**STAFF REPORT**  
**ACTION REQUIRED**

55 Antibes Drive – Part Lot Control Exemption  
Application – Final Report

<table>
<thead>
<tr>
<th>Date:</th>
<th>July 17, 2014</th>
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<td>To:</td>
<td>North York Community Council</td>
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<tr>
<td>From:</td>
<td>Director, Community Planning, North York District</td>
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<td>Wards:</td>
<td>Ward 10 – York Centre</td>
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<tr>
<td>Reference Number:</td>
<td>14 160497 NNY 10 PL</td>
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**SUMMARY**

This application requests exemption from the Part Lot Control provisions of the *Planning Act* to permit the creation of conveyable lots for 5 blocks of freehold townhouses at 55 Antibes Drive, totalling 41 units (Blocks 1, 2, 3, 4, and 5 on Registered Plan of Subdivision 66M-2509).

The proposal complies with the Official Plan and Zoning By-law. The lifting of Part Lot Control for a period of two years is considered appropriate for the orderly development of these lands.

This report reviews and recommends approval of Part Lot Control Exemption.

**RECOMMENDATIONS**

The City Planning Division recommends that:

1. City Council enact a Part Lot Control Exemption By-law with respect to Blocks 1, 2, 3, 4 and 5 on Registered Plan of Subdivision 66M-2509 as generally illustrated on Attachment 1 to report dated June 26, 2014, to be prepared to the satisfaction of the City Solicitor and to expire two years following enactment by City Council.
2. City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor, prior to the enactment of the Part Lot Control Exemption By-law.

3. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.

4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY
An amendment to former City of North York Zoning By-law No. 7625 to permit the residential redevelopment of the lands formerly known as 55 Antibes Drive was approved by Toronto City Council on February 7, 2012.

The Plan of Subdivision that created 6 development blocks and a public road in the residential subdivision of the lands at 55 Antibes Drive was registered on July 16, 2013 (Plan 66M-2509). Blocks 1, 2, 3, 4, and 5 are the subject of this application. A Phased Draft Plan of Condominium application has been submitted for Block 6 of Registered Plan 66M-2509, and is currently under review (File 14 160378 NNY 10 CD).

Site Plan Approval for the lands at 55 Antibes Drive was issued on December 16, 2013.

ISSUE BACKGROUND
Proposal
This application requests exemption from the Part Lot Control provisions of the Planning Act to create separate, conveyable lots for 41 row townhouse units which front on Antibes Drive and Coneflower Crescent (the public road created through Registered Plan 66M-2509).

For more information, refer to Attachment 1: Part Lot Control Exemption Plan.

Site and Surrounding Area
The subject lands are part of a larger subdivision formerly known as 55 Antibes Drive. The subdivision is located on the south side of Antibes Drive and west of Bathurst Street. The 5 development blocks which are the subject of the Part Lot Control Exemption application comprise the northerly portion of the subdivision, located north and west of the newly created public road, Coneflower Crescent.
Land uses surrounding the site are as follows:

North: Directly north across Antibes Drive is a condominium development comprising 95 semi-detached dwellings (Coach Liteway and Candle Liteway).

South: Immediately south of the site is Block 6 of Registered Plan 66M-2509, which is subject to a Phased Draft Plan of Condominium application for 161 residential units (File 14 160378 NNY 10 CD). South of the 55 Antibes Drive subdivision is the Beth Tzedec Memorial Park and Cemetery.

East: Antibes Park is located immediately east of the site.

West: To the west of the site, at the southeast corner of Antibes Drive and Torresdale Avenue, is a two-tower condominium development (Hemisphere), consisting of a 22-storey building at 131 Torresdale Avenue and a 25-storey building at 133 Torresdale Avenue.

Provincial Policy Statement and Provincial Plans
The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan
The Official Plan designates the subject site Apartment Neighbourhoods. Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. Townhouses and other low-rise residential built-forms are provided for in Apartment Neighbourhoods.
Apartment Neighbourhoods are considered physically stable areas where significant growth is generally not anticipated. New development within Apartment Neighbourhoods is required to maintain the stability of the surrounding area and to reinforce the existing physical character of the buildings, streetscapes and open space patterns.

Zoning
The subject site is zoned RM1(88), Multiple-Family Dwellings First Density Zone, in former City of North York Zoning By-law No. 7625. The residential permissions in the RM1 zone permit multiple attached dwellings and accessory buildings. The RM1(88) zone permits a maximum building height of 11 metres or 3 storeys, whichever is the lesser. The maximum lot coverage permitted is 60%.

Site Plan Control
A Site Plan Control application for the lands at 55 Antibes Drive, including the subject site and the residential development block to the south, was submitted in March 2012 (File 12 142251 NNY 10 SA). A Site Plan Agreement was registered on title as Instrument AT3468867 on December 3, 2013.

Agency Circulation
The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

Provincial Policy Statement and Provincial Plans
The proposal is consistent with the PPS and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Division
Section 50(7) of the Planning Act, R.S.O. 1990, as amended, authorizes City Council to adopt a by-law exempting lands within a registered plan of subdivision from Part Lot Control. The subject lands are within a registered plan of subdivision. The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the lands and will facilitate the development.

As part of the Site Plan approval obligations, the owner and the owner's solicitors have provided Undertakings to Engineering and Construction Services undertaking to register the necessary private storm water easements at the same time as the registration of the transfers for certain lots being created through the Part Lot Control Exemption process.

To ensure that the Part Lot Control Exemption does not remain open indefinitely, it is recommended that the By-law contain an expiration date. In this case, the By-law should expire
two years following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

CONTACT

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SIGNATURE

________________________________________
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan
Attachment 2: Application Data Sheet
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Attachment 2: Application Data Sheet

APPLICATION DATA SHEET

Application Type: Part Lot Control Exemption
Application Number: 14 160497 NNY 10 PL
Details
Application Date: May 23, 2014
Municipal Address: 55 ANTIBES DR
Location Description: PLAN M1338 BLK O **GRID N1001
Project Description: Part lot control exemption application to create 5 blocks (Blocks 1, 2, 3, 4 and 5 of Registered Plan 66M-2509) of freehold townhouses, totalling 41 units.

Applicant: MENKES DEVELOPMENT
Agent: MENKES ANTIBES HOLDINGS INC.
Architect: MENKES ANTIBES HOLDINGS INC.
Owner: MENKES ANTIBES HOLDINGS INC.

4711 YONGE STREET,
SUITE 1400
TORONTO, M2N 7E4

PLANNING CONTROLS
Official Plan Designation: Apartment Neighbourhoods
Site Specific Provision: N
Zoning: RM1(88)
Historical Status: N
Height Limit (m): 11
Site Plan Control Area: Y

PROJECT INFORMATION
Site Area (sq. m): 6470
Frontage (m): 116
Depth (m): 46
Total Ground Floor Area (sq. m): 2063
Total Residential GFA (sq. m): 7760
Total Non-Residential GFA (sq. m): 0
Total GFA (sq. m): 7760
Lot Coverage Ratio (%): 31.9
Floor Space Index: 1.2

Total
Height: 3
Metres: 11
Parking Spaces: 82
Loading Docks: 0

DWELLING UNITS
Tenure Type: Freehold
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3 + Bedroom: 41
Total Units: 41

FLOOR AREA BREAKDOWN (upon project completion)
Above Grade Below Grade
Residential GFA (sq. m): 7760 0
Retail GFA (sq. m): 0 0
Office GFA (sq. m): 0 0
Industrial GFA (sq. m): 0 0
Institutional/Other GFA (sq. m): 0 0

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