

39-47 Camden Street Zoning Amendment Application – Preliminary Report

Date: January 31, 2022

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 21 235947 STE 10 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 16-storey mixed-use building with commercial uses on the ground floor and 154 dwelling units above.

The application has been circulated to all appropriate City divisions and public agencies for comment. In consultation with the Ward Councillor, City Planning staff have scheduled a Community Consultation Meeting for the application on February 22, 2022.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The City Planning Division recommends that this report be received for information.

FINANCIAL IMPACT

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.

THE SITE

Description: The site is located on the south side of Camden Street, midblock between Brant Street and Spadina Avenue and is generally rectangular in shape with an approximate area of 941 square metres. The site has a frontage of approximately 35.4 metres along Camden Street and a depth of 26.6 metres. The site is generally flat and there are no trees on the site or within the public boulevard.

Existing Uses: The site is currently vacant but was formerly occupied by 2-storey non-residential building (47 Camden Street), a 2.5-storey non-residential building (45

Camden Street) and a surface parking lot (39 Camden Street). A private laneway borders the southern limit of the site and serves this site along with the properties to the immediate south and the west.

Official Plan Designation: Regeneration Areas

See Attachment 5 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

The Downtown Plan (OPA 406): The site is designated Mixed Use Areas 2 - Intermediate in the Downtown Plan. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including low-rise, mid-rise and some tall buildings and the scale and massing of buildings will respect and reinforce the existing and planned context of the neighbourhood. Mixed Use Areas 2 provides for a diverse range of uses, including retail, service, office, institutional and residential. Further, the Complete Communities Policies of the Downtown Plan require that new buildings fit within their existing and planned context, conserve heritage attributes and improve the public realm. The Downtown Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

King-Spadina Secondary Plan (1996): The site is situated within the West Precinct of the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan requires new development to reinforce the characteristics of the area through built form, heritage conservation and public realm improvements. The King Spadina Secondary Plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/97ec-cp-official-plan-SP-16-KingSpadina.pdf>

King-Spadina Secondary Plan (2020) - OPA 486

At its meeting on January 29, 2020, City Council adopted a Final Report and Official Plan Amendment 486 (OPA 486) outlining updates to the King-Spadina Secondary Plan. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.4>

King-Spadina is one of the fastest growing areas in the downtown and has a strong heritage character. Updates were made to the King-Spadina Secondary Plan to recognize this growth and the evolution of the area from predominantly non-residential uses to an area with a mix of uses. The updated plan recognizes that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the built form and heritage character of the area.

The site is situated within the West Precinct and is designated Mixed Use Areas 2 - Intermediate in OPA 486.

OPA 486 has been appealed to the Ontario Land Tribunal (OLT) and is not yet in force.

Zoning: Commercial Residential Employment (CRE (x76)), with a height limit of 23.0 metres.

See Attachment 6 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

THE APPLICATION

Complete Application Submission Date: December 16, 2021.

Description: A 16-storey (58.15 metres including mechanical penthouse) mixed-use building, with a stepback at the 14th floor to create a 13-storey (42.5 metre) streetwall height along Camden Street. On the south side, the base building height is reduced to 2-storeys.

Density: 11.68 times the area of the lot.

Dwelling Units: The proposed 154 dwelling units include 27 bachelor (18%), 75 one-bedroom (49%), 36 two-bedroom (23%), and 16 three-bedroom (10%) units.

Access, Parking and Loading: Access to the four-level underground garage, containing 63 parking spaces, is proposed from Portland Street at the southeast corner of the site.

The proposed 164 bicycle parking spaces are located within all 4 levels of the parking garage and at-grade, and include 16 short-term and 148 long-term bicycle parking spaces.

An internalized Type G loading space located on the ground floor is proposed to be accessed from the private driveway at the south end of the site.

Additional Information

See Attachments 2, 3, 4 and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, 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/39CamdenSt.

Reason for the Application

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; loading space requirements; vehicular and bicycle parking space requirements.

Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Proposed total height of the building and base building in relation to the existing and planned built form context of the area including massing, transition and scale;
- The shadow and wind impacts on adjacent properties and the public realm;
- The proposed front yard setback, streetwall height, and stepback of the upper floors, and setback from the side and rear property lines;
- The appropriate provision of vehicular parking spaces and traffic;
- The unit mix and size
- The provision of affordable housing;
- The provision and location of amenity space
- The provision of parkland (on-site or cash-in-lieu);
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The general quality of site landscaping including the provision of large growing shade trees;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval. The City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

Additional issues may be identified through the review of the application, division and agency comments, and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting on February 22, 2022.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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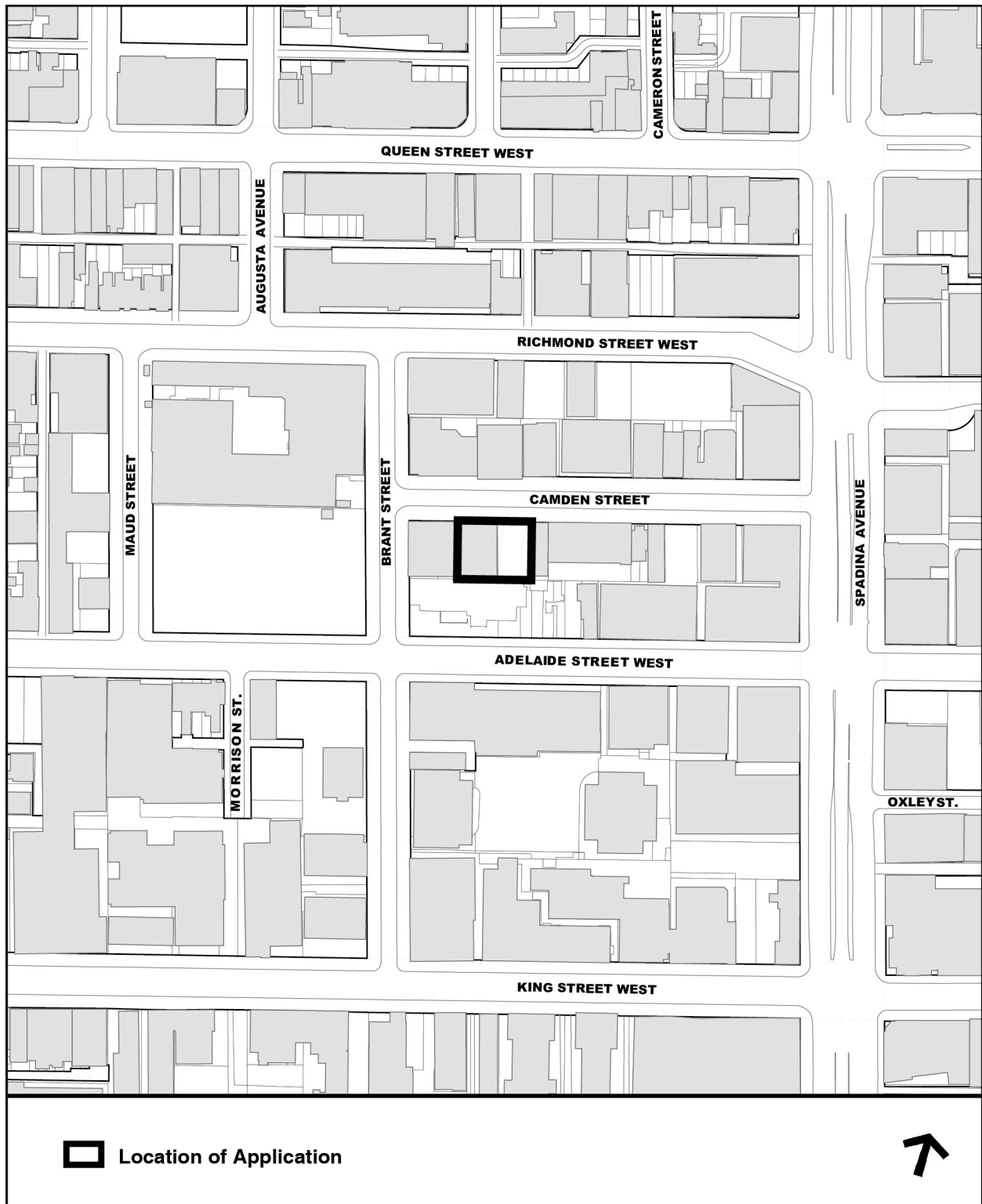
SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context - Looking Southwest
Attachment 3: 3D Model of Proposal in Context - Looking Northeast
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context - Looking Southwest



View of Applicant's Proposal Looking Southwest


 01/11/2022

Attachment 3: 3D Model of Proposal in Context - Looking Northeast

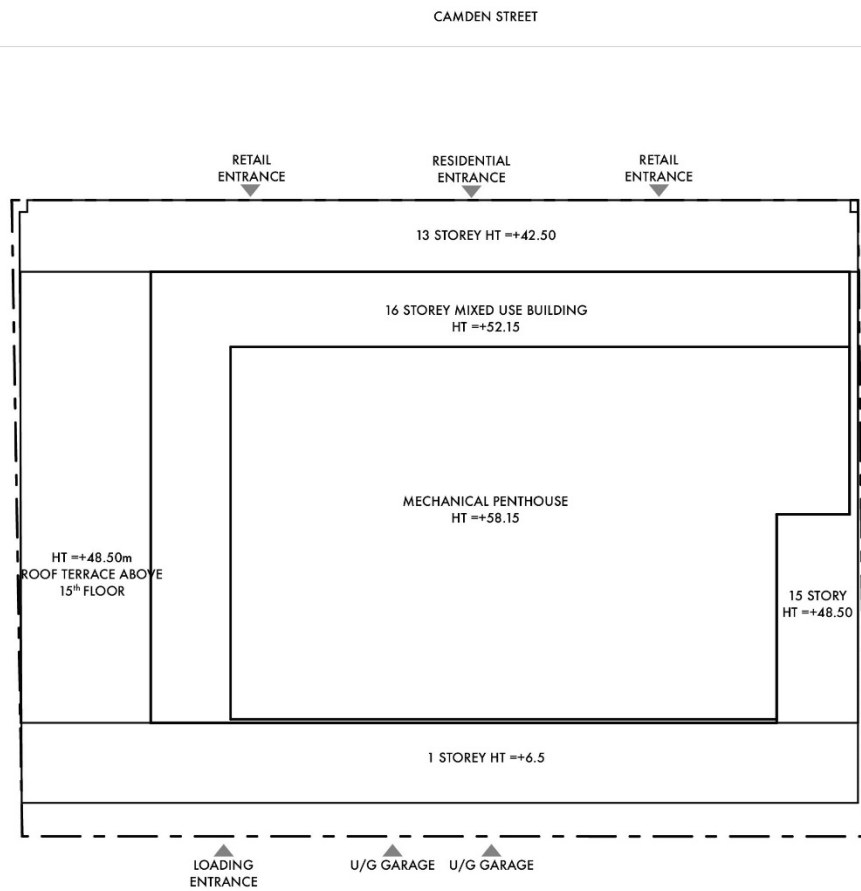


View of Applicant's Proposal Looking Northeast



01/11/2022

Attachment 4: Site Plan



Site Plan



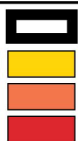
Attachment 5: Official Plan Map



Official Plan Land Use Map #18

39-47 Camden Street

File # 21 235947 STE 10 0Z



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

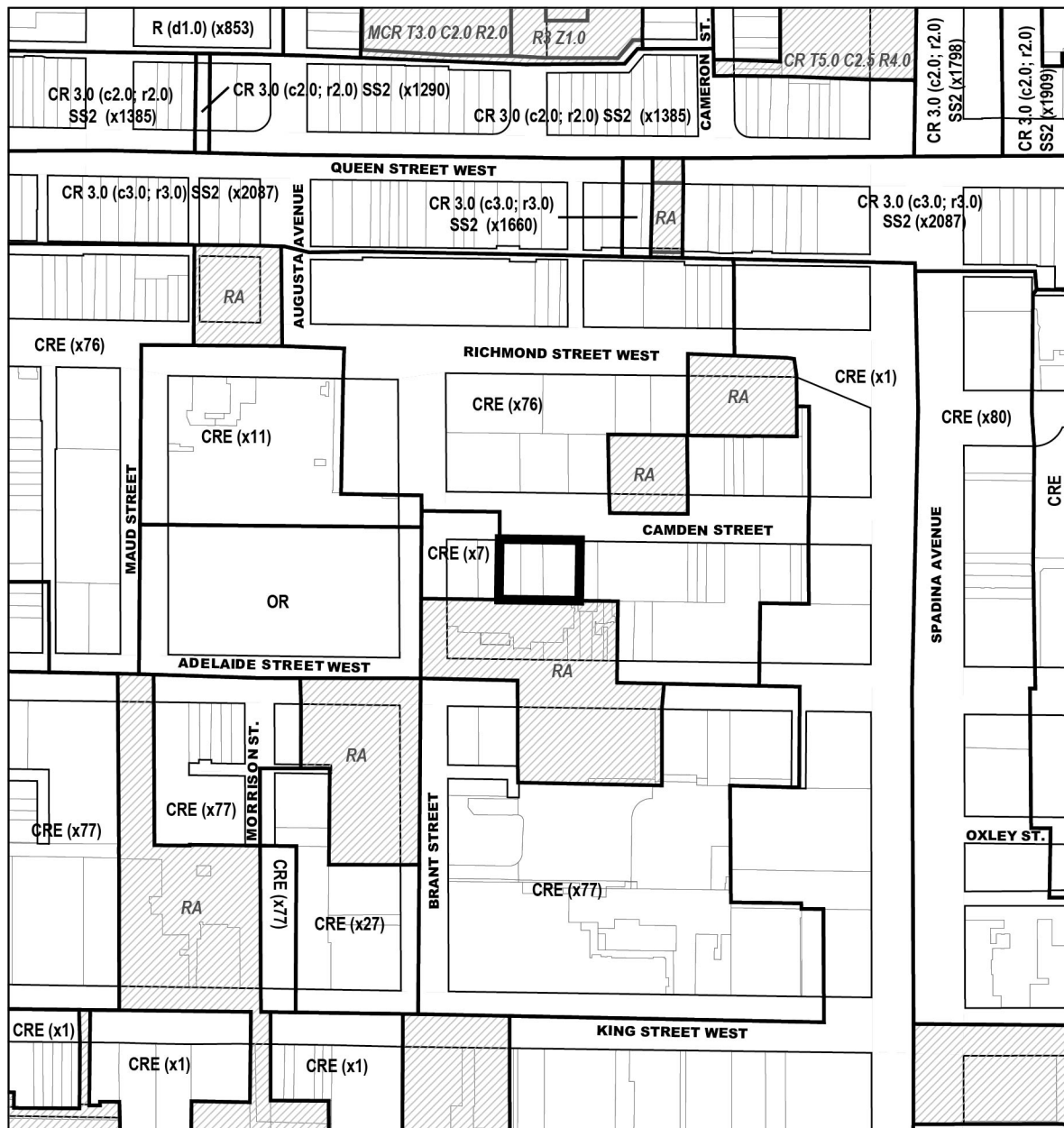
Parks

Regeneration Areas



Not to Scale
Extracted: 11/15/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

39-47 Camden Street

File # 21 235947 STE 10 02



Location of Application

R
CR
CRE
OR

Residential
Commercial Residential
Commercial Residential Employment
Open Space Recreation



See Former City of Toronto By-law No. 438-86

R3 Residential District
MCR Mixed-Use District



Not to Scale
Extracted: 11/15/2021

Attachment 7: Application Data Sheet

Municipal Address: 39 CAMDEN ST Date Received: November 9, 2021

Application Number: 21 235947 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Application to amend the Zoning By-law to permit a 16-storey mixed-use building with a height of 58 metres (including the mechanical penthouse), a non-residential gross floor area of 364 square metres, and a residential gross floor area of 10,625 square metres. A total of 154 residential units are proposed.

Applicant	Agent	Architect	Owner
Aird & Berlis LLP	Bousfields Inc.	Architects Alliance	47 Camden Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	King-Spadina
Zoning:	CRE (x76)	Heritage Designation:	Y
Height Limit (m):	23	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 941 Frontage (m): 35 Depth (m): 27

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			885	885
Residential GFA (sq m):			10,625	10,625
Non-Residential GFA (sq m):			364	364
Total GFA (sq m):			10,989	10,989
Height - Storeys:	3		16	16
Height - Metres:			52	52

Lot Coverage Ratio (%): 94.02 Floor Space Index: 11.67

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,625	

Retail GFA: 364
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			154	154
Other:				
Total Units:			154	154

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	27	75	36	16	
Total Units:	27	75	36	16	

Parking and Loading

Parking Spaces: 63 Bicycle Parking Spaces: 164 Loading Docks: 1

CONTACT:

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