be completely on the ground floor and P1 level.
- Increased overall amenity space from a total of 558 square metres (3 square metres per unit) to 693 square metres (3.6 square metres per unit). Indoor amenity space increased from 373 square metres (2 square metres per unit) to 417 square metres (2.2 square metres per unit) while outdoor amenity space increased from 185 square metres (1 square metre per unit) to 276 square metres (1.45 square metres per unit).

### **Reasons for Application**

The proposed development requires an amendment to Zoning By-law 569-2013 to vary performance standards including: building height, building setbacks, residential amenity space, parking ratios and loading spaces.

### **Additional Information**

See Attachments 1, 6, 7, 8, 9 and 10 of this report for the Application Data Sheet, site plan, ground floor plan and three dimensional representations of the proposal, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/8CamdenSt](http://www.toronto.ca/8CamdenSt)

### **Site Plan Control**

The proposed development is subject to Site Plan Control. A Site Plan Control application has been submitted and deemed incomplete at this time.

## **POLICY CONSIDERATIONS**

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**Provincial Land-Use Policies:** All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement and shall conform to provincial Plans.

**Official Plan:** Regeneration Areas. See Attachment 3 of this report for the Official Plan Land Use Map.

**Downtown Plan:** Mixed Use Areas 2- Intermediate.

**King Spadina Secondary Plan (2023):** The site is within the West Precinct and is designated Mixed Use Areas 2.

**Zoning:** Commercial Residential Employment (CRE) under Zoning By-law 569-2013, with a height limit of 23 metres. This zoning category permits a variety of uses including retail, office, residential, and parks. There are no maximum density provisions, rather, the building envelope is established through performance standards including height, ground level setbacks and upper level stepbacks. See Attachment 4 of this report for the existing Zoning By-law Map.

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- King-Spadina Public Realm Strategy;
- Retail Design Manual;
- Growing Up Guidelines - Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Best Practices for Bird-Friendly Glass; and,
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

## **COMMUNITY CONSULTATION**

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On September 5, 2023, City Planning staff conducted a virtual community consultation meeting with the applicant, Councillor and approximately 18 members of the public in attendance. Concerns were raised regarding: the building height; blocking light to adjacent properties; increase in traffic; impacts to on-street parking spaces; and functionality of the shared private laneway to the east of the subject site. A suggestion was also made to increase the height and density to incorporate more units for affordable housing.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members will have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Framework**

City staff review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. The current proposal was reviewed for consistency with the Provincial Policy Statement and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

### **Land Use**

The proposed residential and retail uses are acceptable and conform with the Official Plan, Downtown Plan and King-Spadina Secondary Plan.

### **Public Realm**

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan, King-Spadina Secondary Plan and the King-Spadina Public Realm Strategy. The proposed building will be located on the Camden Street property line, resulting in a minimum distance of 6.7 metres from building face to curb. The proposed setback is compatible with the building line of the adjacent properties to the east and west. The proposal includes a minimum pedestrian clearway width of 2.1 metres. The public realm details, including plantings, street furniture and bike parking will be reviewed at the Site Plan Control stage.

### **Tree Preservation**

The applicant has submitted a Tree Inventory and Preservation Plan, which outlines that the existing four street trees in the public right-of-way along Camden Street are proposed to be removed to provide construction access and re-construction of the existing sidewalk. The existing street tree immediately to the east of the subject site is proposed to be preserved. In the initial application, no new street trees were proposed to replace the removal of the four street trees. In the revised plan, three street trees are proposed. Tree Planting details will be further discussed during the Site Plan Control process.

## **Parkland**

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

## **Built Form**

The proposal conforms with the applicable Official Plan built form policies and development criteria for Regeneration Areas. The proposed height of 19-storeys (58.15 metres, including mechanical penthouse) is appropriate for the site and fits within the existing and planned context. The height and massing are generally aligned with existing buildings and other developments that have been approved or are currently proposed in proximity of the site.

The proposed 9-storey, 27.6 metre, streetwall height aligns with the datum line established along this segment of Camden Street, such as the building to the immediate east. At the ground floor, the building is proposed to be located at its property lines, in accordance with the existing zoning permissions for the site. A 2.5 metre front setback is proposed above the streetwall from the south property line, creating legibility for the streetwall proportions. A 5.6 metre rear yard setback is proposed above the 3rd storey from the north property line to provide appropriate separation from the building to the north.

## **Amenity Space**

The revised proposal includes 693 square metres (3.6 square metres per unit) of amenity space, of which 417 square metres is indoor and 276 square metres is outdoor amenity space. The amenity space has been designed so that portions of the indoor space are adjacent to the outdoor space. The proposed amenity space is acceptable.

## **Shadow Impact**

The Downtown Plan, and more particularly the King-Spadina Secondary Plan (2023), require that net-new shadow shall be adequately limited on St. Andrew's Playground and 543 Richmond Street West, among others, as measured on March 21st and September 21st from 10:18 a.m. – 4:18 p.m. In conformity with this policy, there will be no shadow impact on any sun protected parks.

## **Wind**

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that all grade-level pedestrian areas within and surrounding the subject site and the outdoor amenity space on the second floor will be suitable for their intended uses throughout the year. Mitigation is suggested for the west side of the rooftop outdoor amenity area if seating areas will be provided. It is recommended that a 1.8-metre-tall perimeter wind barrier be provided along the north and west perimeters. Details of proposed wind mitigation will be secured through the Site Plan Control process.

## **Mobility**

The revised proposal provides a total of 211 bicycle parking spaces, including 172 long-term and 39 short-term spaces. In the initial application, the majority of the long and short-term bicycle parking spaces were proposed to be located on the P1 and P2 levels of the parking garage. In the revised proposal, all bicycle parking spaces are proposed to be located on the ground floor and P1 level, making them more accessible for regular use. Details of the bike parking, including access and the proposed bike repair room, will be assessed through the Site Plan Control application.

The site is located within the Downtown and is well served by public transit and pedestrian/cycling infrastructure. The site is serviced by three major TTC routes in close proximity: 510 Spadina, 501 Queen and 504 King streetcars. The site is also in close proximity to the future Queen-Spadina and King-Bathurst Ontario Line stations.

The proposal will provide two levels of underground parking, which will accommodate a total of 22 parking spaces. Entry to the below grade parking will be provided by a vehicle elevator accessed from the private laneway to the east of the site, off of Camden Street. Access to the internalized Type G loading space is proposed from the private laneway as well and will facilitate full vehicular movement to ensure trucks would proceed to and from the loading space in a forward motion. No new curb cut will be required as it is an existing laneway.

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for the proposed development. Transportation Services staff have requested minor revisions to the parking garage plans. Additional material is required to confirm laneway easements for vehicular access. Staff are recommending that the Zoning By-law be subject to holding provisions pending the revision, review and acceptance of the revised Transportation Impact Study and resolution of laneway easements to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **Housing Issues**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal is for a condominium development with a unit mix that meets the City's Growing Up Guidelines.

Affordable Housing is a significant priority for the City and City Planning staff advocate for the inclusion of affordable housing units on any project where possible. The applicant will be subject to a Community Benefit Charge (CBC) requirement at the time of Building Permit issuance. The CBC can be satisfied by a cash payment or an in-kind contribution, provided both the applicant and City agree to the proposal.

The City and Councillor's Office requested for the applicant to consider incorporating affordable housing units. The proposal, to date, does not propose any affordable housing units.

The CBC contribution from this proposal is recommended to be a cash payment to be directed towards growth-related capital facilities and matters consistent with the CBC Strategy adopted by City Council on August 15, 2022.

## **Servicing**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review. Staff are recommending that the Zoning By-law be subject to holding provisions pending the revision, review and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **Holding Provision**

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions set out in the By-law are satisfied. Section 5.1.2 of the Official Plan outlines the conditions to be met prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The Owner has prepared and submitted a revised Transportation Impact Study to 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;



- 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
- 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.
- The Owner has withdrawn their appeal of the King-Spadina Heritage Conservation District Plan as it relates to the properties municipally known as 8-18 Camden Street and, if not an appellant, but rather a party to such appeals, the owner shall withdraw as a party and not seek any party or participant status on the appeals.

To address the impact of legislative changes to the Planning Act under Bill 109, the More Homes for Everyone Act, 2022, on July 19, 2023, City Council amended City of Toronto Municipal Code, Chapter 415, and the Official Plan to delegate the removal of a Holding (H) symbol to the Chief Planner and their designate. Once the conditions noted above are met, no further report to City Council will be required to remove the holding symbol.

### **Archaeological Assessment**

A Stage 1 Archaeological Assessment was submitted in support of the application. The report recommends that the site may be considered free of future archaeological concern and no further archaeological assessment is required. The report has been submitted to the Ministry of Citizenship and Multiculturalism as a condition of licensing in accordance with Part IV of the Ontario Heritage Act, RSO 2005, c 0.18 and is subject to the Ministry's approval.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Agreement.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, the Downtown Secondary Plan and the King-Spadina Secondary Plan (2023). Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms with the Official Plan, Downtown Plan and King-Spadina Secondary Plan, particularly as it relates to the provision of a positive public realm and a built form which provides an appropriate relationship to the surrounding area. Staff recommend that Council support approval of the application.

## **CONTACT**

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Patricia Cho, Planner, Community Planning, Tel. 416-338-6697  
E-mail: Patricia.Cho2@toronto.ca

## **SIGNATURE**

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Carly Bowman, MSc.Pl., MCIP, RPP  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

**Applicant Submitted Drawings**

Attachment 6: Site Plan

Attachment 7: Ground Floor Plan

Attachment 8: South Elevation

Attachment 9: North Elevation

Attachment 10: 3D Model of Proposal in Context - Looking Northwest

Attachment 11: 3D Model of Proposal in Context - Looking Southeast

Attachment 1: Application Data Sheet

Municipal Address: 8-18 CAMDEN ST Date Received: July 21, 2023

Application Number: 23 177928 STE 10 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application to permit the redevelopment of the site at 8-18 Camden Street with a 19-storey mixed use building with retail at grade and residential uses above. The proposed building would contain a total of 191 residential units.

Applicant	Agent	Architect	Owner
AIRD & BERLIS LLP		Architects Alliance	BEL-CAMDEN CORPORATION

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	King Spadina Secondary Plan
Zoning:	CRE (x76)	Heritage Designation:	N
Height Limit (m):	23.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 913 Frontage (m): 34 Depth (m): 27

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			638	638
Residential GFA (sq m):			10,606.3	10,606.3
Non-Residential GFA (sq m):			308.6	308.6
Total GFA (sq m):			10,915	10,915
Height - Storeys:			19	19
Height - Metres:			55	55

Lot Coverage Ratio (%): 69.85 Floor Space Index: 11.96

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,497.3	109
Retail GFA:	308.6	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			191	191
Other:				
Total Units:			191	191

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		66	75	30	20
Total Units:		66	75	30	20

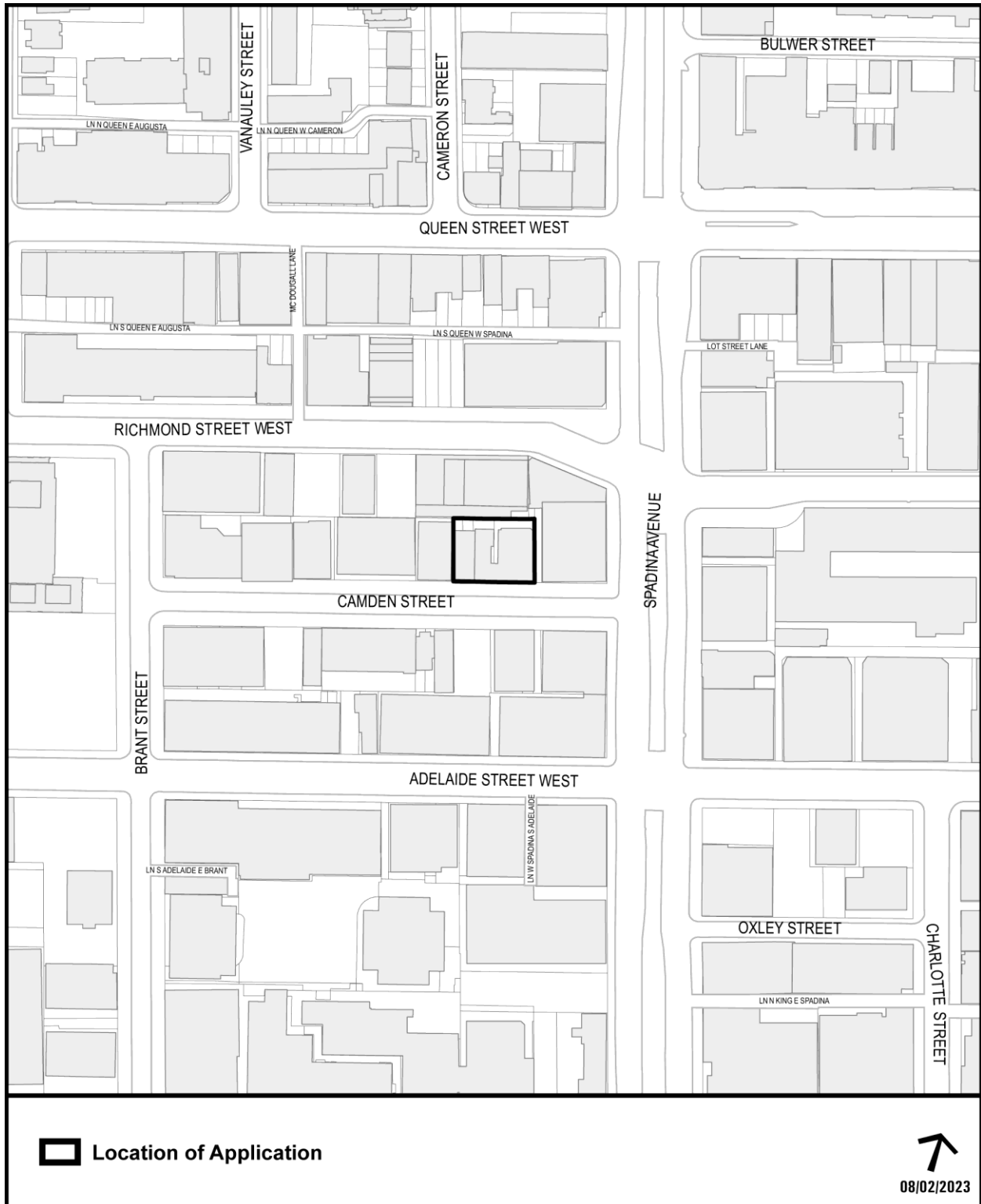
Parking and Loading

Parking Spaces:	22	Bicycle Parking Spaces:	211	Loading Docks:	1
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CONTACT:

Patricia Cho, Planner  
416-338-6697  
Patricia.Cho2@toronto.ca

# Attachment 2: Location Map








Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #18

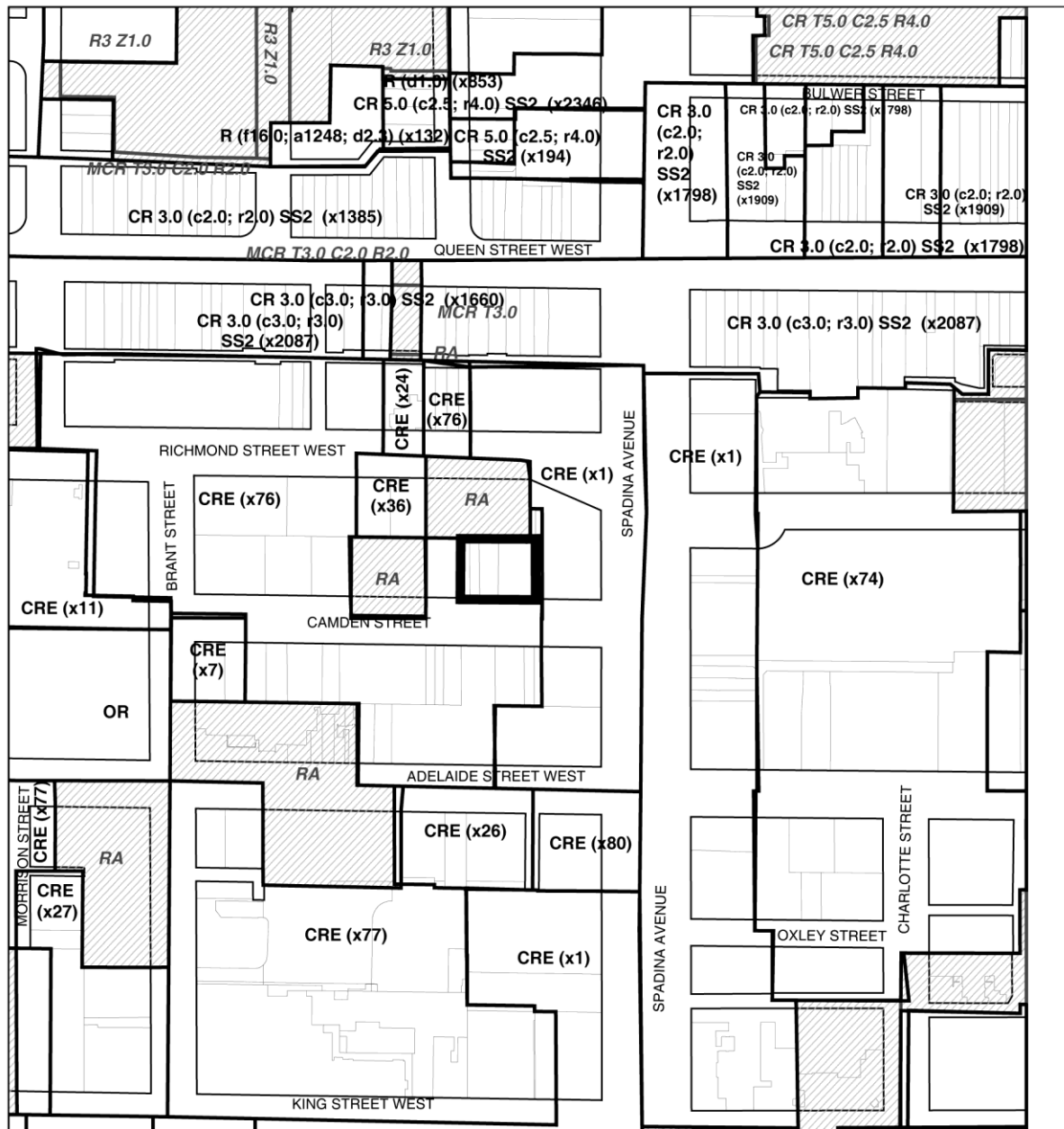
8 - 18 Camden Street

File # 23 177928 STE 10 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Regeneration Areas

  
 Not to Scale  
 Extracted: 07/24/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

8 - 18 Camden Street

File # 23 177928 STE 10 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- CRE** Commercial Residential Employment
- OR** Open Space Recreation

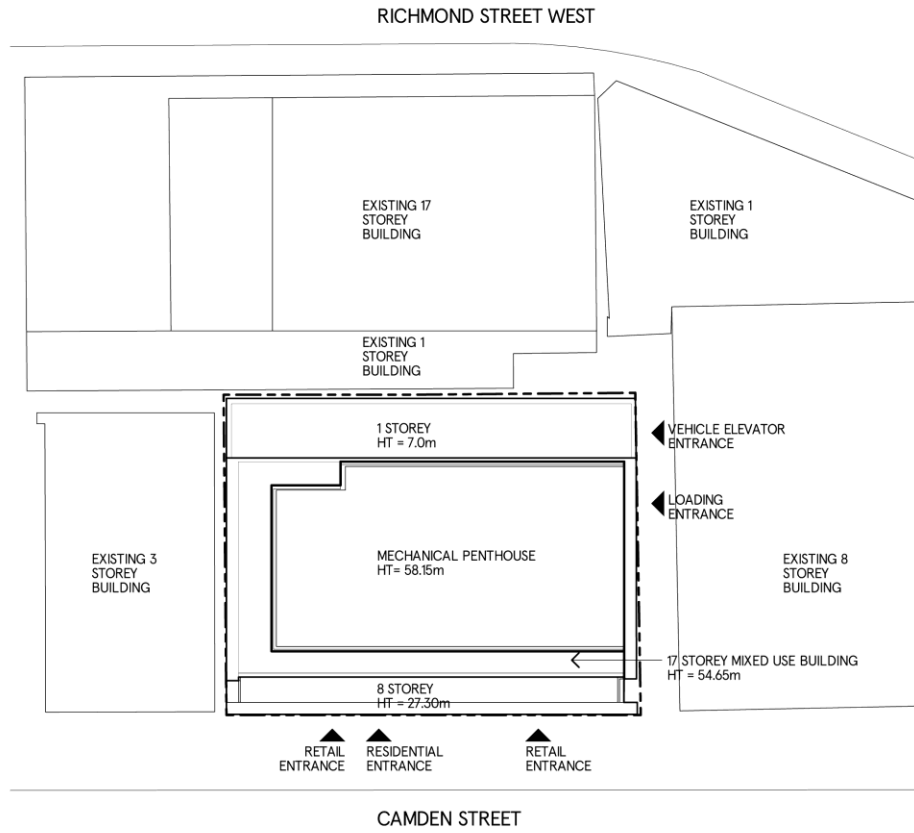
-  See Former City of Toronto By-law No. 438-86
- R3** Residential District
- MCR** Mixed-Use District

  
 Not to Scale  
 Extracted: 07/24/2023



Attachment 5: Draft Zoning By-law Amendment  
Forthcoming

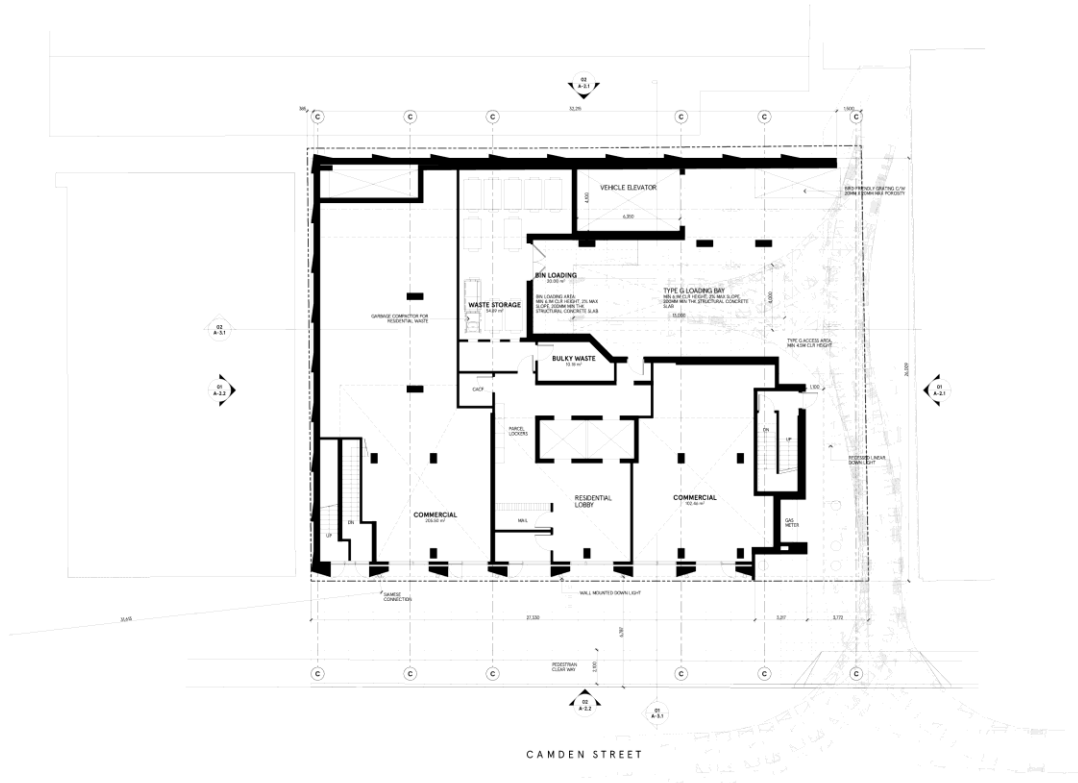
Attachment 6: Site Plan



Site Plan



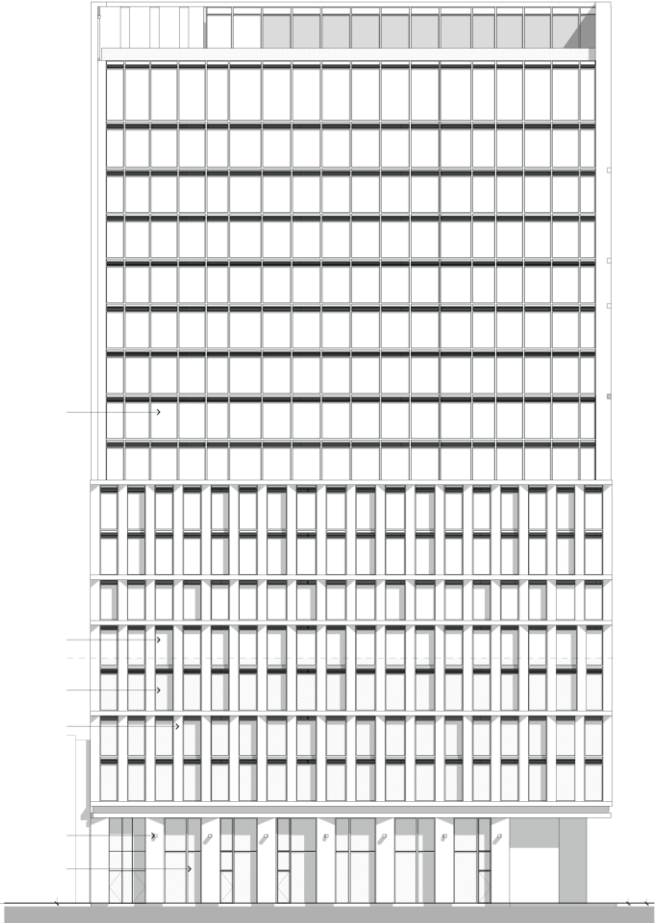
# Attachment 7: Ground Floor Plan



Ground Floor Plan

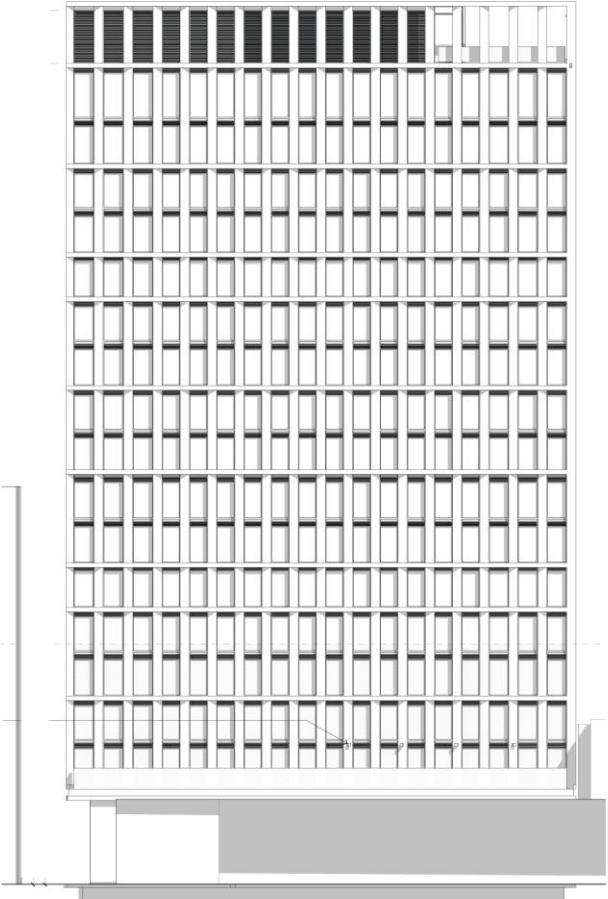


Attachment 8: South Elevation



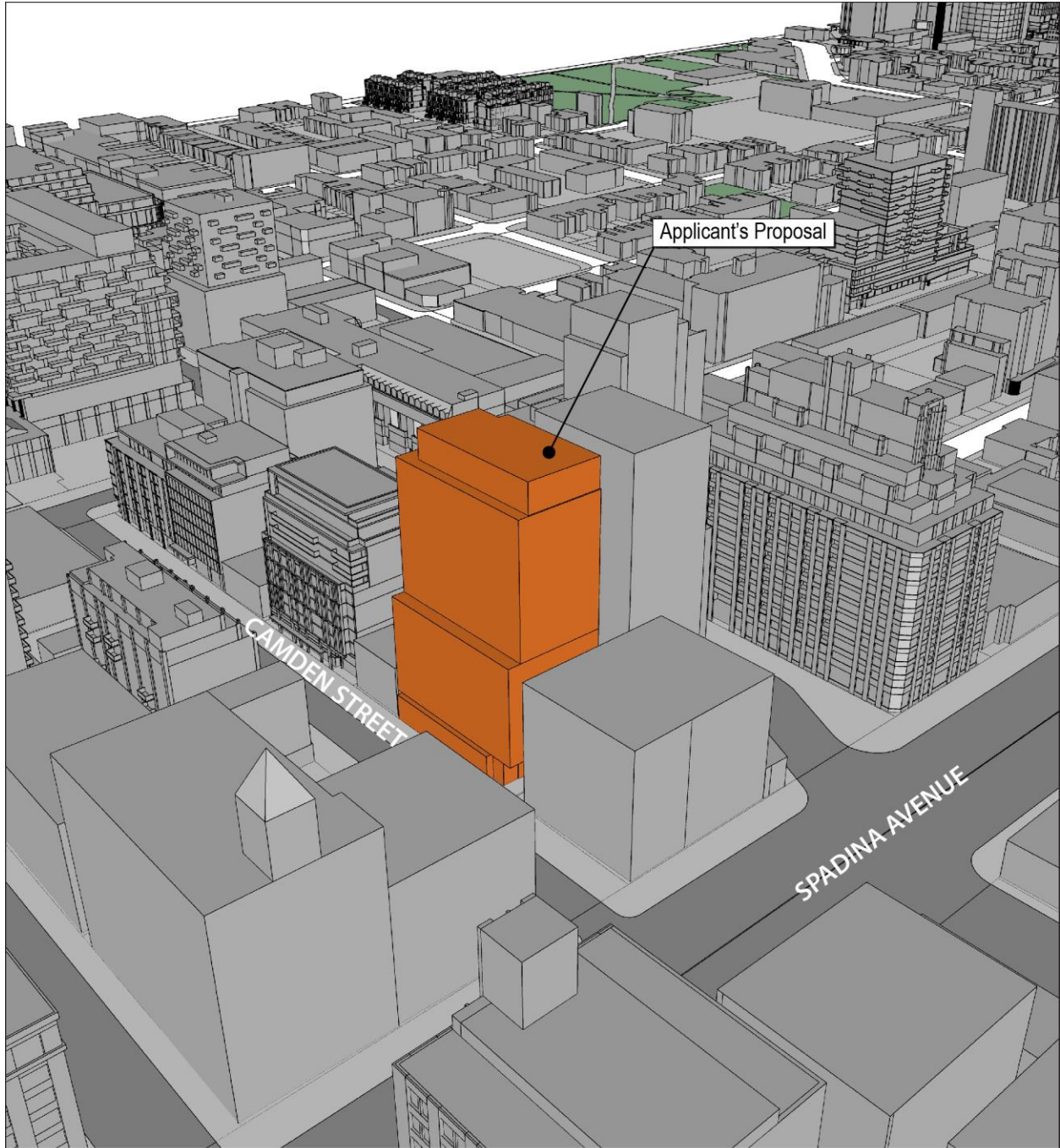
South Elevation

Attachment 9:



North Elevation

Attachment 10: 3D Model of Proposal in Context - Looking Northwest

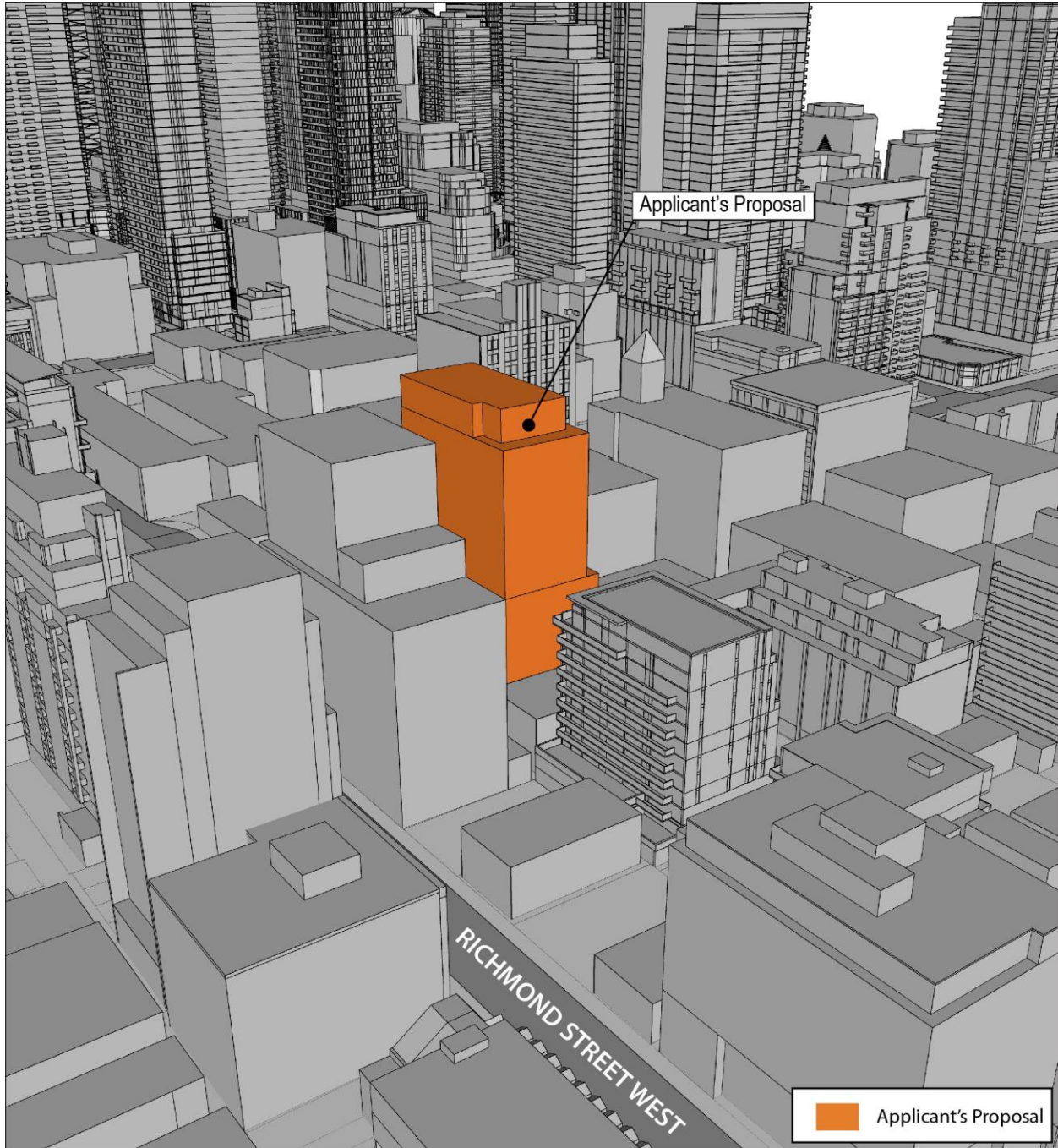


**View of Applicant's Proposal Looking Northwest**



08/17/2023

Attachment 11: 3D Model of Proposal in Context - Looking Southeast



**View of Applicant's Proposal Looking Southeast**



08/17/2023