

Client / Owner:

47 Camden Inc
778 King Street West
Toronto ON

Architect:

ARCHITECTS-ALLIANCE
317 Adelaide Street West, 2nd Flr
Toronto, ON

Project

Camden House

Address

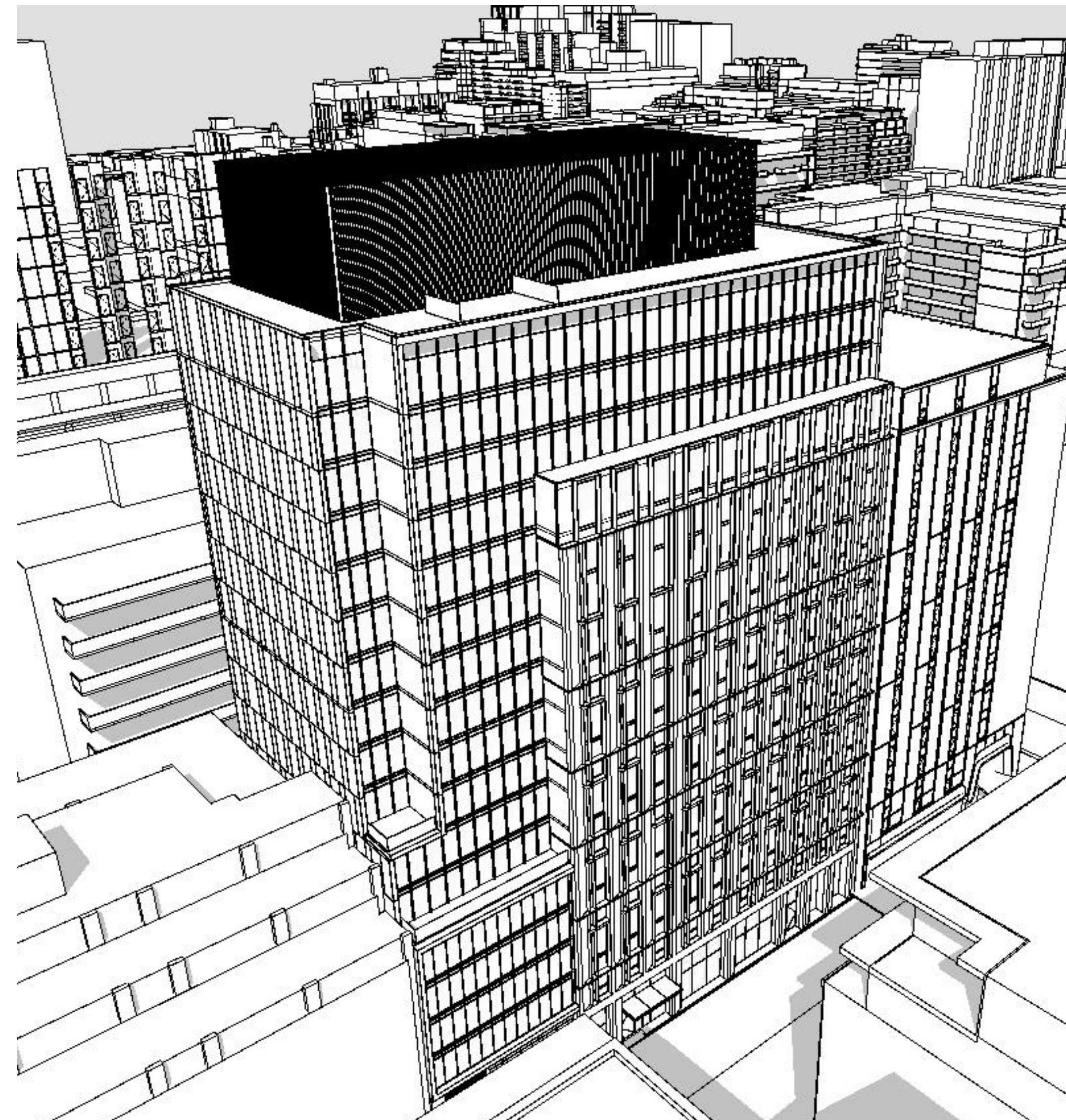
35-47 Camden Street
Toronto, Ontario

Submission

**REZONING + SPA
APPLICATION**

Date

July 25, 2023
Sept 15 2023 Issued for Settlement Offer
Oct 06 2023 Issued for Settlement Offer
Nov 24 2023 Issued for RZ + SPA Expanded Site
Feb 23 2024 Issued for RZ + SPA Expanded Site



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05	REZONING +SPA APPLICATION UPDATED SITE	24 Nov 2023
06	REZONING +SPA APPLICATION UPDATED SITE	23 Feb 2024



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 Toronto ON, M5V 1P9, Canada
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**Camden House
 47 Camden Inc.**

35-47 Camden Street .
 Toronto . Ontario .


Renderings

Scale: 1:155.25

Project No: 21605

23 February 2024

BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOTS 9 AND 10
SOUTH OF CAMDEN STREET
AND PART OF LOTS 3 AND 4
EAST OF BRANT STREET
REGISTERED PLAN D-46
CITY OF TORONTO

SCALE 1:100

 KRCMAR SURVEYORS LTD. 2016

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
 BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 02219740240 AND No. 02019981011, AND ARE REFERRED TO THE 3 METRE COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE. (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).

ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. C1563 HAVING AN ELEVATION OF 88.476 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - _{HCM} DENOTES HORIZONTAL CONTROL MONUMENT
 - ⊕ DENOTES STANDARD IRON BAR
 - ⊖ DENOTES SHORT STANDARD IRON BAR
 - ⊙ DENOTES IRON BAR
 - ⊙_{CP} DENOTES CONCRETE PIN
 - ⊙_{CC} DENOTES CUT CROSS
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY SCHAEFFER DZALDOV BENNETT LTD, O.L.S. DATED FEBRUARY 5, 2014 AND REVISED ON SEPTEMBER 18, 2014
 - (P2) DENOTES PLAN 64R-16659
 - (P3) DENOTES SURVEYOR'S REAL PROPERTY REPORT AND TOPOGRAPHY BY LAND SURVEY GROUP, O.L.S. DATED DECEMBER 21, 2011
 - (P4) DENOTES PLAN 66R-27551
 - (P5) DENOTES PLAN OF SURVEY BY C. E. DOTTERILL LTD, O.L.S. DATED NOVEMBER 25, 1999.
 - (P6) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DONALD E. ROBERTS LTD, O.L.S. DATED APRIL 7, 2003.
 - (1370) DENOTES KRCMAR SURVEYORS LTD, O.L.S.
 - (CTS) DENOTES CITY OF TORONTO SURVEYS
 - (1222) DENOTES C. E. DOTTERILL LTD, O.L.S.
 - (922) DENOTES SCHAEFFER DZALDOV BENNETT LTD, O.L.S.
 - (LSG) DENOTES LAND SURVEY GROUP LTD, O.L.S.
 - (D) DENOTES INSTRUMENT CA23144
 - (D1) DENOTES INSTRUMENT CT159286
 - (FE) DENOTES FINISHED FLOOR ELEVATION
 - SF DENOTES STONE RETAINING WALL
 - NT DENOTES NORTH FACE
 - NS DENOTES SOUTH FACE
 - ⊕_{13.45} DENOTES EXISTING GRADE ELEVATION
 - ⊕ DENOTES BOLLARD
 - ⊕_{CB} DENOTES CATCH BASIN
 - ⊕_{GM} DENOTES GAS METER
 - ⊕_{GV} DENOTES GAS VALVE
 - ⊕_{LS} DENOTES LAMP STANDARD
 - ⊕_{MH} DENOTES MANHOLE
 - ⊕_{PP} DENOTES PIPE
 - ⊕_{WV} DENOTES WATER VALVE

ALL BUILDING TIES TAKEN TO BRICK UNLESS OTHERWISE NOTED.

TOTAL SITE AREA = 941.3 m²

MUNICIPAL ADDRESSES:
 Nos. 39, 45 AND 47 CAMDEN STREET, TORONTO

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF JANUARY, 2016

DATE JANUARY 28, 2016

 SASA KRCMAR
 ONTARIO LAND SURVEYOR

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PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

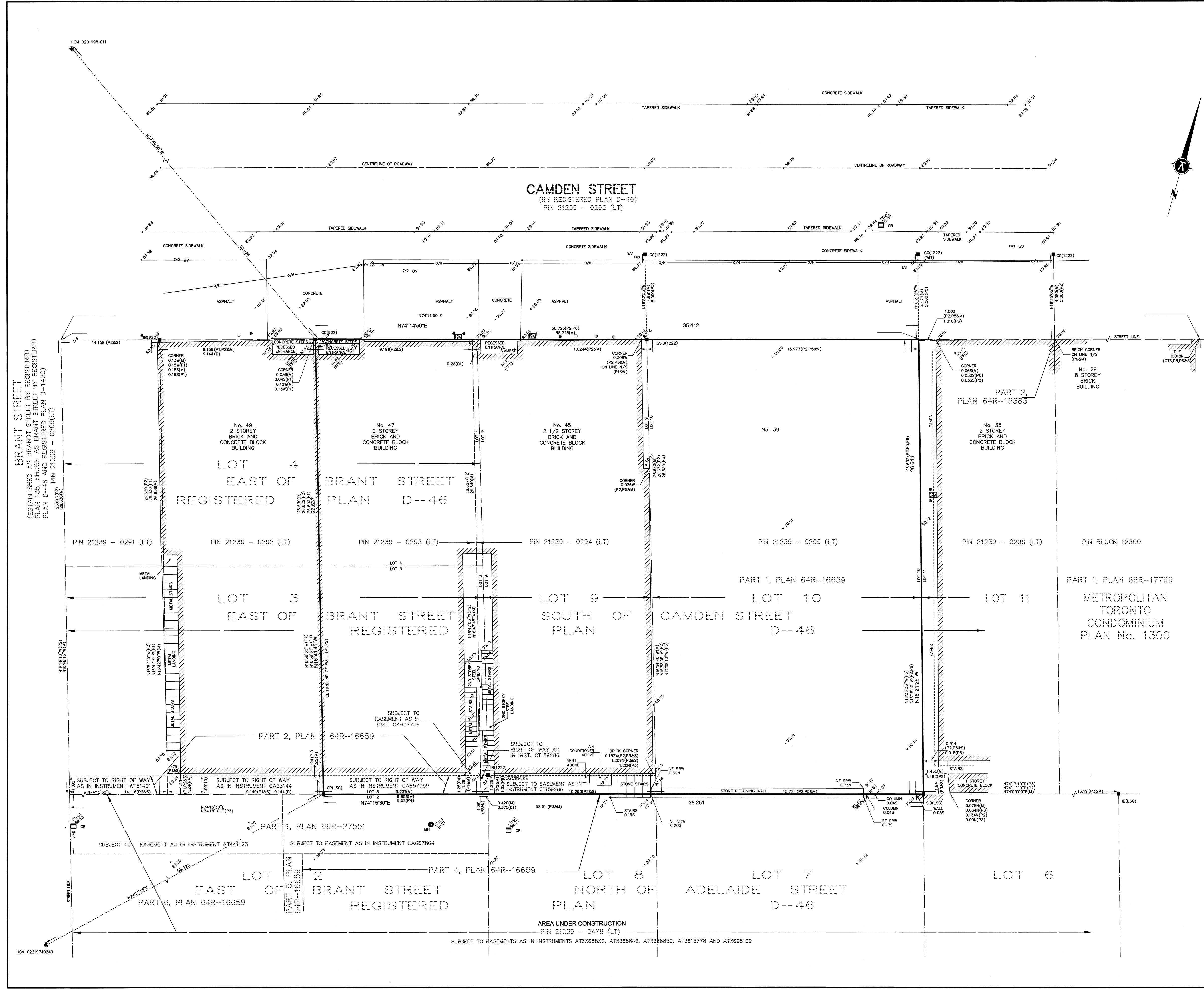
FIELD: JJ DRAWN: JM CHECKED: S.N.R./W.G. JOB NO: 15-283

DWG NAME: 15-283RTO1 PLOT INFO: 09-46 28-Jan-2016 WORK ORDER NO: 18257

1137 Centre Street, Thornhill ON L4J 3M6 905.709.0053 F 905.738.9221 www.krcmar.ca

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY
 ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 1026, Section 29(3).

KRCMAR



BRANT STREET
 (ESTABLISHED AS BRANT STREET BY REGISTERED PLAN D-46 AND REGISTERED PLAN D-1420)
 (PIN 21239 -- 0293(LT))

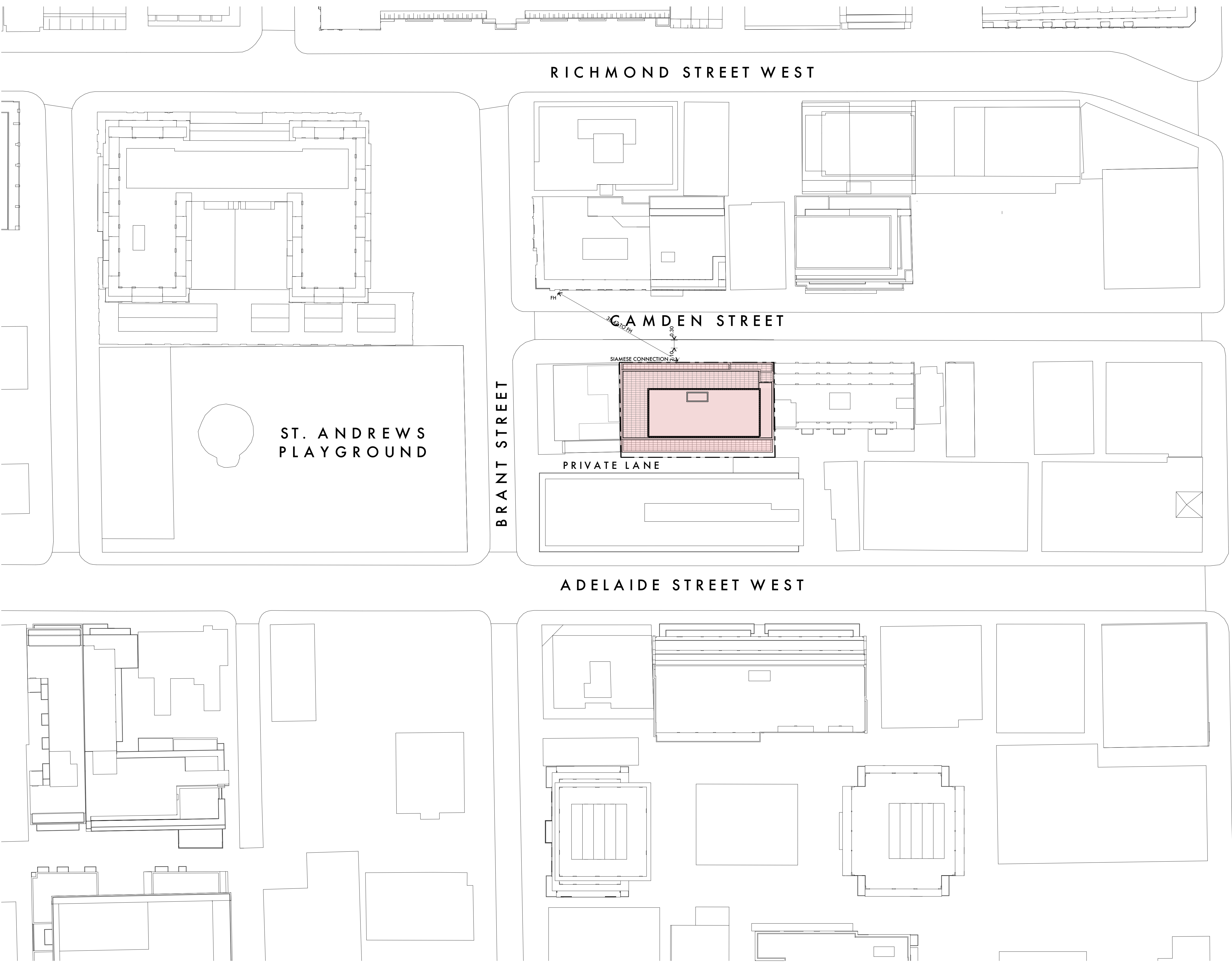
SPADINA AVENUE (BY LAW 1526)
 (FORMERLY BROCK STREET AS SHOWN ON REGISTERED PLAN D-46)
 (PIN 21412 -- 0290 (LT))

HCM 0219740240

HCM 02019981011

CAMDEN STREET
 (BY REGISTERED PLAN D-46)
 PIN 21239 -- 0290 (LT)

AREA UNDER CONSTRUCTION
 PIN 21239 -- 0478 (LT)
 SUBJECT TO EASEMENTS AS IN INSTRUMENTS AT3368852, AT3368842, AT3368850, AT3615778 AND AT3698109



RICHMOND STREET WEST

CAMDEN STREET

ADELAIDE STREET WEST

BRANT STREET

SPADINA AVENUE

ST. ANDREWS PLAYGROUND

PRIVATE LANE

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Camden House
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35-47 Camden Street .
 Toronto . Ontario .

Context Plan

Scale: 1:500

Project No: 21605

23 February 2024

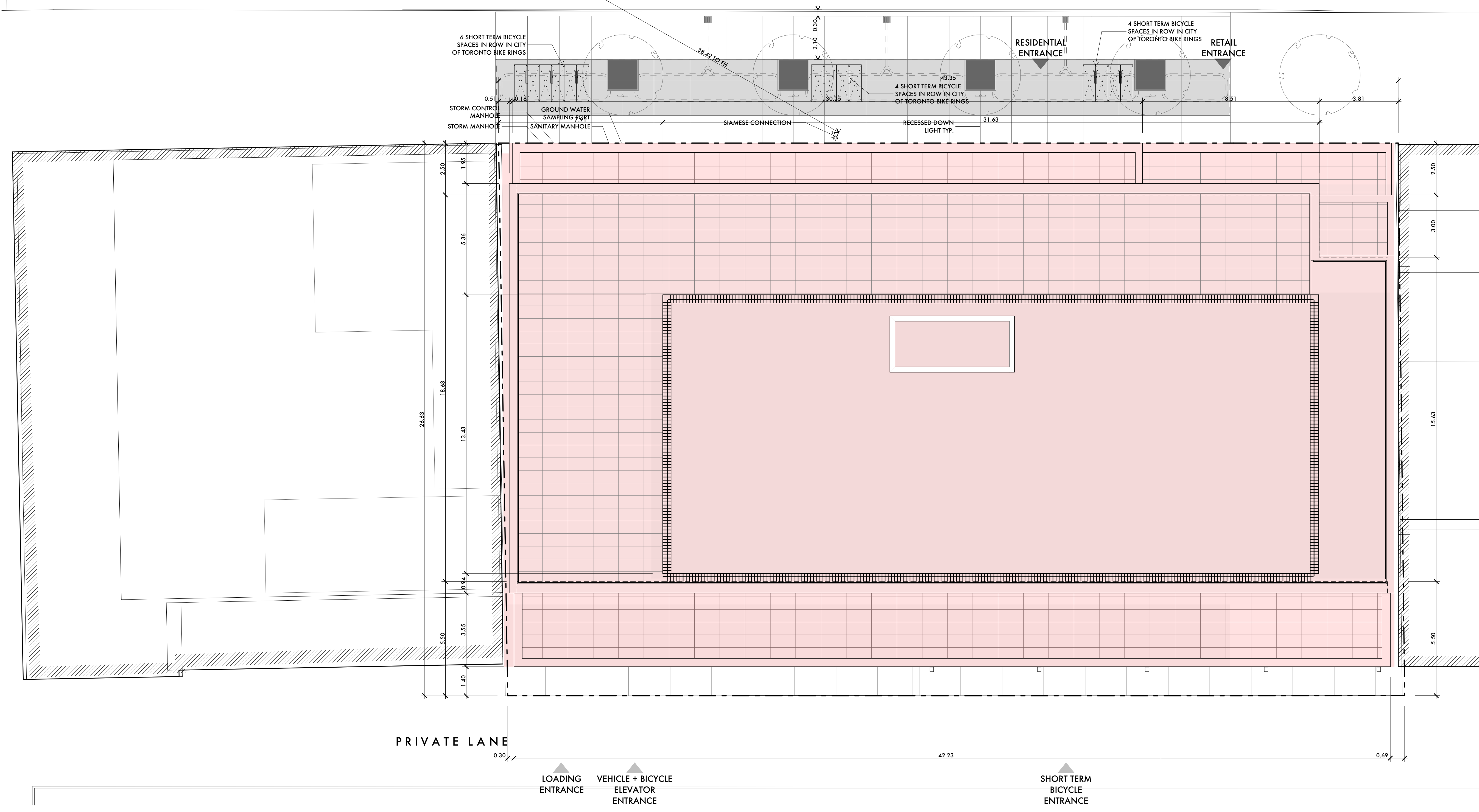
FH

CAMDEN STREET

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Camden House
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 Toronto . Ontario .

Site Plan

Scale: 1:100

Project No: 21605

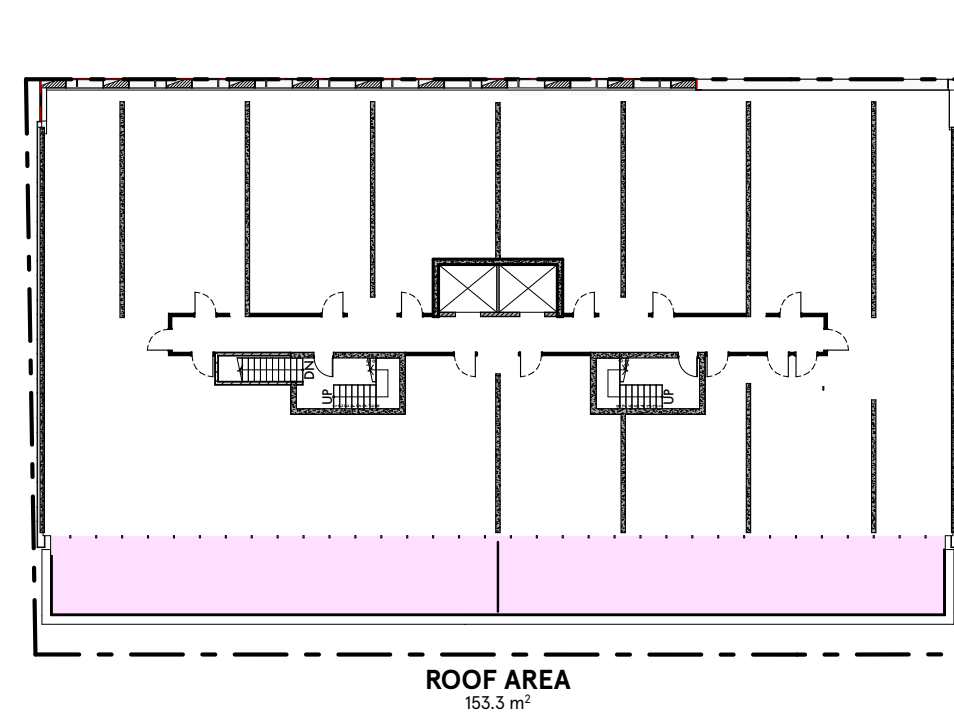
23 February 2024

Green Roof Statistics

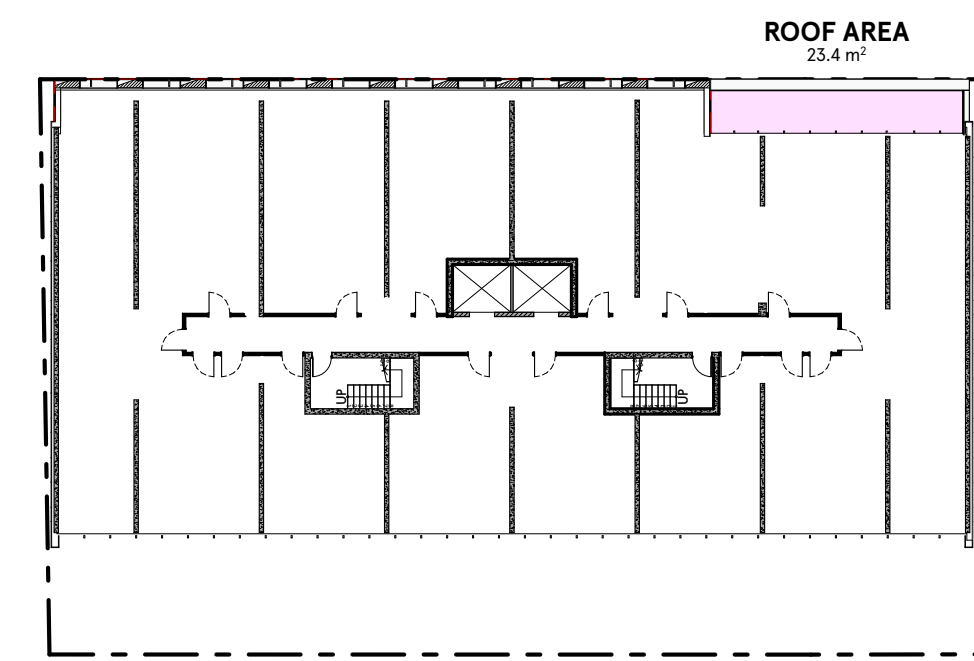
	Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	15,442	
Total Roof Area (m ²)	986	
Area of Residential Private Terraces (m ²)	171	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	359	
Area of Renewable Energy Devices (m ²)		
Tower (s)Roof Area with floor plate less than 750 m ²		
Total Available Roof Space (m ²)	456	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	228	228
Coverage of Available Roof Space (%)	50%	50%

AVAILABLE ROOF AREAS		
ROOF TYPE	FLOOR	TOTAL AREA
OUTDOOR AMENITY SPACE		
	2	76.66
	Mech	281.84
		358.50 m²
PRIVATE TERRACE		
	2	76.66
	6	23.37
	8	10.46
	15	60.72
		171.21 m²
ROOF AREA		
	2	153.31
	6	23.37
	8	10.46
	15	60.72
	Mech	336.94
	ROOF	401.22
		986.02 m²

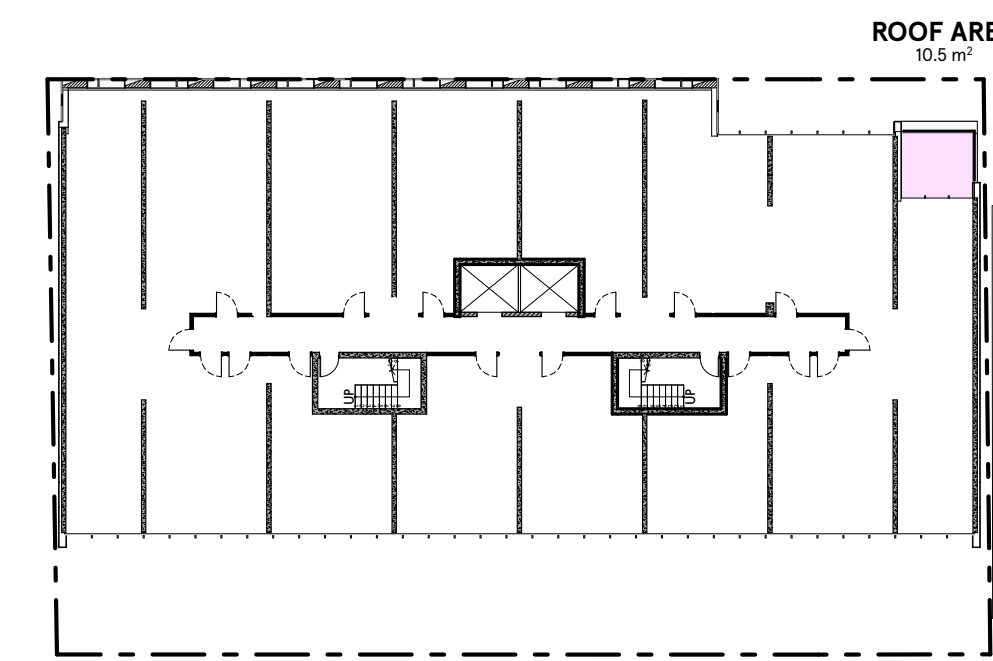
GREEN ROOF DEDICATION		
ROOF TYPE	FLOOR	TOTAL AREA
GREEN ROOF		
	Mech	25.00
	ROOF	203.45
		228.45 m²



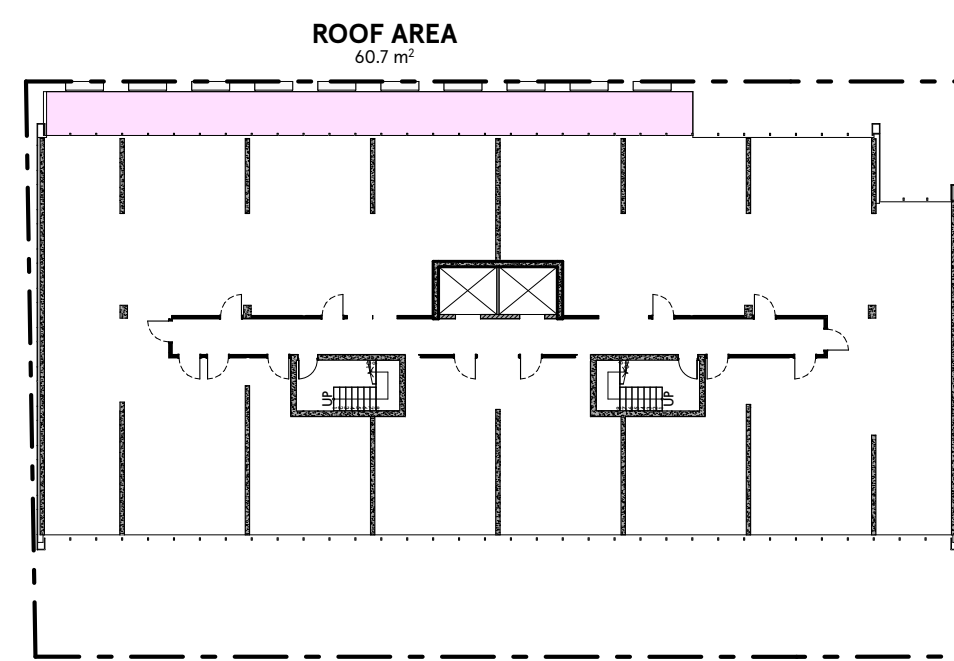
L2 ROOF AREA



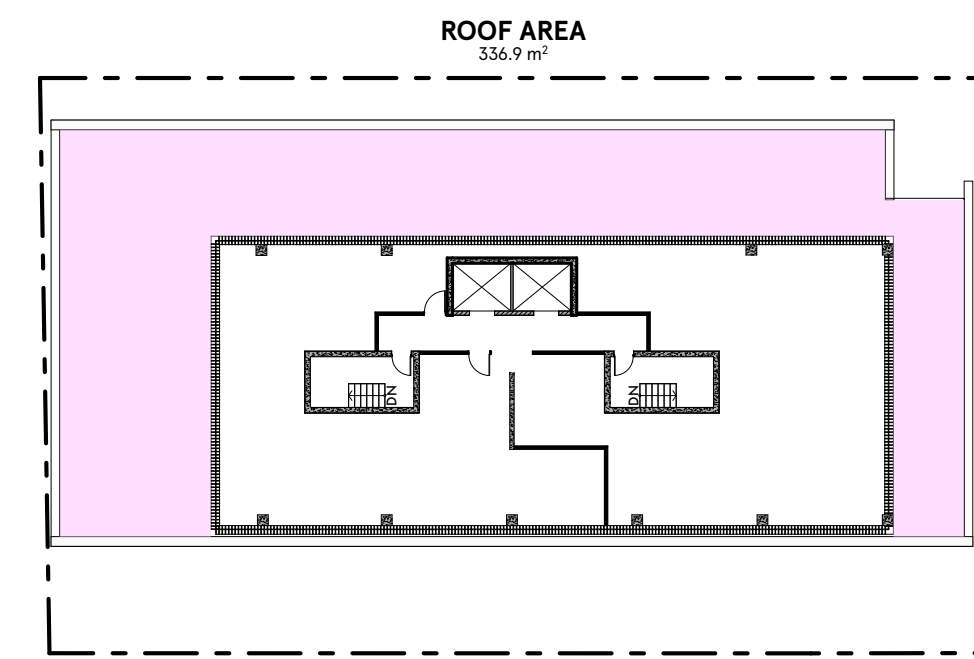
L6 ROOF AREA



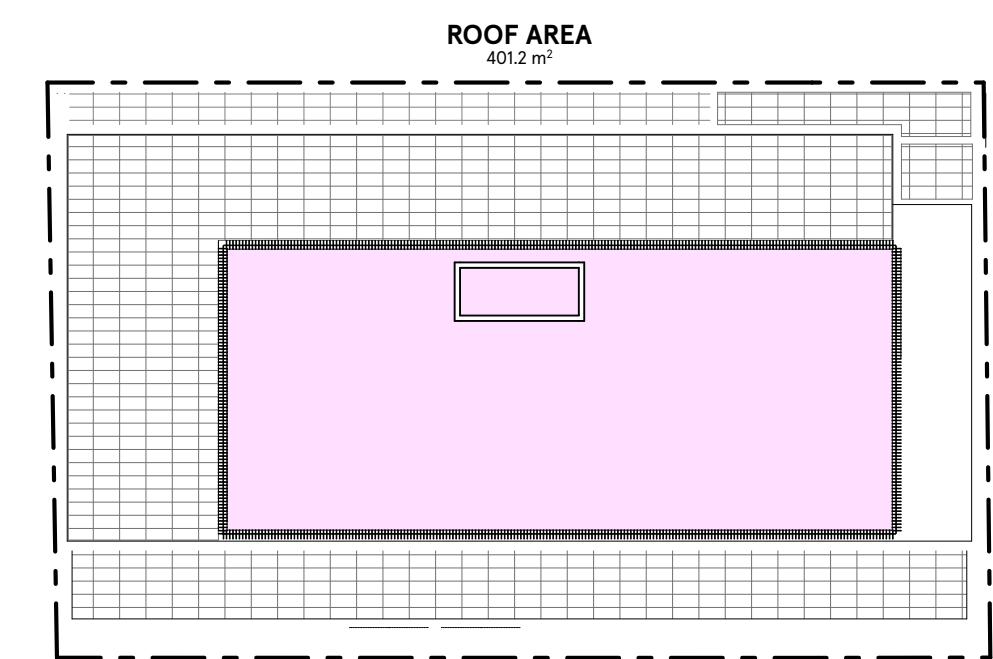
L8 ROOF AREA



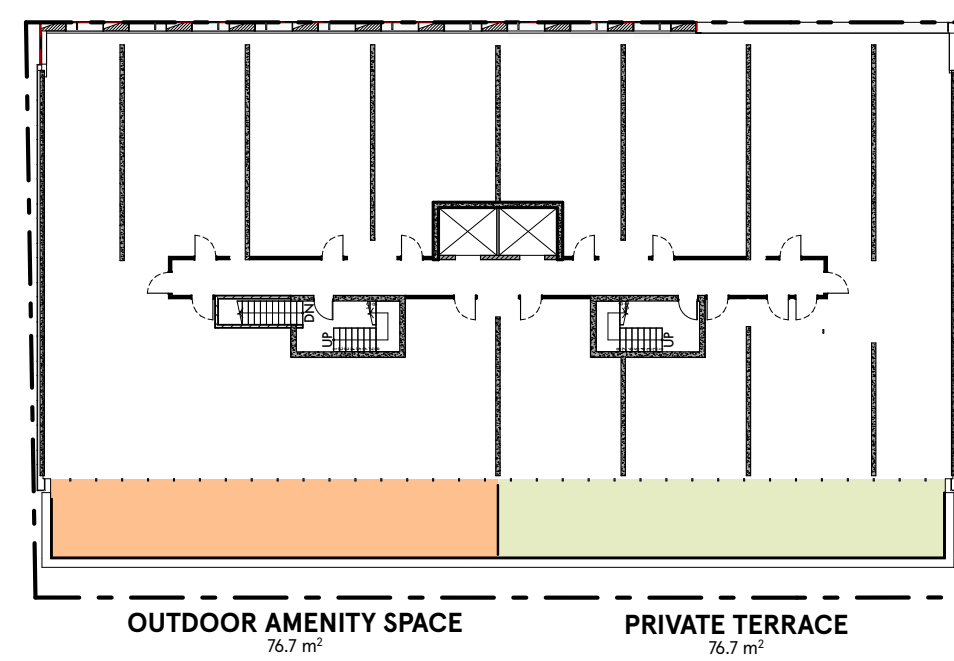
L15 ROOF AREA



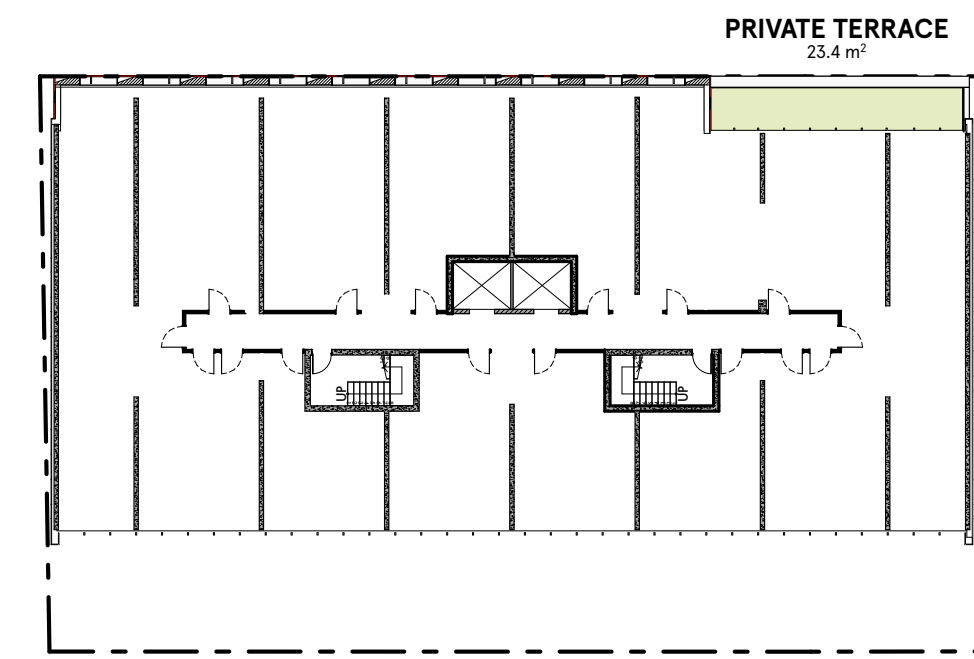
MPH ROOF AREA



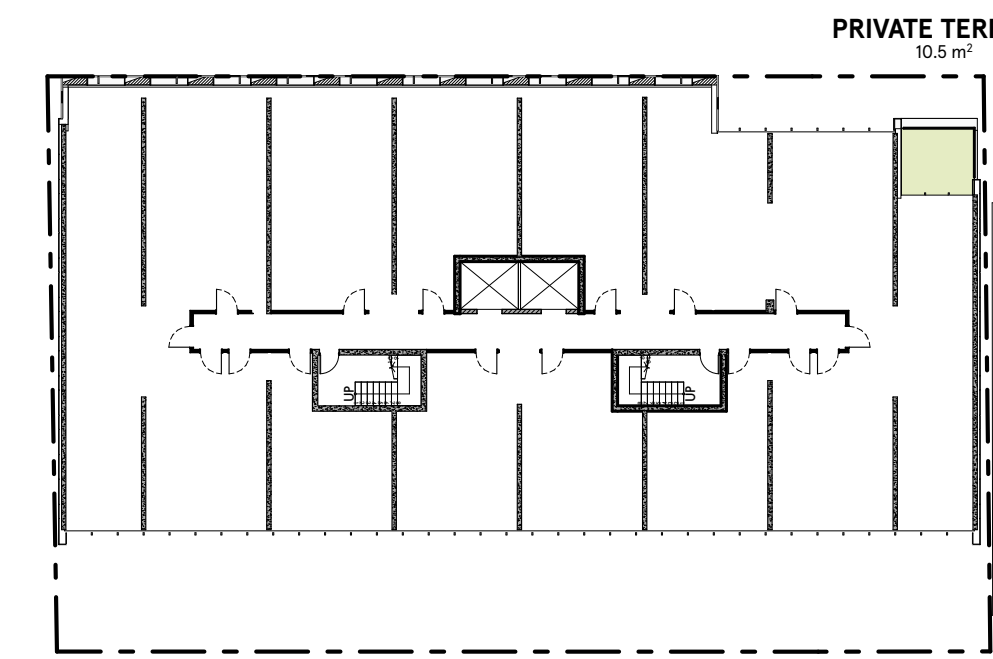
ROOF AREA



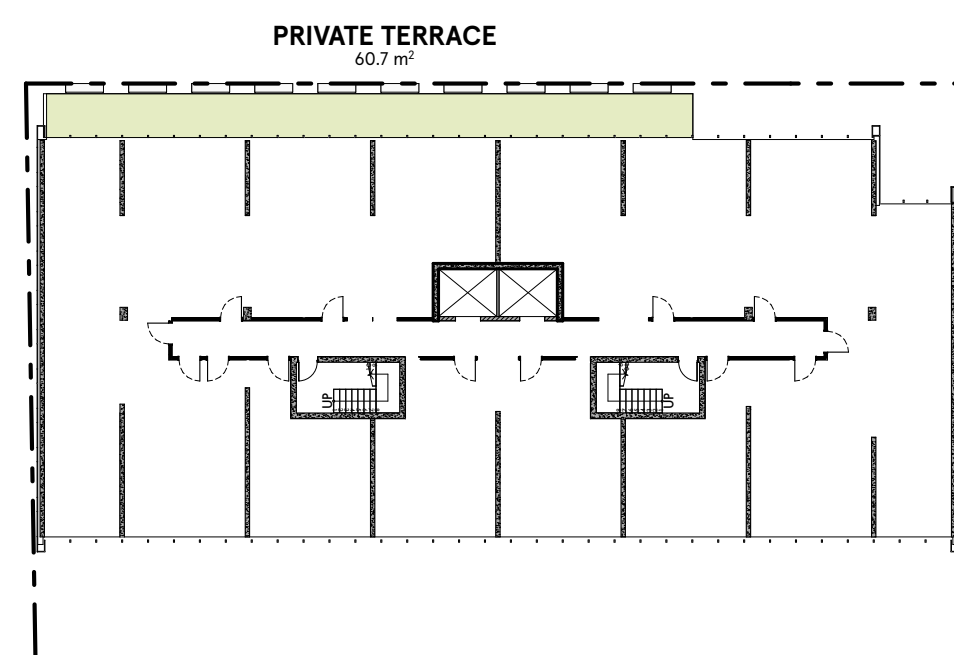
L2 DIAGRAM



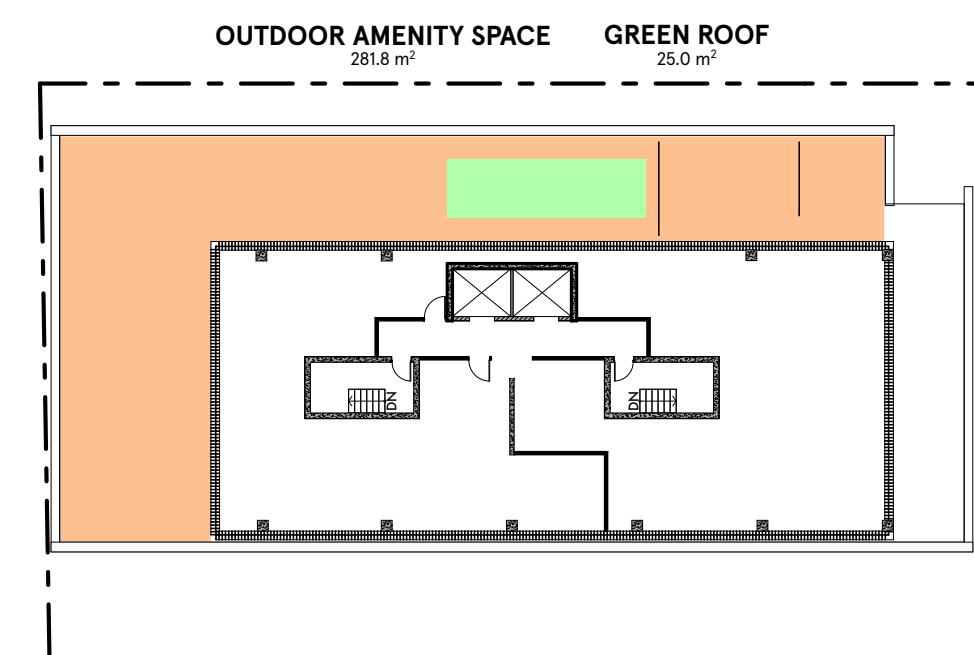
L6 DIAGRAM



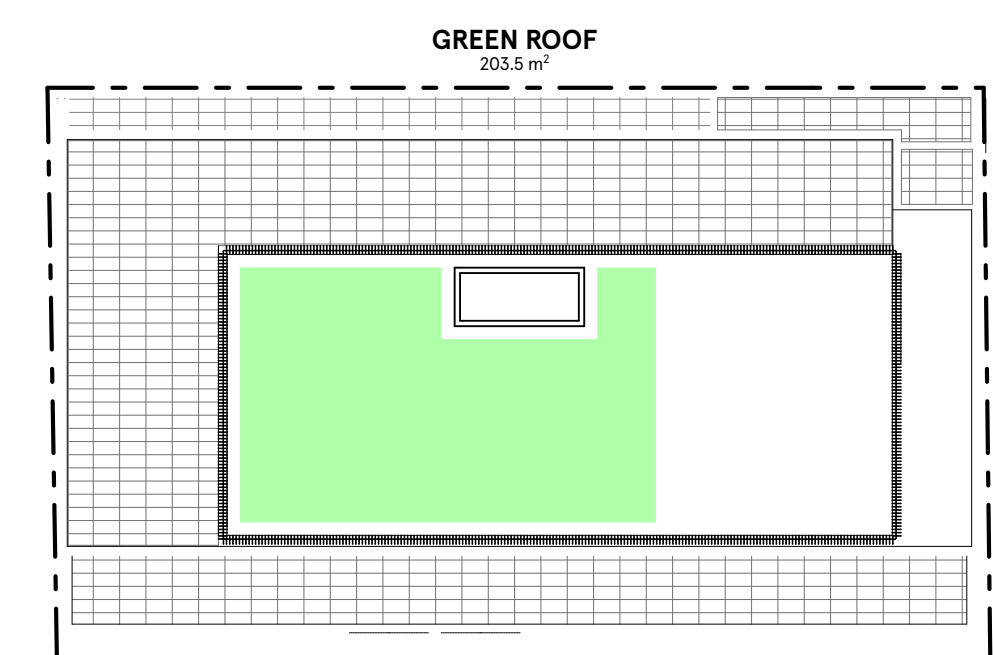
L8 DIAGRAM



L15 DIAGRAM



MPH DIAGRAM



ROOF DIAGRAM

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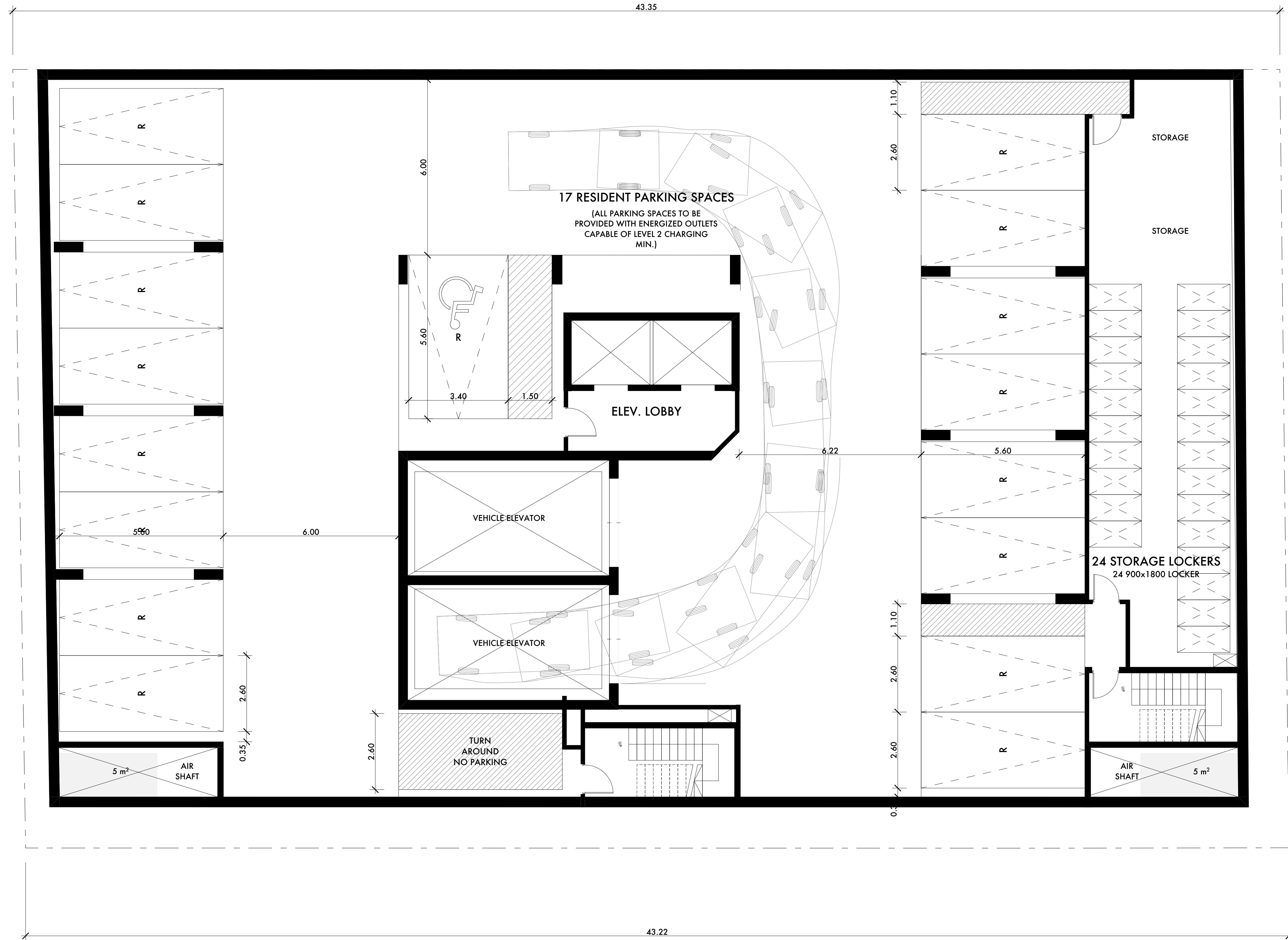
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Green Roof Calculations

Scale: 1:350, 1:1
 Project No: 21605
 23 February 2024



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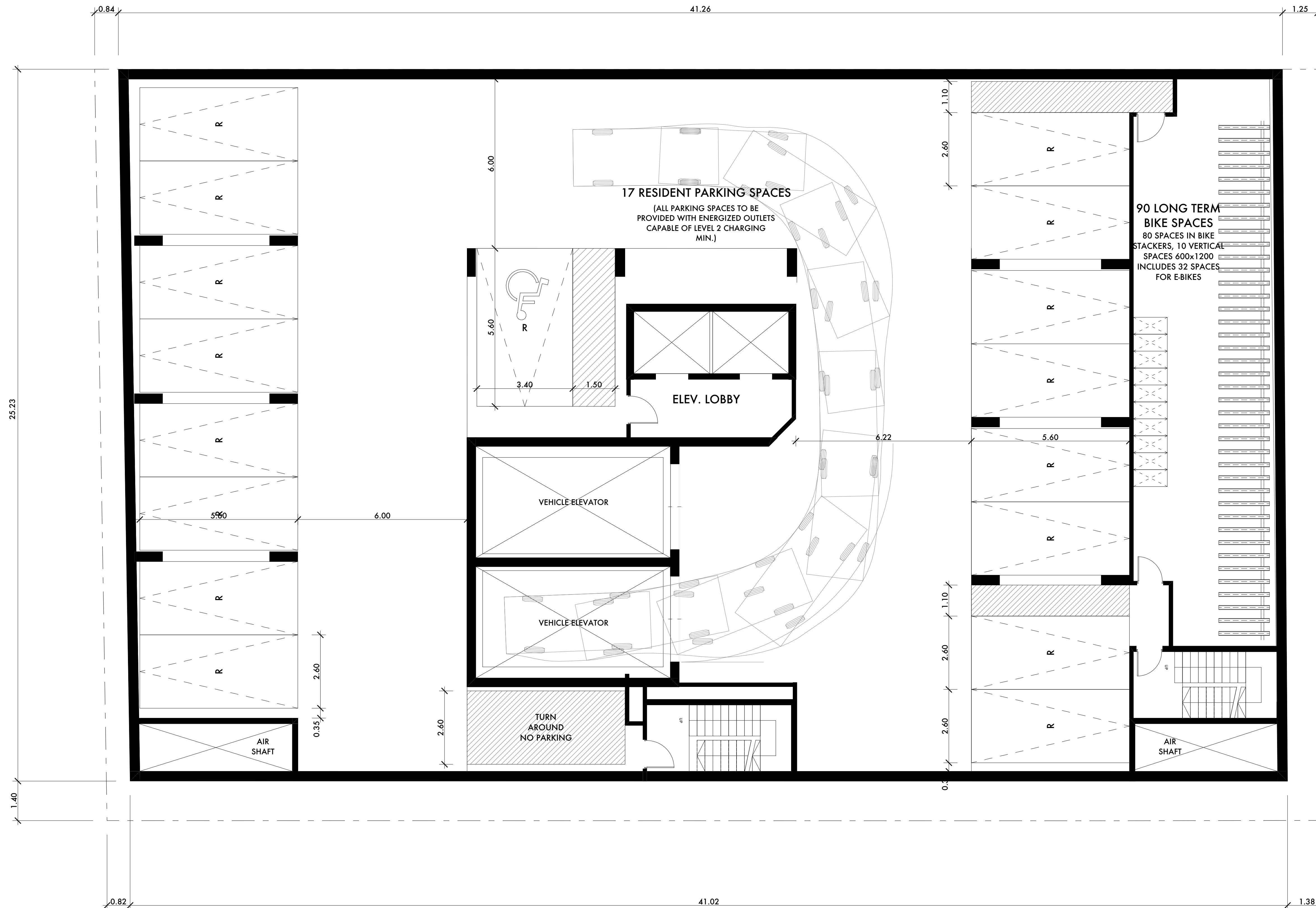
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P4

Scale: 1:75

Project No: 21605

23 February 2024



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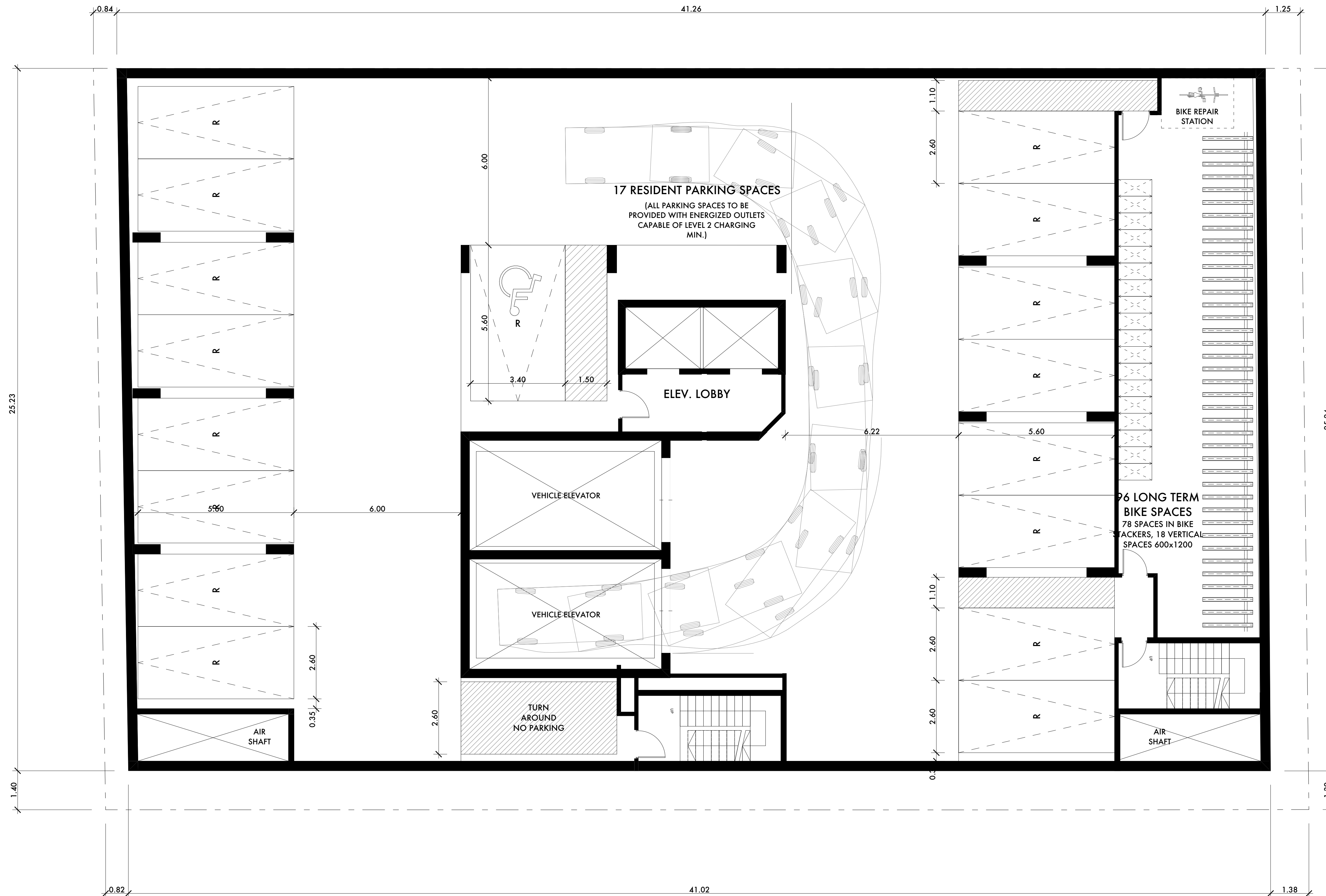
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 2023-2024

**Camden House
47 Camden Inc.**

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P3

Scale: 1:75
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**Camden House
47 Camden Inc.**

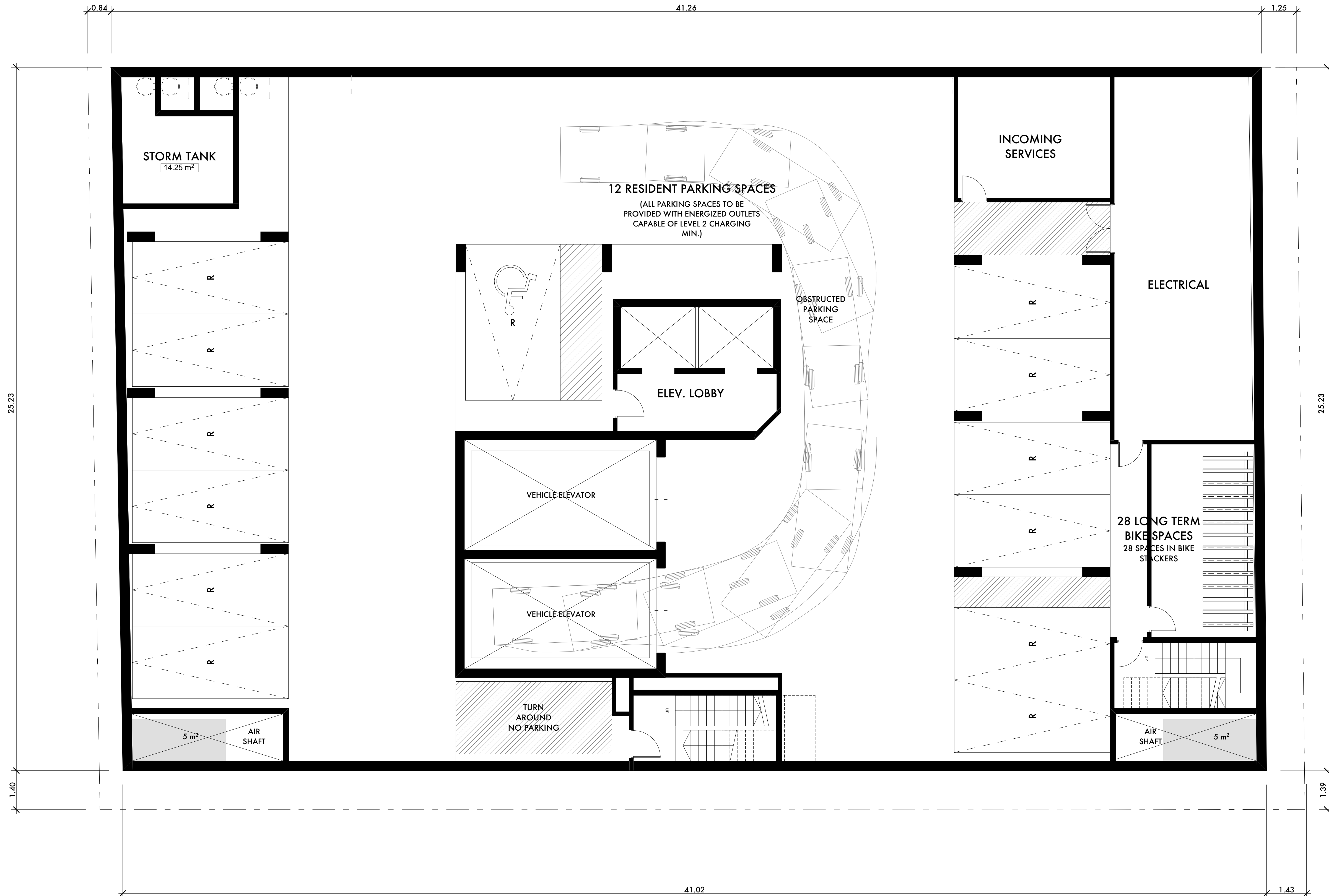
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P2

Scale: 1:75

Project No: 21605

23 February 2024



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P1

Scale: 1:75

Project No: 21605

23 February 2024

6 SHORT TERM BICYCLE SPACES IN ROW IN CITY OF TORONTO BIKE RINGS

SPACES IN ROW IN CITY OF TORONTO BIKE RINGS

4 SHORT TERM BICYCLE SPACES IN ROW IN CITY OF TORONTO BIKE RINGS

STORM CONTROL MANHOLE
STORM MANHOLE

GROUND WATER SAMPLING PORT
SANITARY MANHOLE

SIAMESE CONNECTION

RECESSED DOWN LIGHT TYP.

RESIDENTIAL ENTRANCE

RETAIL ENTRANCE

GAS METER

51 - 49 CAMDEN STREET

BIN LOADING
18 m²

MAIL RM.

LOBBY
95.25 m²

RETAIL
348.75 m²

GARBAGE RM
A: 73.25 m²

GARBAGE COMPACTOR FOR RESIDENTIAL WASTE

C.A.C.F.

MOVING RM.

BULK WASTE
10 m²

VEHICLE ELEVATOR

VEHICLE ELEVATOR

34 SHORT TERM SPACES IN BICYCLE STACKERS

TYPE B LOADING BAY
MIN. 4.4M CLR HEIGHT
200 MM MIN THK. CONC. SLAB
2% MAX SLOPE

BIN LOADING AREA:
MIN. 4.4M CLR HEIGHT
200 MM MIN THK. CONC. SLAB
2% MAX SLOPE

LOADING NOTES:

ALL ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES WILL BE LEVEL, MAX 8% SLOPE, MIN 4.4M VERTICAL CLEARANCE, MIN 4.5M WIDTH THROUGHOUT.

TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE/OUTAKE GRILLS, GRADING, ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (335,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:

- DESIGN CODE - ONTARIO BUILDING CODE.
- DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
- IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.

BIRD FRIENDLY GRATING, C/W 20MMX20MM MAX POROSITY

PRIVATE LANE

LOADING ENTRANCE

VEHICLE + BICYCLE ELEVATOR ENTRANCE

WALL MOUNTED DOWN LIGHT TYP.
SHORT TERM BICYCLE ACCESS ROUTE FROM LANE

9
A.3.1

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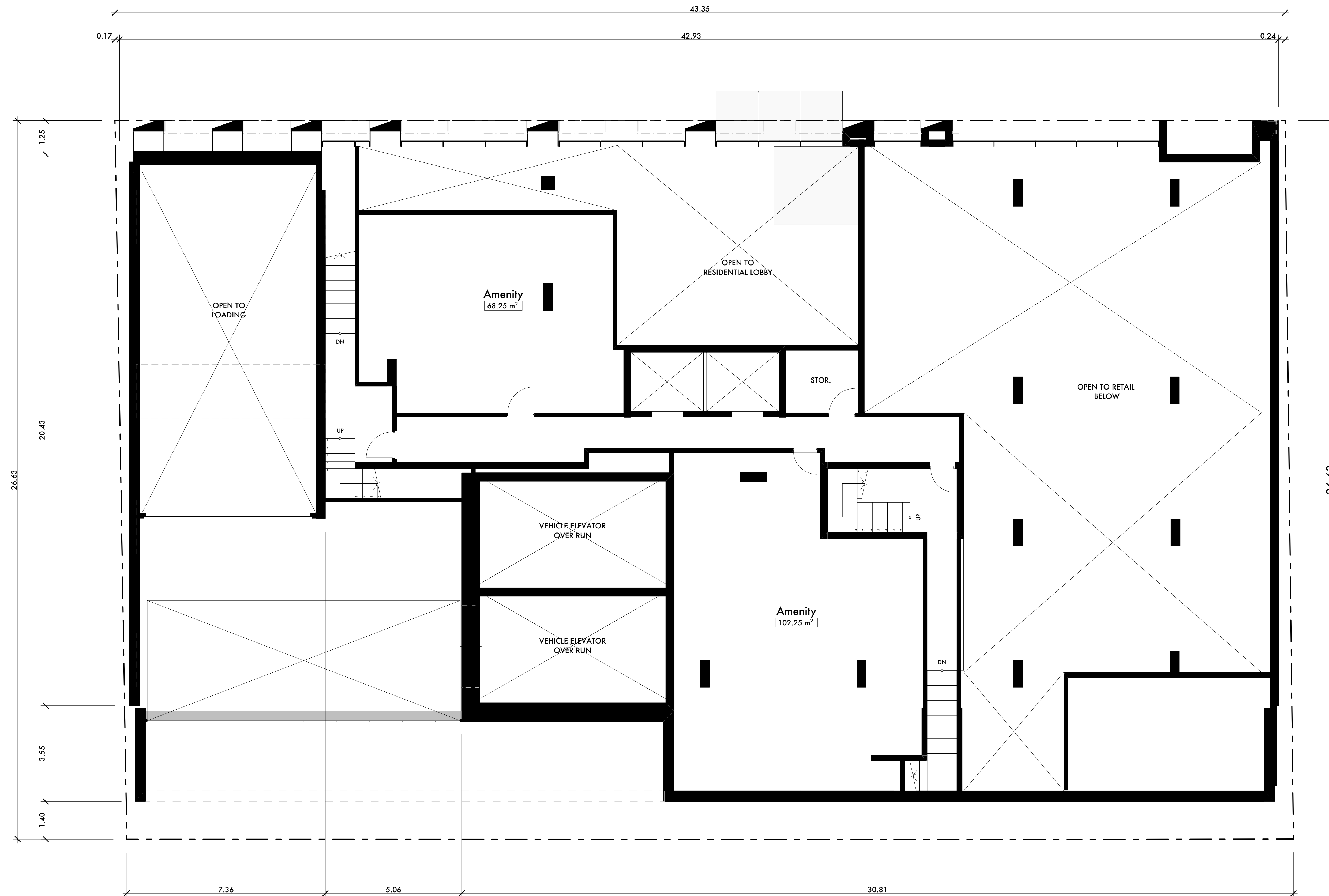
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**Camden House
47 Camden Inc.**

35-47 Camden Street.
Toronto, Ontario.

Ground

Scale: 1:75
Project No: 21605
23 February 2024



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Mezzanine

Scale: 1:75

Project No: 21605

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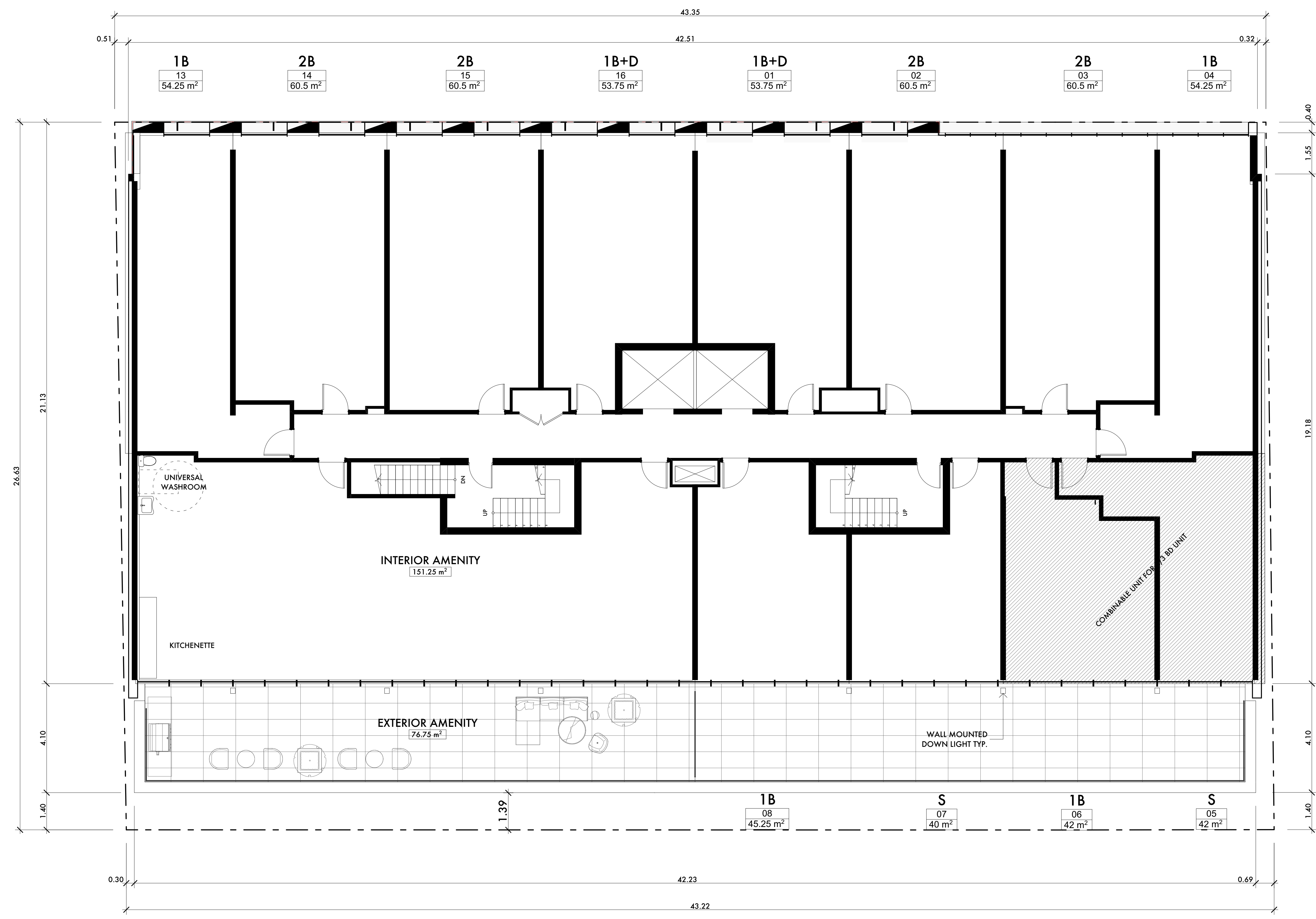
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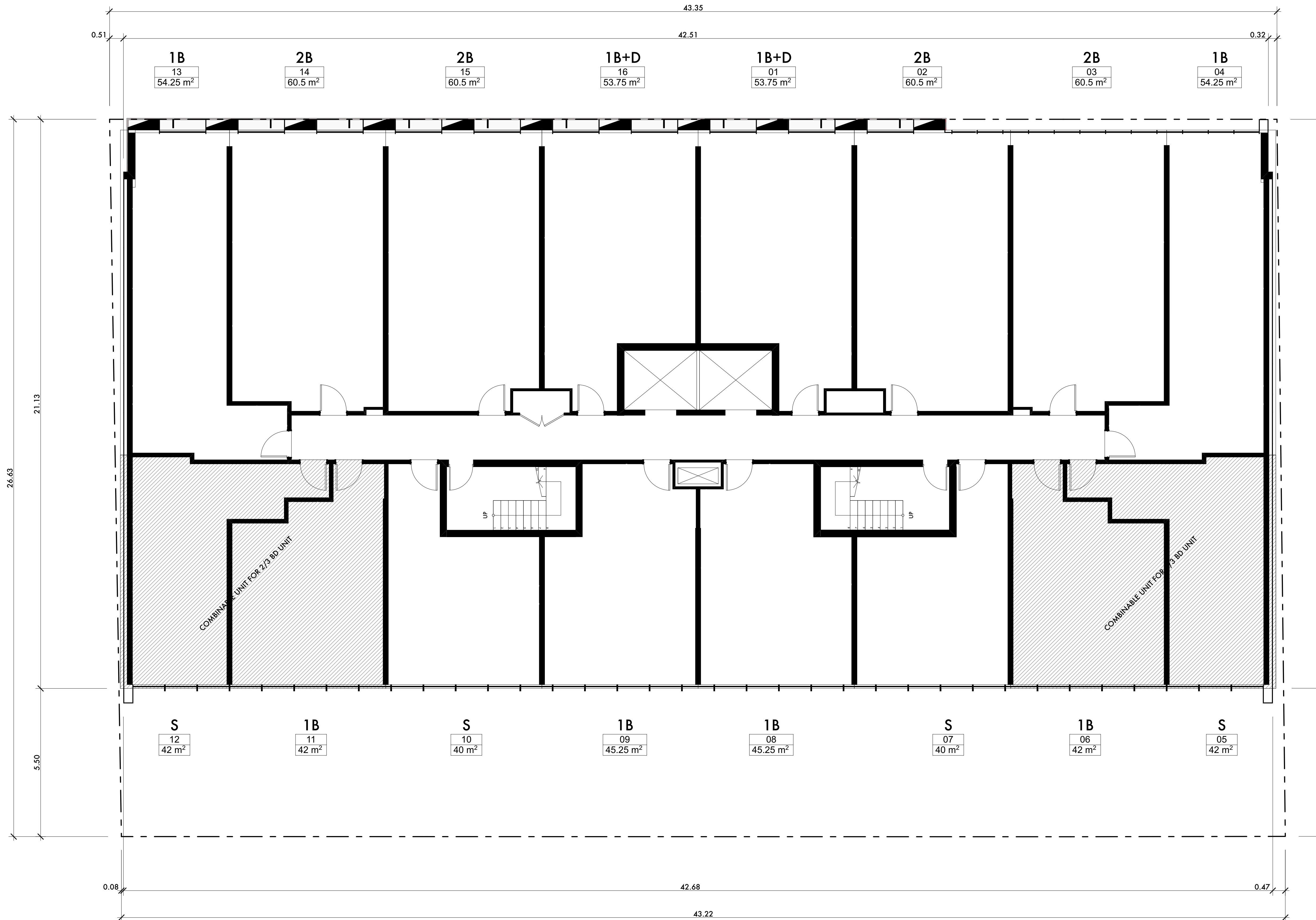
level 2

Scale: 1:75

Project No: 21605

23 February 2024





1B
13
54.25 m²

2B
14
60.5 m²

2B
15
60.5 m²

1B+D
16
53.75 m²

1B+D
01
53.75 m²

2B
02
60.5 m²

2B
03
60.5 m²

1B
04
54.25 m²

S
12
42 m²

1B
11
42 m²

S
10
40 m²

1B
09
45.25 m²

1B
08
45.25 m²

S
07
40 m²

1B
06
42 m²

S
05
42 m²

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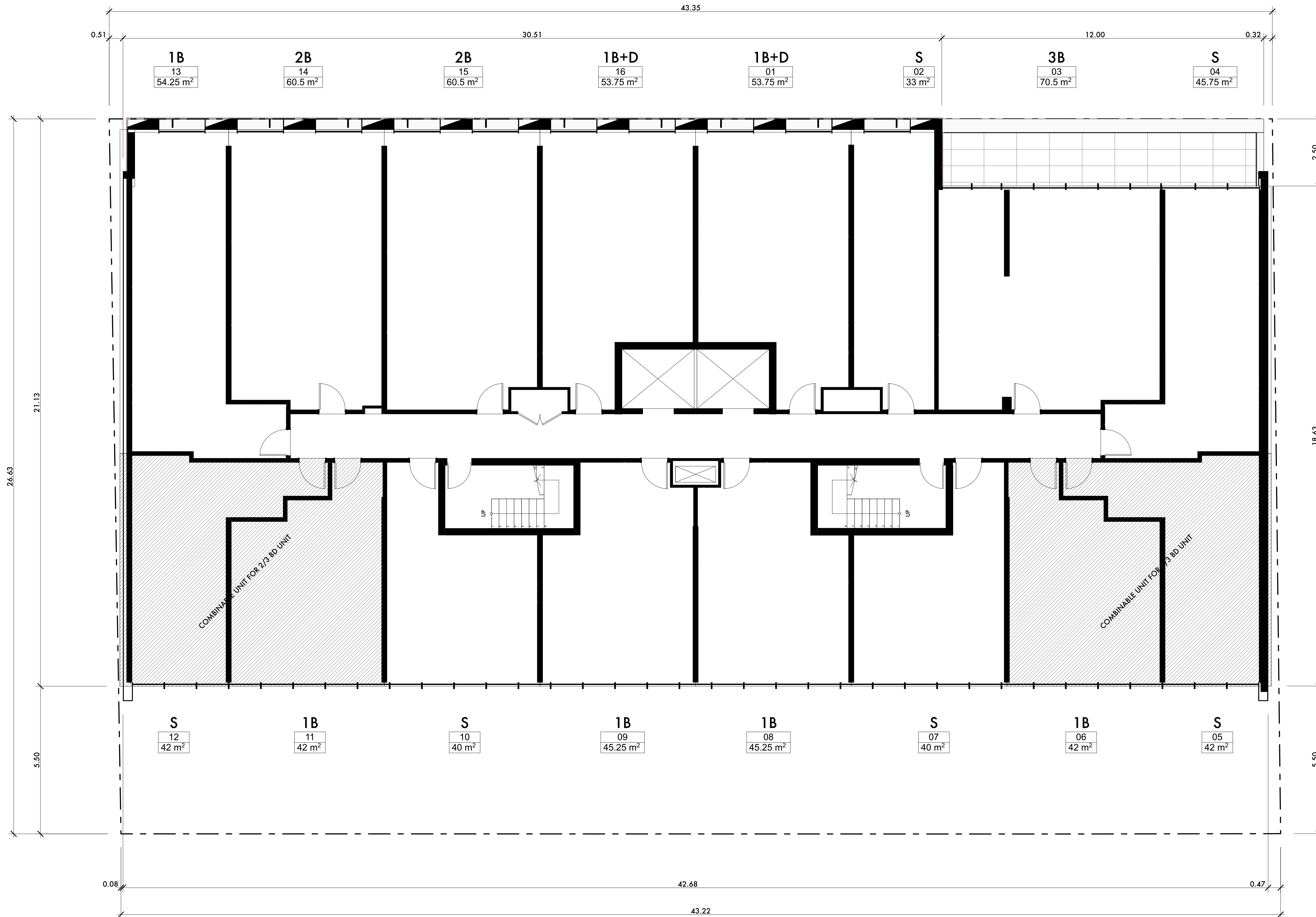
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**Camden House
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Levels 3-5

Scale: 1:75
Project No: 21605
23 February 2024



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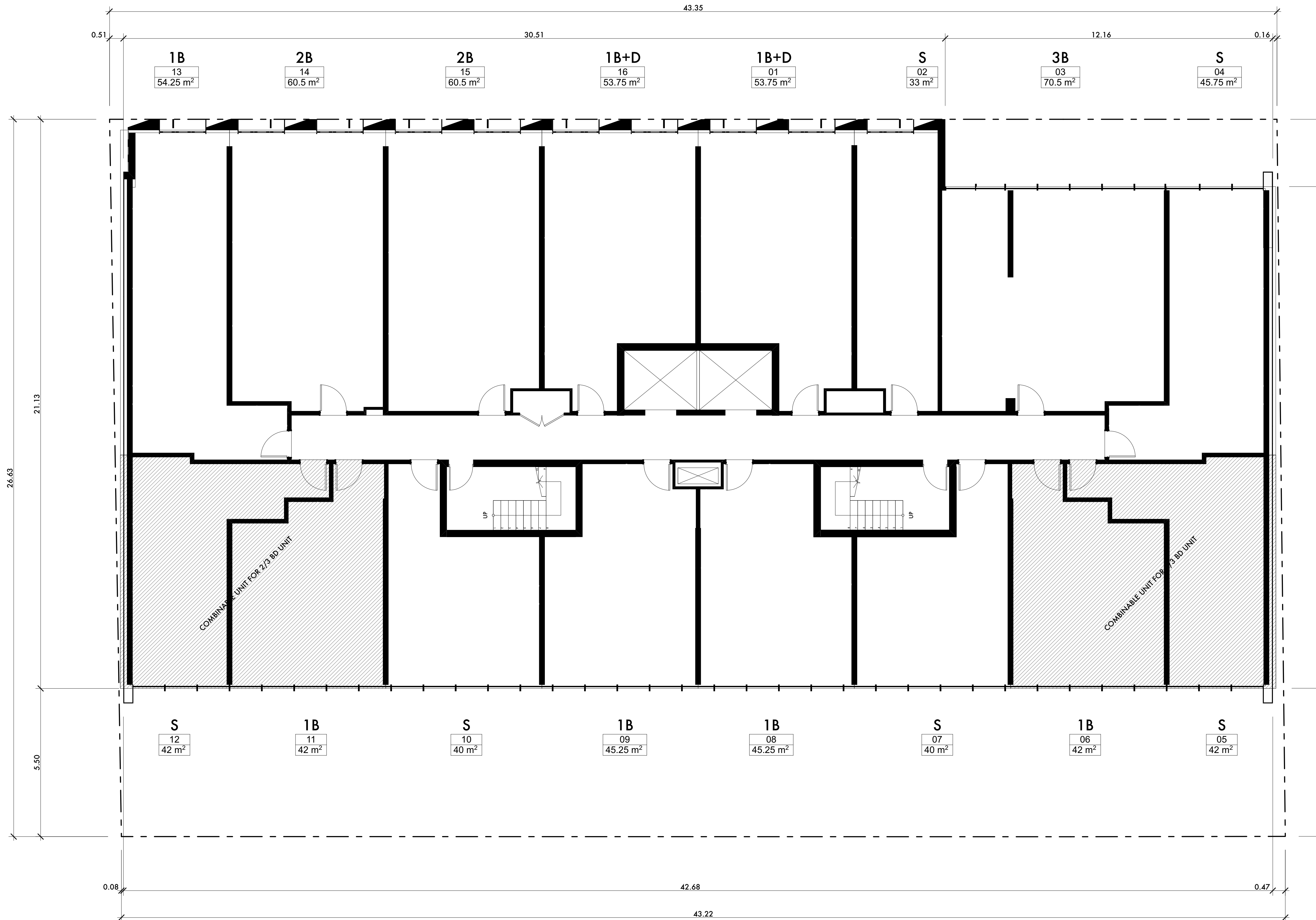
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Level 6

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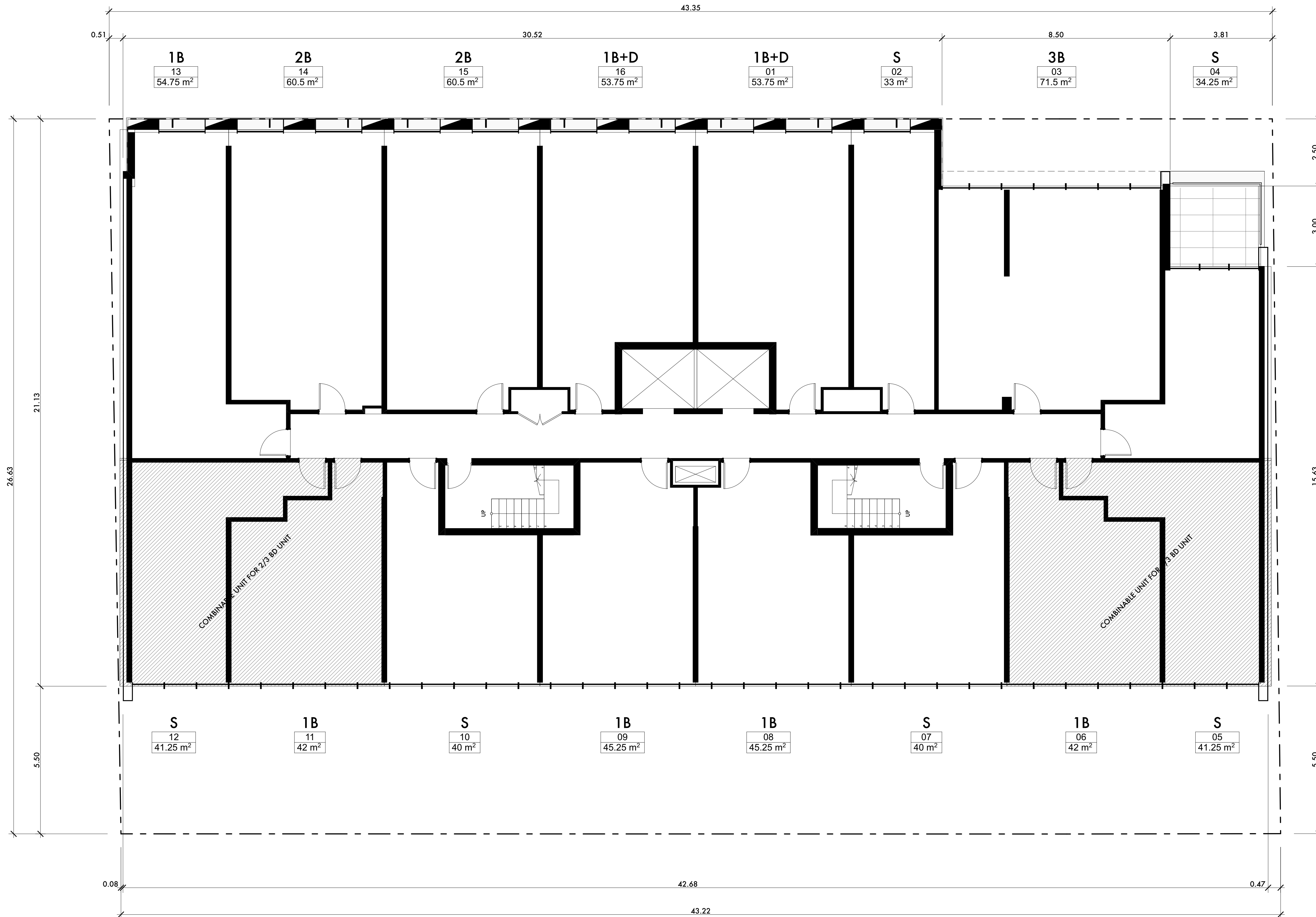
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Level 7
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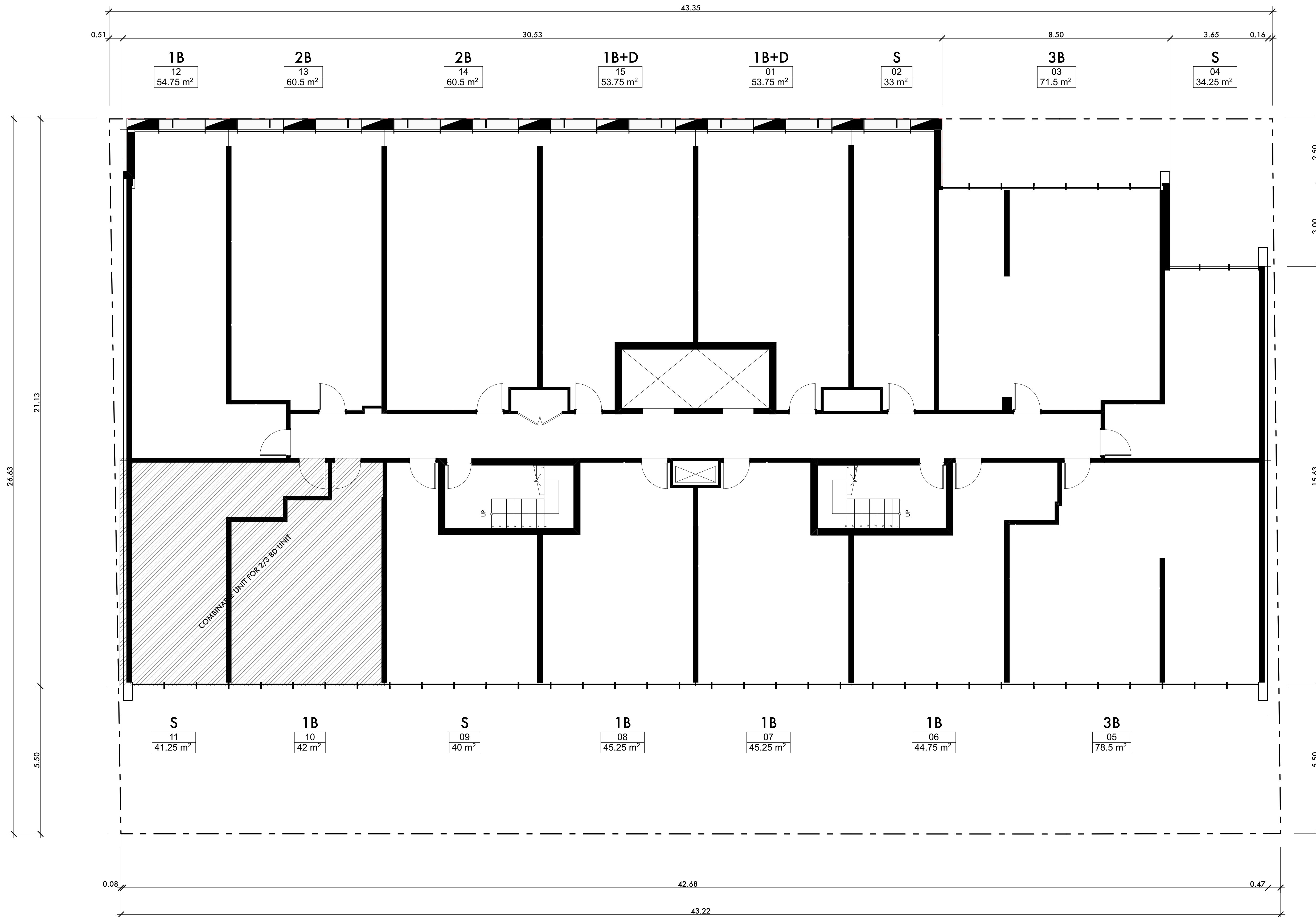
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Levels 8
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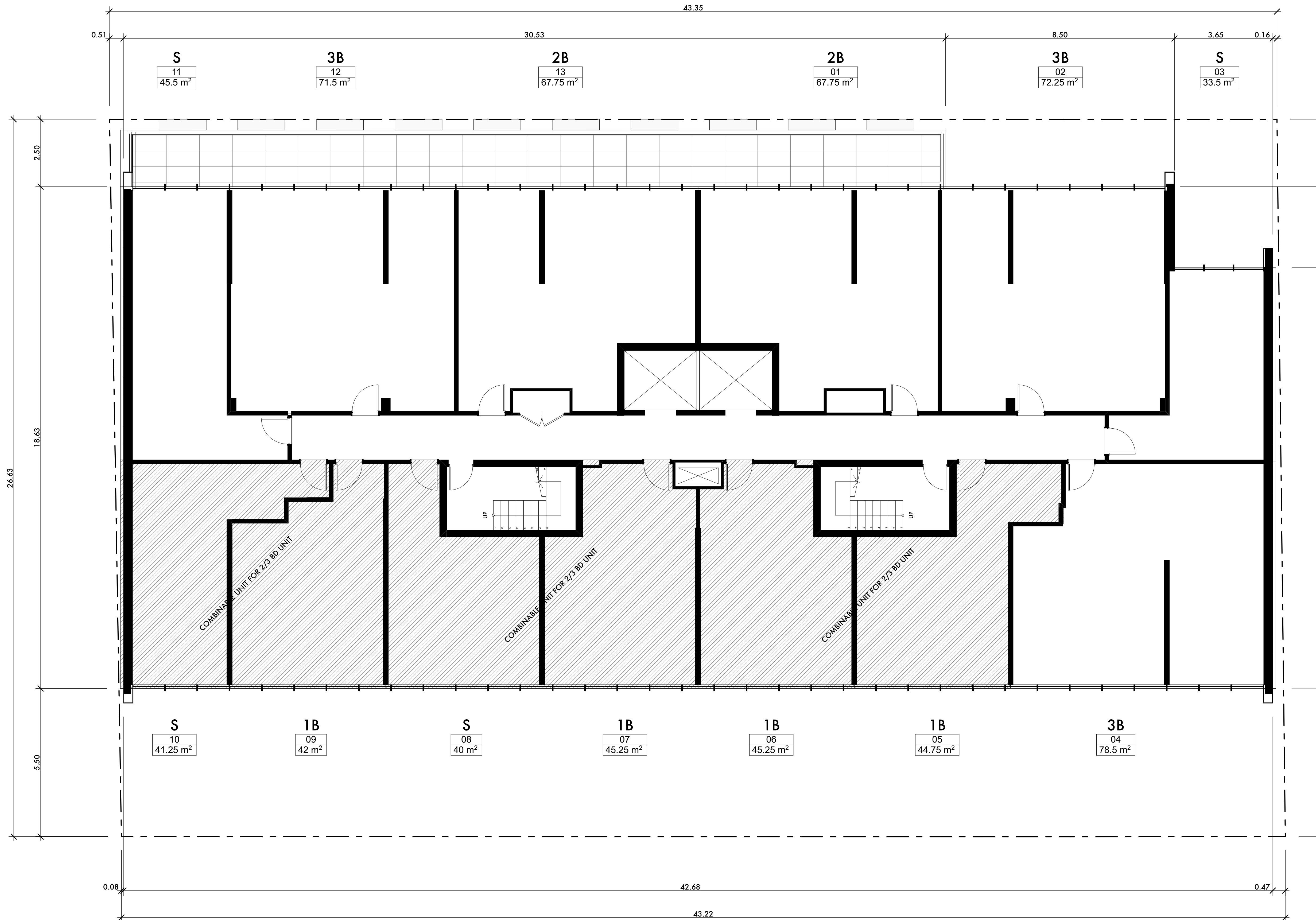
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Levels 9-14

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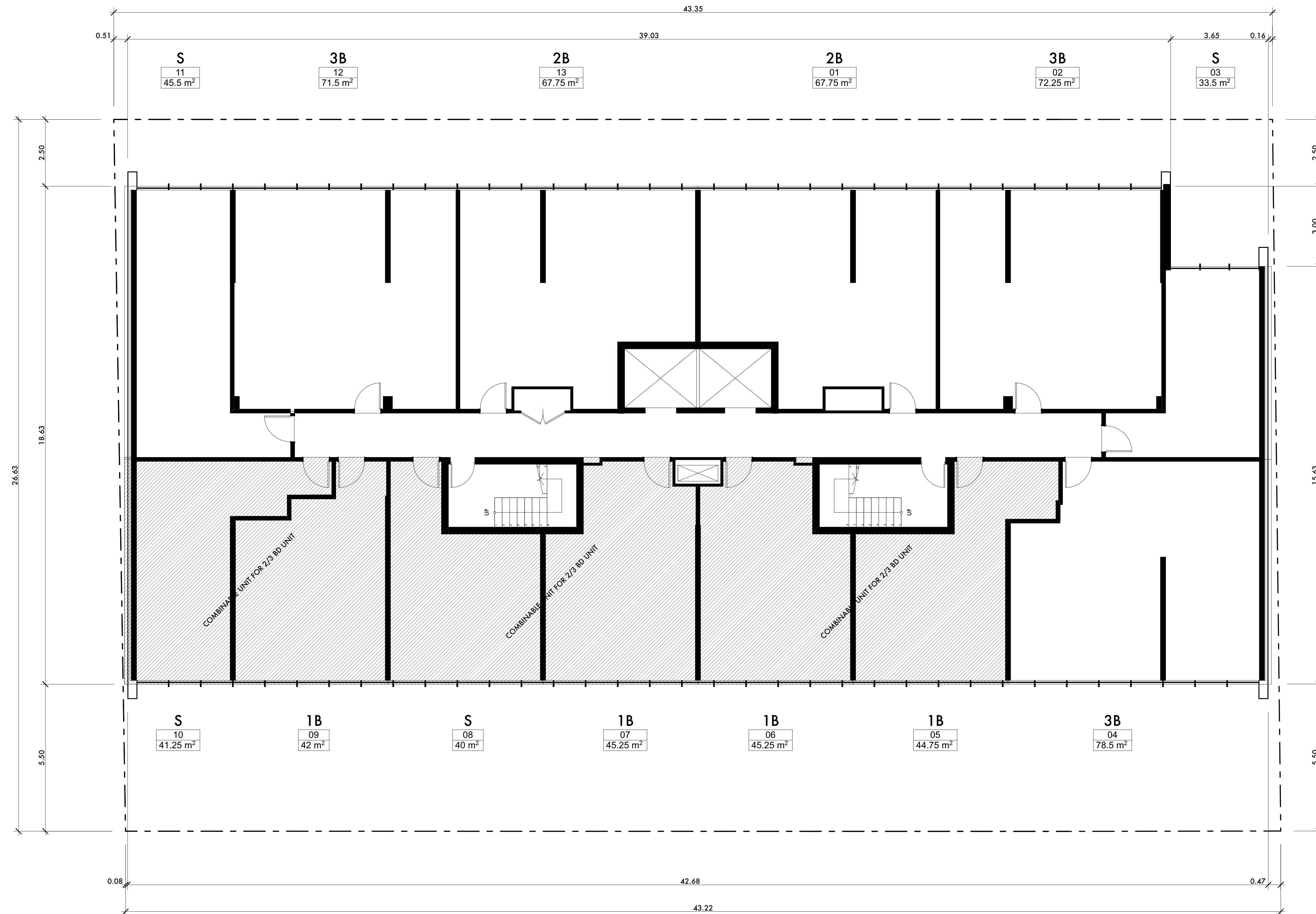
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ONTARIO ASSOCIATION OF ARCHITECTS
 2023

**Camden House
 47 Camden Inc.**

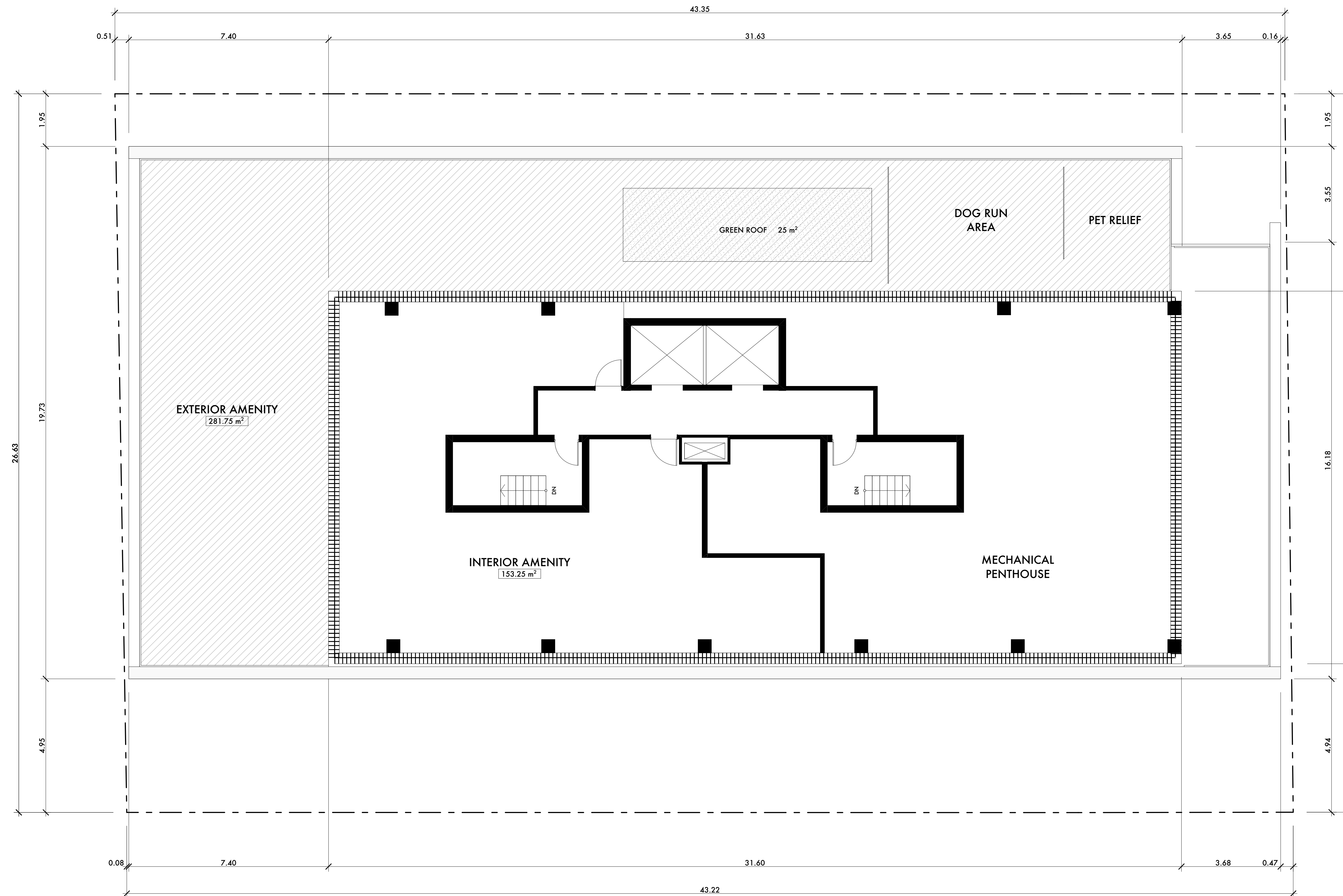
35-47 Camden Street .
 Toronto . Ontario .

Levels 16-17

Scale: 1:75

Project No: 21605

23 February 2024



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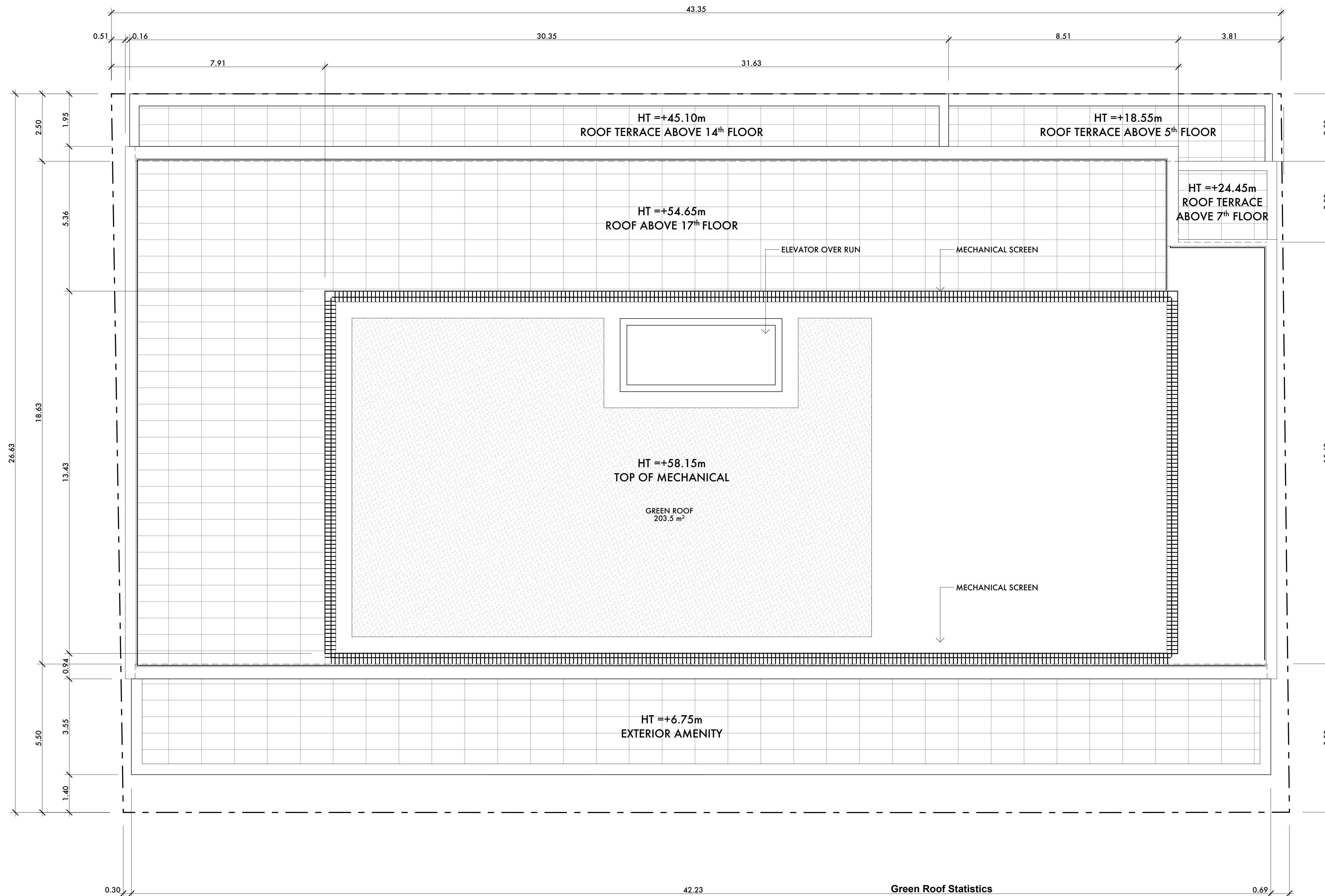
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MPH

Scale: 1:75
 Project No: 21605
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ENTRANCE

RETAIL
ENTRANCE



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Green Roof Statistics

	Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	15,442	
Total Roof Area (m ²)	986	
Area of Residential Private Terraces (m ²)	171	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	359	
Area of Renewable Energy Devices (m ²)		
Tower (s)Roof Area with floor plate less than 750 m ²		
Total Available Roof Space (m ²)	456	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	228	228
Coverage of Available Roof Space (%)	50%	50%

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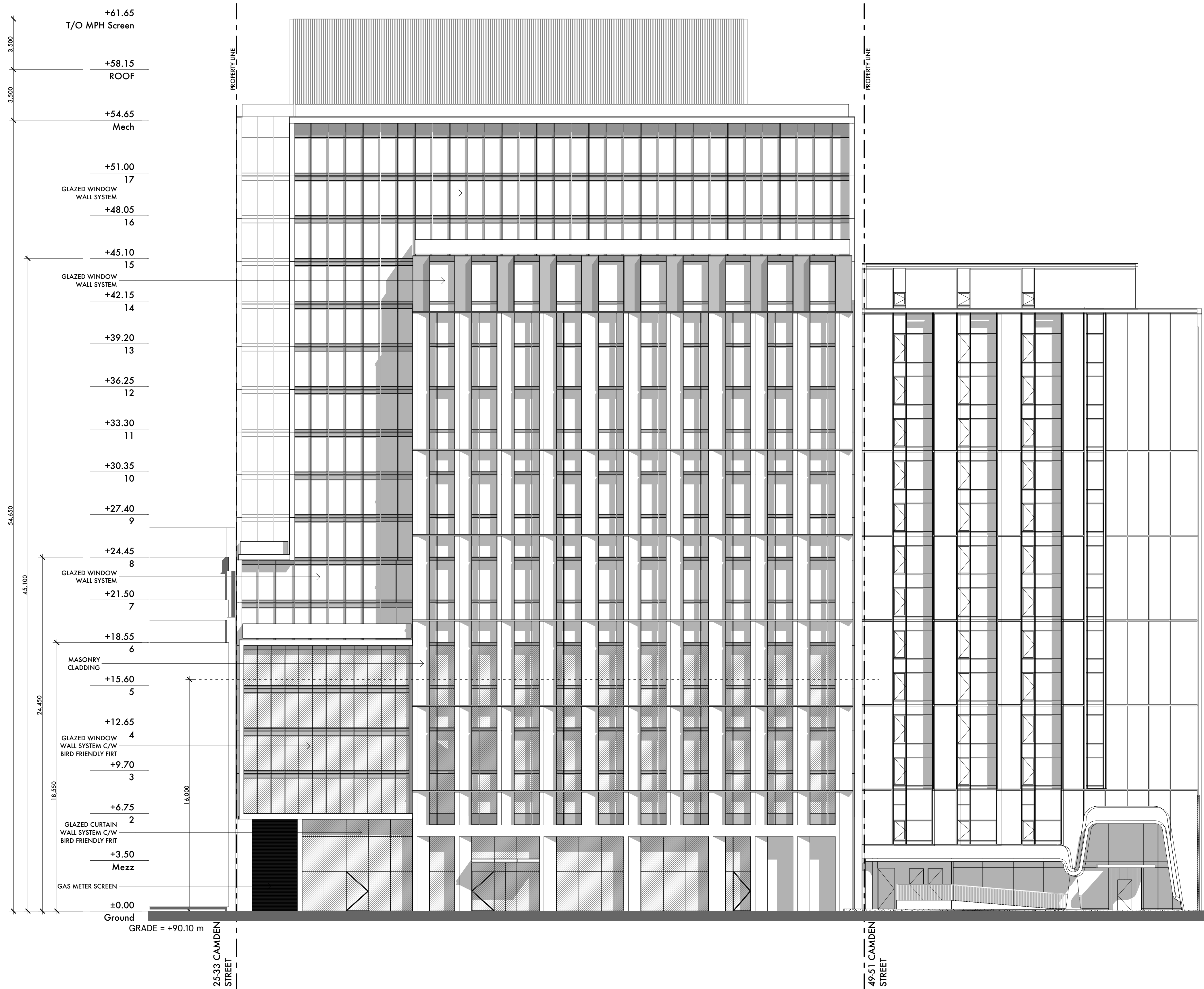
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Roof

Scale: 1:75, 1:1

Project No: 21605

23 February 2024



North Elevation

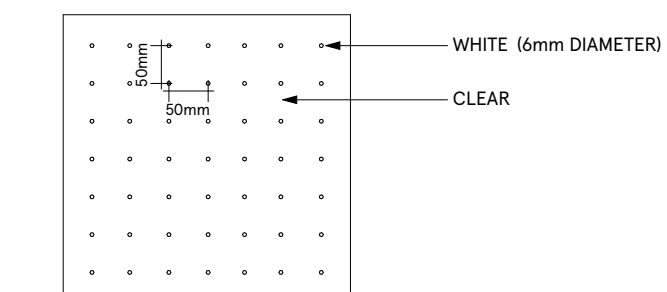
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FRIT PATTERN FOR BIRD-FRIENDLY GLAZING
(Read in conjunction with glass schedule.)

Low-reflective glass with frit pattern of 6mm diameter dots at max. 50mm OC vertically + horizontally on no. 1 surface, per City of Toronto Migratory Bird Requirements, and acid etch bands as required.



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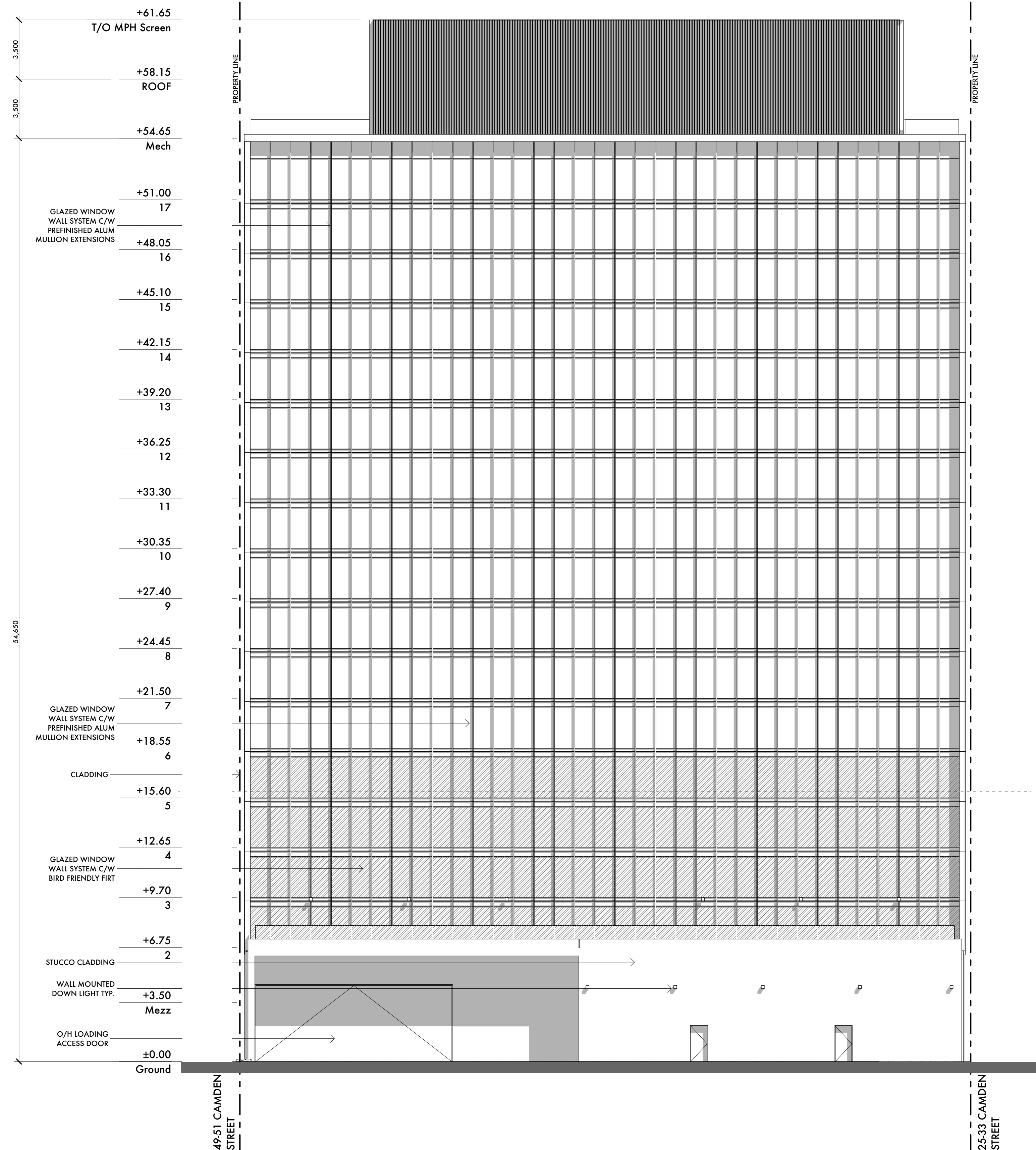
35-47 Camden Street,
Toronto, Ontario.

Elevations

Scale: 1:150

Project No: 21605

23 February 2024



+61.65	T/O MPH Screen
+58.15	ROOF
+54.65	Mech
+51.00	17
+48.05	16
+45.10	15
+42.15	14
+39.20	13
+36.25	12
+33.30	11
+30.35	10
+27.40	9
+24.45	8
+21.50	7
+18.55	6
+15.60	5
+12.65	4
+9.70	3
+6.75	2
+3.50	Mezz
±0.00	Ground

49-51 CAMDEN STREET
25-33 CAMDEN STREET

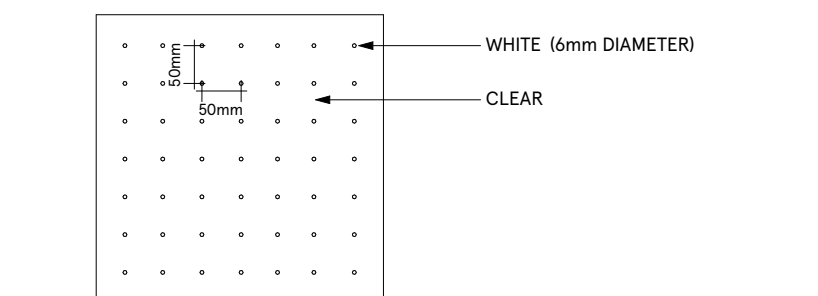
South Elevation

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FRIT PATTERN FOR BIRD-FRIENDLY GLAZING
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**Camden House
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Elevations

Scale: 1:150

Project No: 21605

23 February 2024

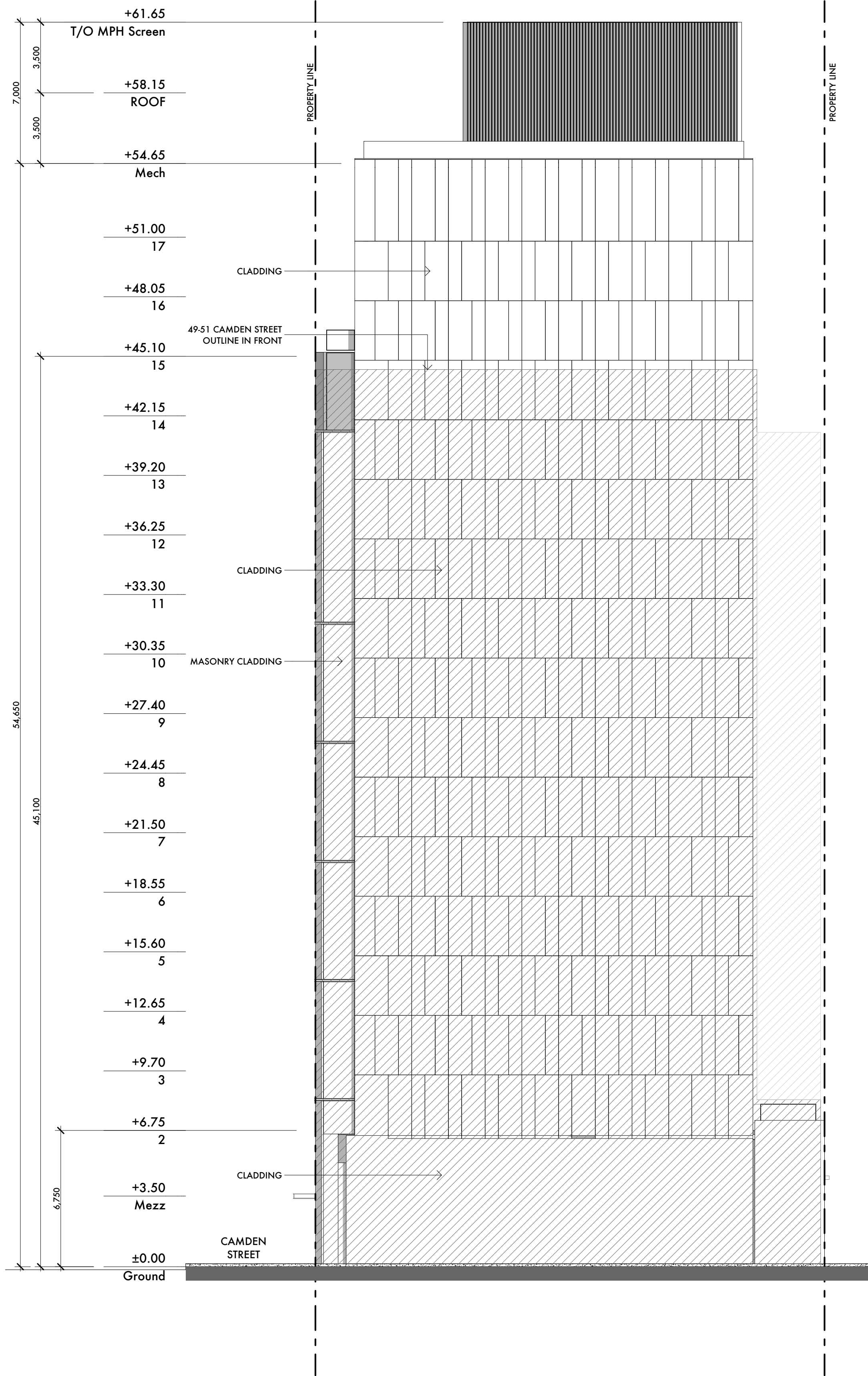
Bird-Friendly Design Statistics



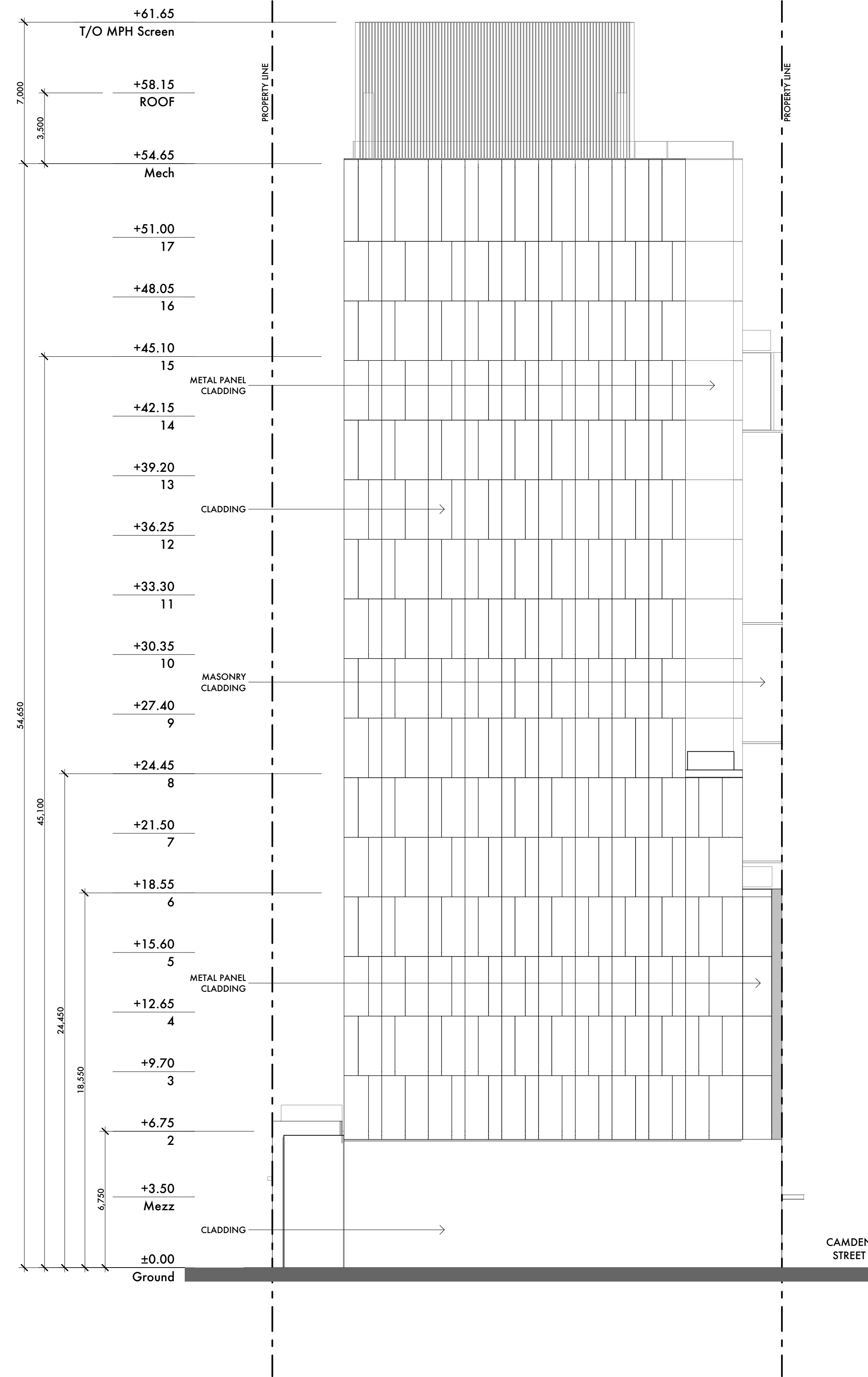
Elevation First 16m Above Grade						
	North	South	East	West	Total (m ²)	Total (%)
Glazing Area (m ²)	425.5	392	0	0	817.5	100%
Glazing Area (m ²) Facing High Hazard Area						
Untreated Area (m ²)					0	
Treated Area (m ²)	425.5	392			817.5	
Visual Markers (m ²)					0	
Non-reflective glass (m ²)					0	
Visual Markers (m ²)					0	
Shaded (m ²)					0	

Elevation First 4m Above Roofing Vegetation*						
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)	Total (m ²)	Total (%)
Glazing Area (m ²)					0	
Untreated Area (m ²)					0	
Treated Area (m ²)					0	
Non-reflective glass (m ²)					0	
Visual Markers (m ²)					0	
Shaded (m ²)					0	

* Include this section only when applicable and provide relevant floor numbers for reference.



West Elevation



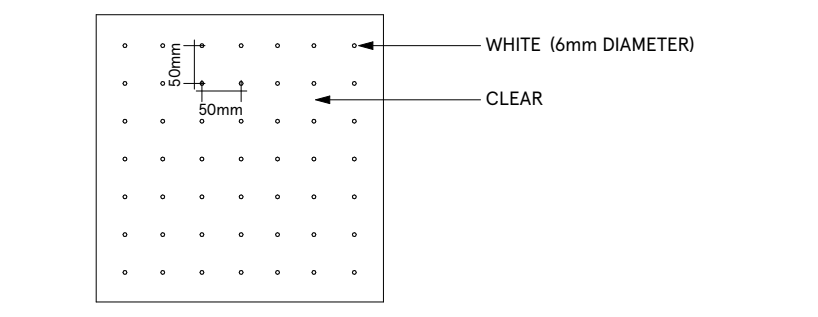
East Elevation

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Elevations

Scale: 1:150
 Project No: 21605
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Enlarged North Elevation



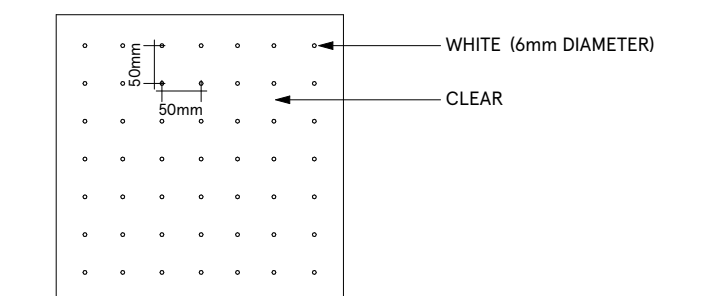
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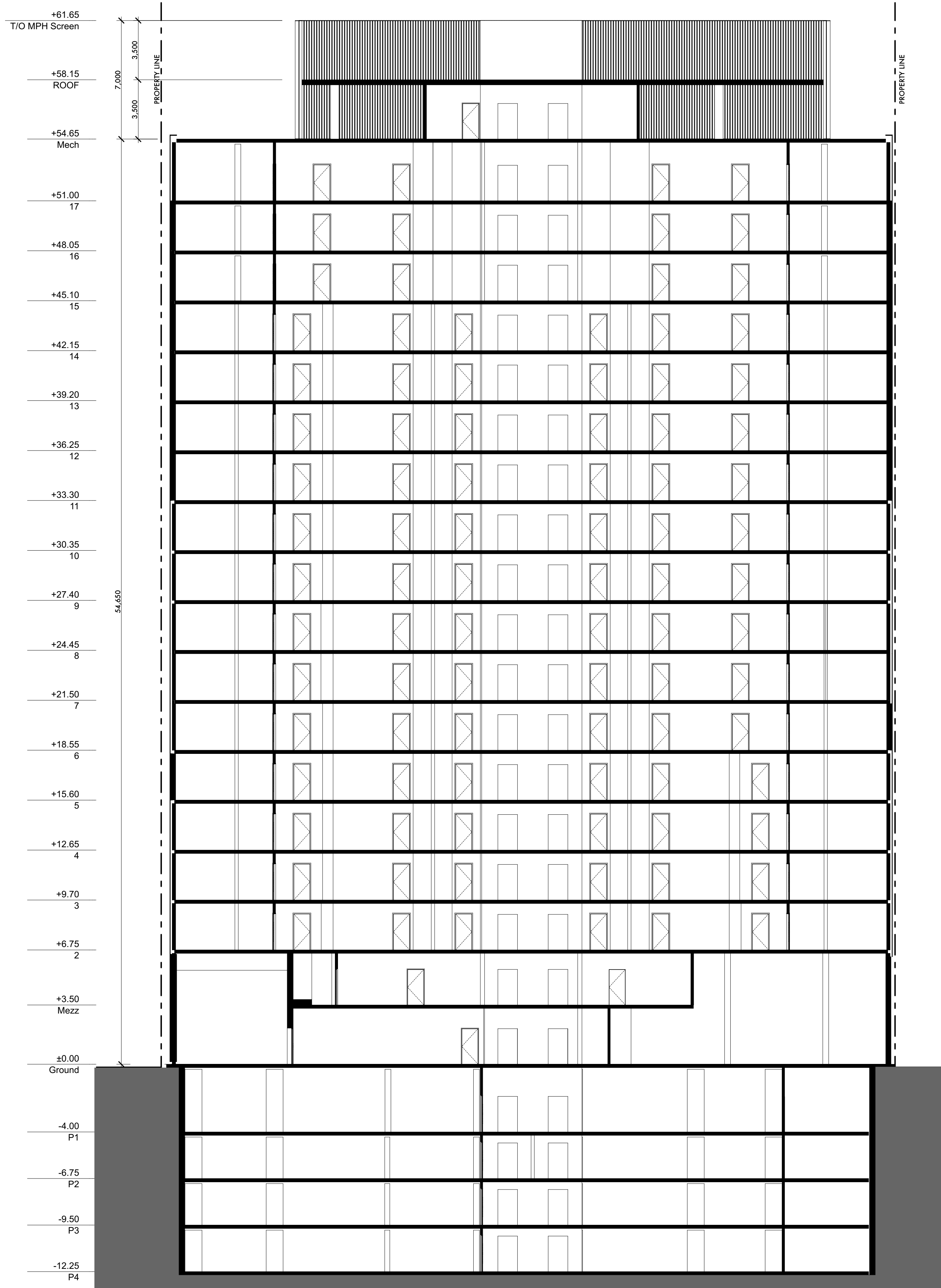
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1:50 Elevations

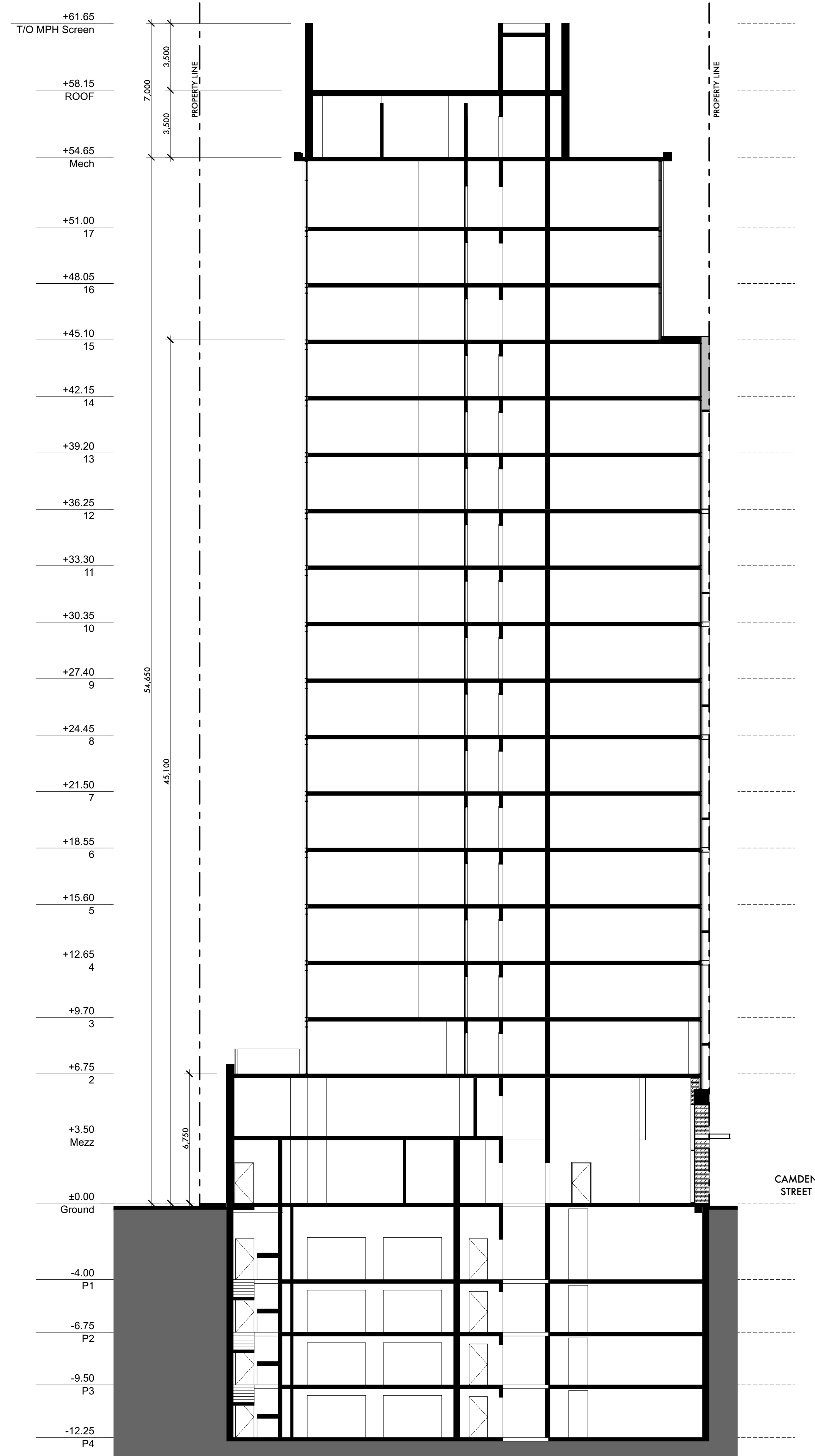
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E|W Section Looking North



N|S Section Looking West

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Sections

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