

Authority: North York Community Council Item NY15.3,  
adopted as amended, by City of Toronto Council on July 24  
and 25, 2024

City Council voted in favour of this by-law on July 25,  
2024

Written approval of this by-law was given by Mayoral  
Decision 17-2024 dated July 25, 2024

## **CITY OF TORONTO**

### **BY-LAW 879-2024**

**To amend City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 155 Antibes Drive.**

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; 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 879-2024.
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 zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines in Diagram 1 attached to this By-law from a zone label of RAC (f30.0; a1375; d1.5) to RAC (f30.0; a1375; d1.5)(x####) and O as shown on Diagram 2 attached to this By-law 879-2024.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.8.10 Exception Number 211 so that it reads:

**(xx) Exception RAC (x211):**

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 155 Antibes Drive, if the requirements of By-law 879-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (GG) below;
- (B) Despite Regulation 15.5.40.10 (1), the **height** of a **building** or **structure** is measured as the vertical distance between the elevation of the highest point of the **building** or **structure** and the Canadian Geodetic Datum elevation of 189.5 metres;
- (C) In addition to the uses permitted by Regulations 15.20.20.10 (1), 15.20.20.20 (1), and 15.20.20.40 (1), **public parking**, "car share", "geo-energy facility", **massage therapy**, and **wellness centre** are permitted;
- (D) Despite Regulation 15.20.20.100(23) (A), an **outdoor patio** may also be combined with one of the following uses:
  - (i) **Custom Workshop**; and
  - (ii) **Service Shop**;
- (E) Despite Regulation 15.20.20.100(23) (B), the permitted maximum area of an **outdoor patio** is 220 square metres;
- (F) Despite Regulation 15.20.20.100(1) (E), the **interior floor area** of an individual establishment may not exceed 300 square metres;
- (G) Despite Regulation 15.20.20.100(12)(B), the outdoor sale or display of goods or commodities in combination with a permitted use inside an **apartment building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 150 square metres;
- (H) Despite Regulation 15.5.50.10(1) (A) and (B), a **lot** in the Residential Apartment Zone category must have:
  - (i) a minimum of 45 percent of the area of the **lot** for **landscaping**; and
  - (ii) a minimum of 45 percent of the **landscaping** area required in (i), above, must be **soft landscaping**;
- (I) The following Clauses or regulations do not apply:
  - (i) Regulation 15.5.50.10 (3) Landscaping;
  - (ii) Regulation 15.5.100.1(2) Driveway Access to Apartment Buildings; and

- (iii) Regulation 15.20.40.80(2)(B) Distance Between Residential Buildings on the Same Lot;
- (J) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 879-2024;
- (K) Regulation 15.20.40.10(2) regarding permitted maximum **storeys** does not apply;
- (L) Despite Regulations 15.5.40.10 (2), (3), (5) and (6), and (I) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 879-2024:
  - (i) Elements on or above any roof used for elevator-related structural elements and elevator shafts, cooling towers, antennae, roof access, ladders and building maintenance units by a maximum of 5.0 metres;
  - (ii) Elements on or above any roof used for chimneys, pipes, flues, stacks, vents, enclosed stairwells, renewable energy facilities and devices, and window washing equipment, by a maximum of 3.0 metres;
  - (iii) Elements on or above any roof used for ornamental or architectural features, parapets and elements, by a maximum of 3.0 metres;
  - (iv) **Structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, by a maximum of 5.0 metres;
  - (v) Elements on or above any roof used for lightning rods by a maximum of 5.0 metres;
  - (vi) **Structures** and elements associated with a **green roof** by a maximum of 3.0 metres;
  - (vii) Trellises, pergolas, louvres associated with **outdoor amenity space** and unenclosed **structures** providing safety or wind protection to **outdoor amenity space** by a maximum of 4.0 metres; and
  - (viii) Planters, landscaping features, guard rails, lighting fixtures, and divider screens on a balcony and/or terrace by a maximum of 3.0 metres;
- (M) The **dwelling units** in Block 2 Diagram 3 shall be allocated as follows:
  - (i) a minimum of 15 percent must be two-bedroom **dwelling units**;
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units**; and

- (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (N) In addition to the elements which reduce gross floor area in regulations 15.5.40.40(1), the following areas of a **building** also reduce **gross floor area**:
  - (i) mechanical rooms, mechanical shafts, ventilation shafts, electrical and utility rooms, "geo-energy facilities", **bicycle parking spaces**, bicycle wash stations, bicycle amenity washrooms, and other bicycle amenity spaces, located below, at, or above **established grade**;
- (O) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lands is:
  - (i) on Block 1 of Diagram 3, the amount of **gross floor area** in square metres that existed in 2023 plus an additional 1,404 square metres; and
  - (ii) on Block 2 of Diagram 3, 59,700 square metres subject to the following:
    - (a) the permitted maximum **gross floor area** for non-residential uses on Block 2 is 900 square metres;
- (P) Despite Regulation 15.20.40.50(1), a minimum of 3.5 square metres per dwelling unit of **amenity space** must be provided on Block 2 as shown on Diagram 3, at the following rate:
  - (i) at least 1.5 square metres for each **dwelling unit** as indoor **amenity space**, of which:
    - (a) a maximum of 0.5 square metres per **dwelling unit** of indoor **amenity space** may be located below ground;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each dwelling unit;
  - (iii) no more than 25 percent of the outdoor **amenity space** may be a **green roof**; and
  - (iv) required indoor amenity space for residents of Block 1 may be provided in Block 1 or Block 2 on the subject lands as shown on Diagram 3 of By-law 879-2024;
- (Q) Despite Regulation 15.20.40.50(1), the required minimum **amenity space** required for Block 1 is as it existed in 2023;
- (R) Despite Clause 15.20.40.70 the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 879-2024;

- (S) Despite Clause 15.20.40.80 the required minimum separation distances between **main walls of buildings or structures** are shown in metres on Diagram 4 of By-law 879-2024;
- (T) Despite Clauses 15.5.40.50 and 15.5.40.60 and Regulations 15.5.75.1(4)(A)(i) and (5)(B), the following elements of a **building or structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as shown in metres on Diagram 4 of By-law 879-2024 as follows:
- (i) on the south side of Building C on Diagram 4, balconies and related structures and elements such as balcony dividers, privacy screens, guardrails, railings and soffit cladding attached to a building or structure by a maximum of 0.0 metres;
    - (a) on the remainder of Building C on Diagram 4, balconies and related structures and elements such as balcony dividers, privacy screens, guardrails, railings and soffit cladding attached to a building or structure by a maximum of 1.8 metres;
  - (ii) On Block 2, balconies and related structures and elements such as balcony dividers, privacy screens, guardrails, railings and soffit cladding attached to a building or structure by a maximum of 1.8 metres;
  - (iii) exterior stairs, ladders, access ramps and elevating devices by a maximum of 1.5 metres;
  - (iv) air conditioners, satellite dishes, antennae, signage, lighting fixtures, vents, pipes by a maximum of 1.0 metres;
  - (v) ornamental and architectural features such as cornices, sills, eaves, flashings and exterior cladding extrusions added to the exterior surface of the main wall of a building by a maximum of 1.0 metres;
  - (vi) underground garage ramp and associated structures by a maximum of 6.0 metres; and
  - (vii) structures related to wind mitigation, trellises, canopies, awnings and covered walkways with or without support to a maximum of 3.5 metres;
- (U) Despite Regulations 200.5.1(2), 200.5.10.1(1), (4), (5), and (7), 200.5.10.11(1), and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands in accordance with the following requirements:
- (i) a minimum of 0.646 parking spaces per **dwelling unit** for residents;
  - (ii) a minimum of 2 **parking spaces** plus 0.05 parking spaces per **dwelling unit** for residential visitors;

- (iii) **Parking spaces** are not required for non-residential uses; and
- (iv) maximum parking spaces as follows:
  - (a) Bachelor Units (Up to 45 square metres):
    - i. 0.7 space per unit;
  - (b) 1-Bedroom Units:
    - i. 0.8 space per unit;
  - (c) 2-Bedroom Units:
    - i. 0.9 space per unit;
  - (d) 3+ Bedroom Units:
    - i. 1.1 spaces per unit;
  - (e) Visitor Spaces:
    - i. 1.0 space per unit up to 5 units, 0.1 spaces per unit thereafter; and
  - (f) Retail:
    - i. 4 per 100 square metres;
- (V) Despite Regulation 200.5.1.10(2)(D), the equipment for the charging of an electric **vehicle** does not constitute an obstruction to a **parking space**;
- (W) Despite Regulation 15.5.80.1(1), the **parking spaces** required by (V)(i) and (ii) above may be provided on a non-exclusive basis;
- (X) Despite Regulation 200.15.1(1), accessible **parking space** spaces on the lands must have the following minimum dimensions:
  - (i) Length of 5.6 metres;
  - (ii) Width of 3.4 metres;
  - (iii) Vertical clearance of 2.1 metres; and
  - (iv) The entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier-free aisle or path;

- (Y) Despite Regulation 200.5.10.1(1), "car-share **parking spaces**" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share **parking space**" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) 4 multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
- (Z) Despite any provision of this exception or this By-law, any **parking spaces, drive aisles, driveways** and ramps existing on the lot on the date of the passage of By-law 879-2024 may be maintained and are deemed to comply with the requirements of this By-law, as amended;
- (AA) Despite Clause 220.5.10.1, **loading spaces** must be provided on the lands, on the development blocks as shown on Diagram 3, and as follows:
- (i) A minimum of 1 Type "G" **loading space** for Block 1; and
  - (ii) A minimum of 1 Type "G" **loading space** and 1 Type "C" **loading space** for Block 2;
- (BB) Despite Regulation 230.5.1.10(4)(A), the required minimum width of a **bicycle parking space** is:
- (i) Width of 0.3 metres;
- (CC) Despite regulation 230.5.1.10(9), both 'short-term' and 'long-term' **bicycle parking spaces may be located** inside a **building**, below grade, at and above established grade. For the purpose of this exception, all required "short-term" **bicycle parking spaces** must be provided outdoors or in publicly-accessible portions of **buildings or structures**;
- (DD) Despite regulation 230.5.1.10(10), both a "short-term" and a "long-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (EE) For the purpose of this Exception:
- (i) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and to use a car-share vehicle, a person must meet the membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. Cars are reserved in advance and fees for use are normally based on time and/or kilometres driven and do include use of cars on an hourly basis;

- (ii) "car-share **parking space**" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes and such car-share is for the use of at least the occupants of the building;
- (iii) "Block 1" and "Block 2" means the two development blocks, as shown on Diagram 3; and
- (FF) For the purpose of this exception, a "geo-energy facility" means premises containing devices to generate **geo-energy** for the exclusive use of the **building**.

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

- 5. Despite any existing or future severance, partition or division of the lands shown on Diagram 1 of this By-law 879-2024, the provisions of this By-law and By-law 569-2013, shall apply to the whole of the lands as one lot as if no severance, partition or division had occurred.
- 6. Temporary Use:
  - (A) 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 office on the lot, used exclusively for the initial sale and/or initial leasing of dwelling units or non-residential units on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

Enacted and passed on July 25, 2024.

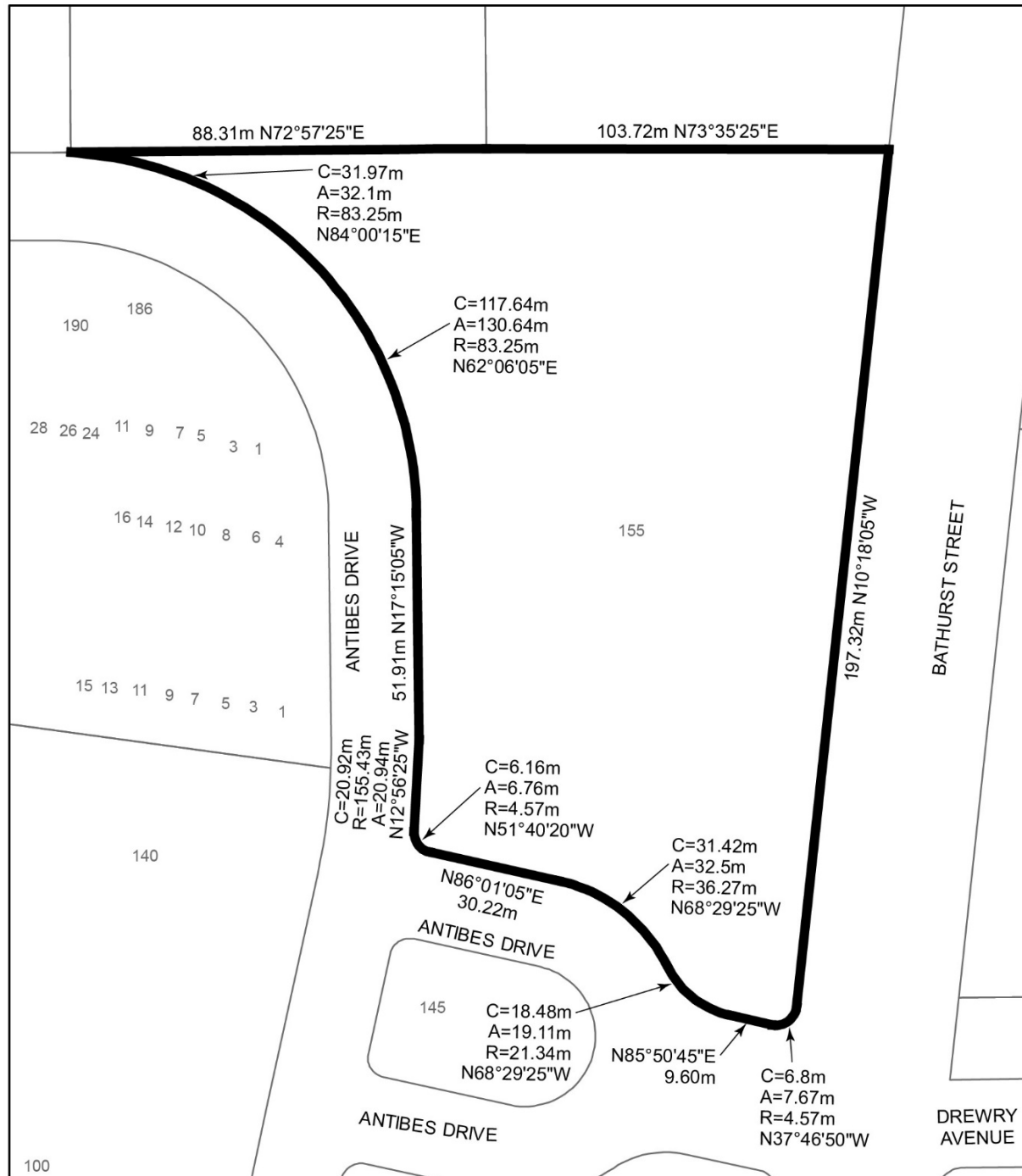
Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



Diagram 1



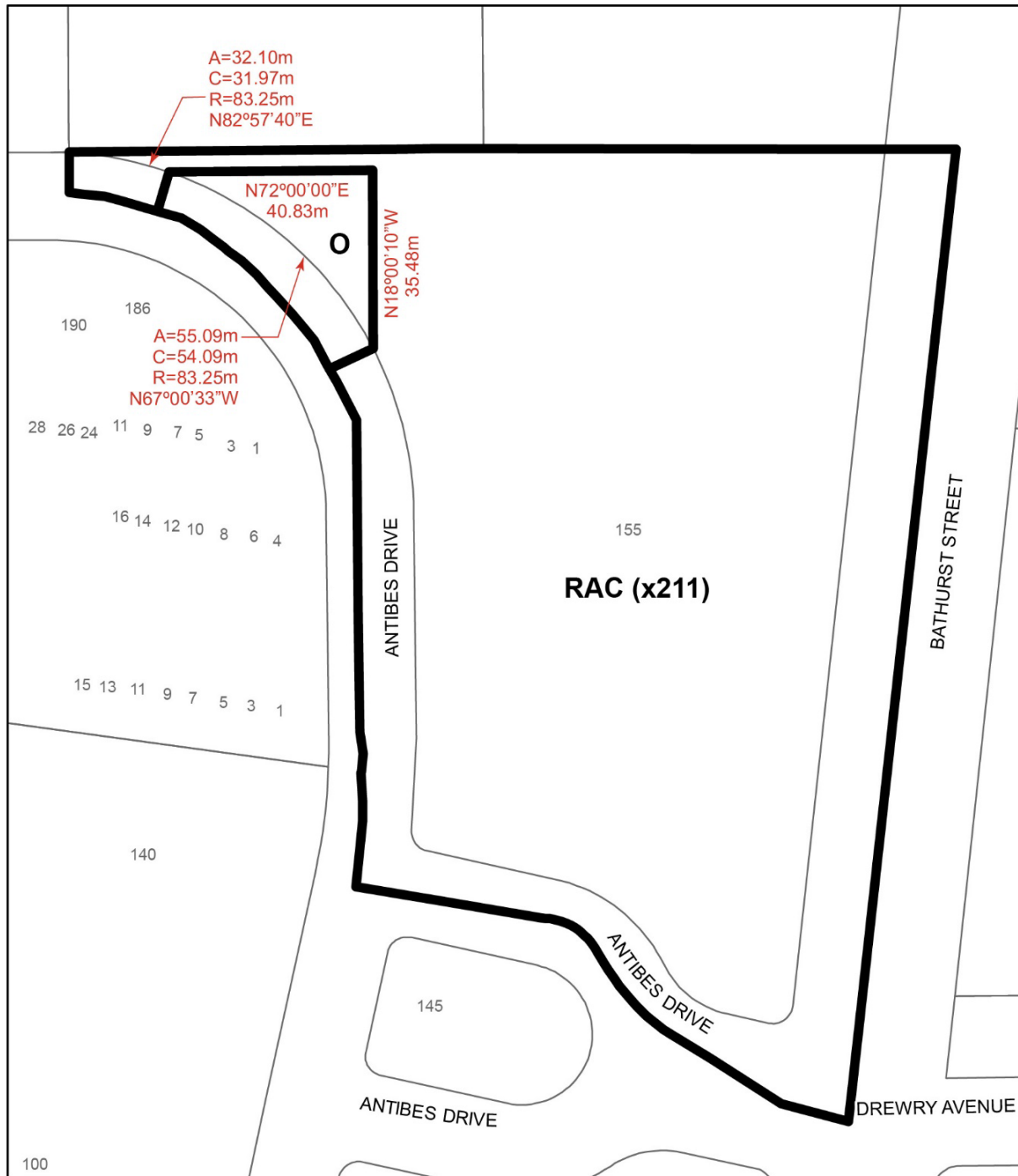
**Toronto**  
Diagram 1

**155 Antibes Drive**

File # 21 234538 NNY 06 02



Diagram 2

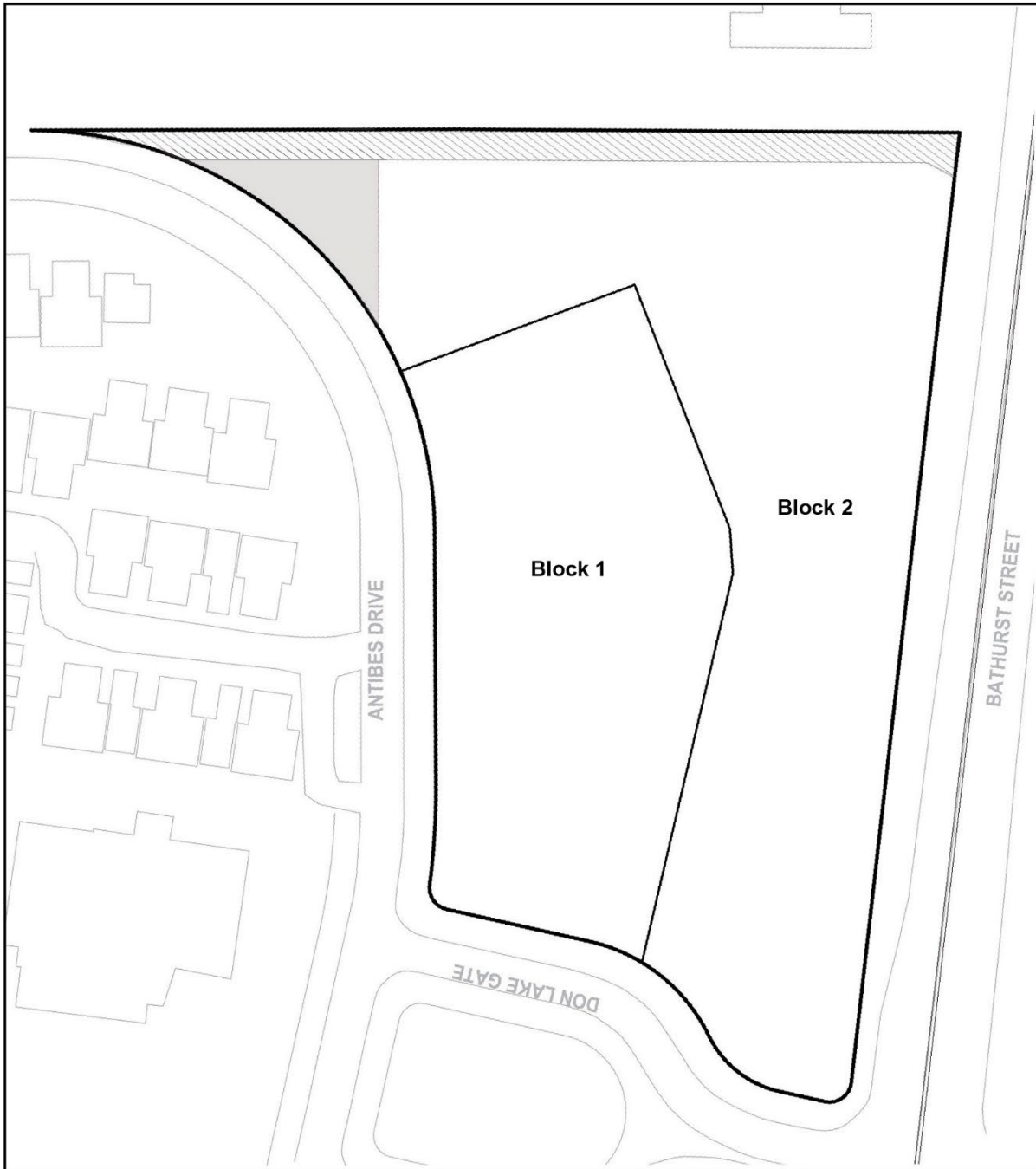


 **TORONTO**  
Diagram 2

**155 Antibes Drive**

File # 21 234538 NNY 06 02

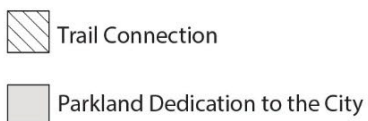
**Diagram 3**



**Toronto**  
**Diagram 3**

**155 Antibes Drive**

File # 21 234538 NNY 06 02



City of Toronto By-law 569-2013  
Not to Scale  
06/26/2024

Diagram 4

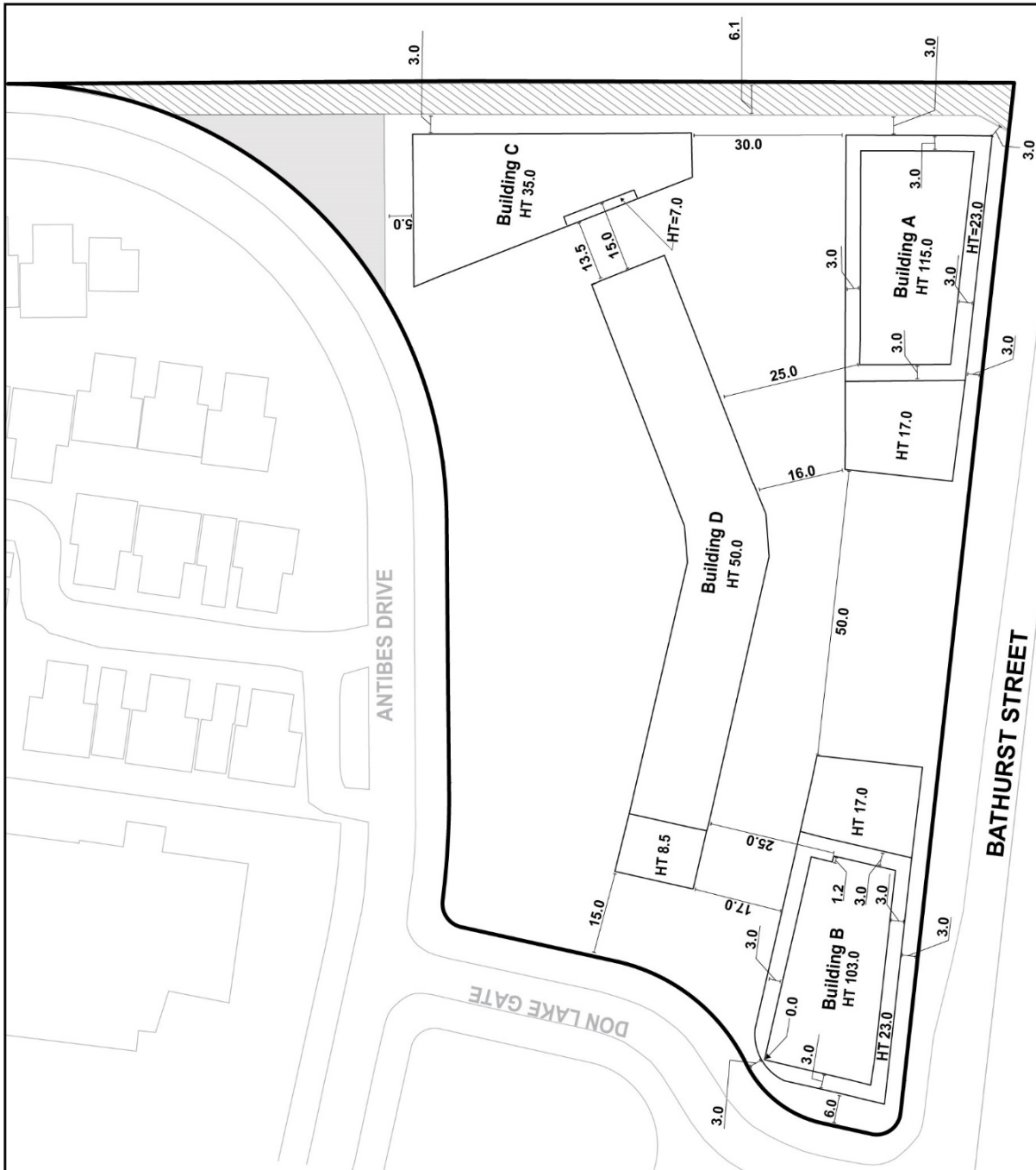




  
Diagram 4

155 Antibes Drive

File # 21 234538 NNY 06 02

-  Trail Connection
-  Parkland Dedication to the City

  
City of Toronto By-law 569-2013  
Not to Scale  
06/26/2024