

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

Date:	May 26, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	16 140492 NNY 10 PL

SUMMARY

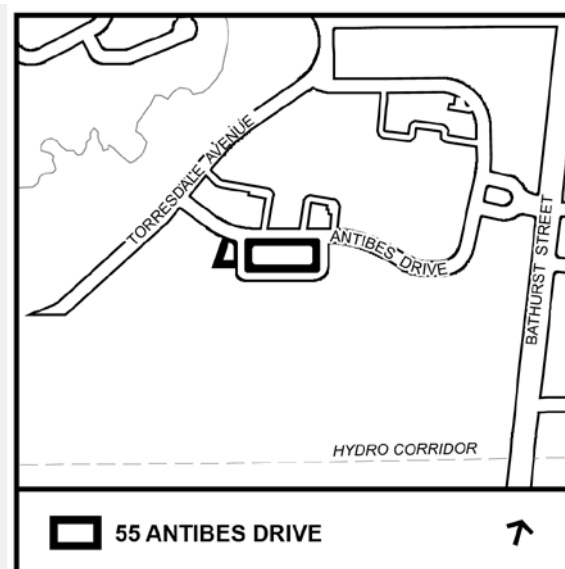
An application has been submitted to request exemption from Part Lot Control for 55 Antibes Drive (Blocks 1, 2, and 3 on Registered Plan of Subdivision 66M-2509). The lifting of Part Lot Control on the subject lands will permit the creation of conveyable lots for 3 blocks of freehold townhouses, creating 28 units for individual ownership. The intent of the current application is to extend a Part Lot Control Exemption By-law as the previous By-law 983-2014 will expire on August 28, 2016, prior to all the lots being conveyed to new home owners.

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, and 3 on Registered Plan of Subdivision 66M-2509 as generally illustrated on Attachment 1 to report dated May 20, 2016, 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 (File No. 11 197931 NNY 10 SB) 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, and 3 are the subject of this application. Site Plan Approval (File No. 12 142251 NNY 10 SA) for the lands at 55 Antibes Drive was issued on December 16, 2013. A Phased Draft Plan of Condominium (File No. 14 160378 NNY 10 CD) was registered on February 23, 2015.

A previous Part Lot Control Exemption application (File No. 14 160497 NNY 10 PL) was approved for 55 Antibes Drive, and By-law 983-2014 was enacted on August 28, 2014. The By-law will expire on August 28, 2016 as it is only valid for two years.

ISSUE BACKGROUND

Proposal

This application requests exemption from the Part Lot Control provisions of the *Planning Act* to create separate, conveyable lots for 28 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. Development Blocks 1, 2, and 3 which are the subject of this Part Lot Control Exemption application comprise the northerly portion of the subdivision, located north and west of the newly created public road, Coneflower Crescent. Currently, three blocks of freehold townhouses are being constructed on the subject lands. The proposed townhouse units are planned to be completed by the Fall of 2016.

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 a condominium development containing 161 residential units. 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 (PPS) 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 by the *Planning Act* 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 by the *Planning Act* to conform 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 No. 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

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 and exemption from Part Lot Control may be employed as an effective means of subdividing the lands.

The site was the subject of a previous Part Lot Control Exemption application (File No. 14 160497 NNY 10 PL) and By-law 938-2014 was enacted on August 28, 2014. This Part Lot Control Exemption By-law will expire on August 28,

2016, prior to the completion and the sale of the units. As such, the current application intends to extend a Part Lot Control Exemption By-law to provide sufficient time for the completion of the proposed development and the conveyance of the lots to new home owners.

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. The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the lands.

CONTACT

Olivia Antonel, Assistant Planner

Tel. No. (416) 395-7138

Fax No. (416) 395-7200

E-mail: oantone@toronto.ca

SIGNATURE

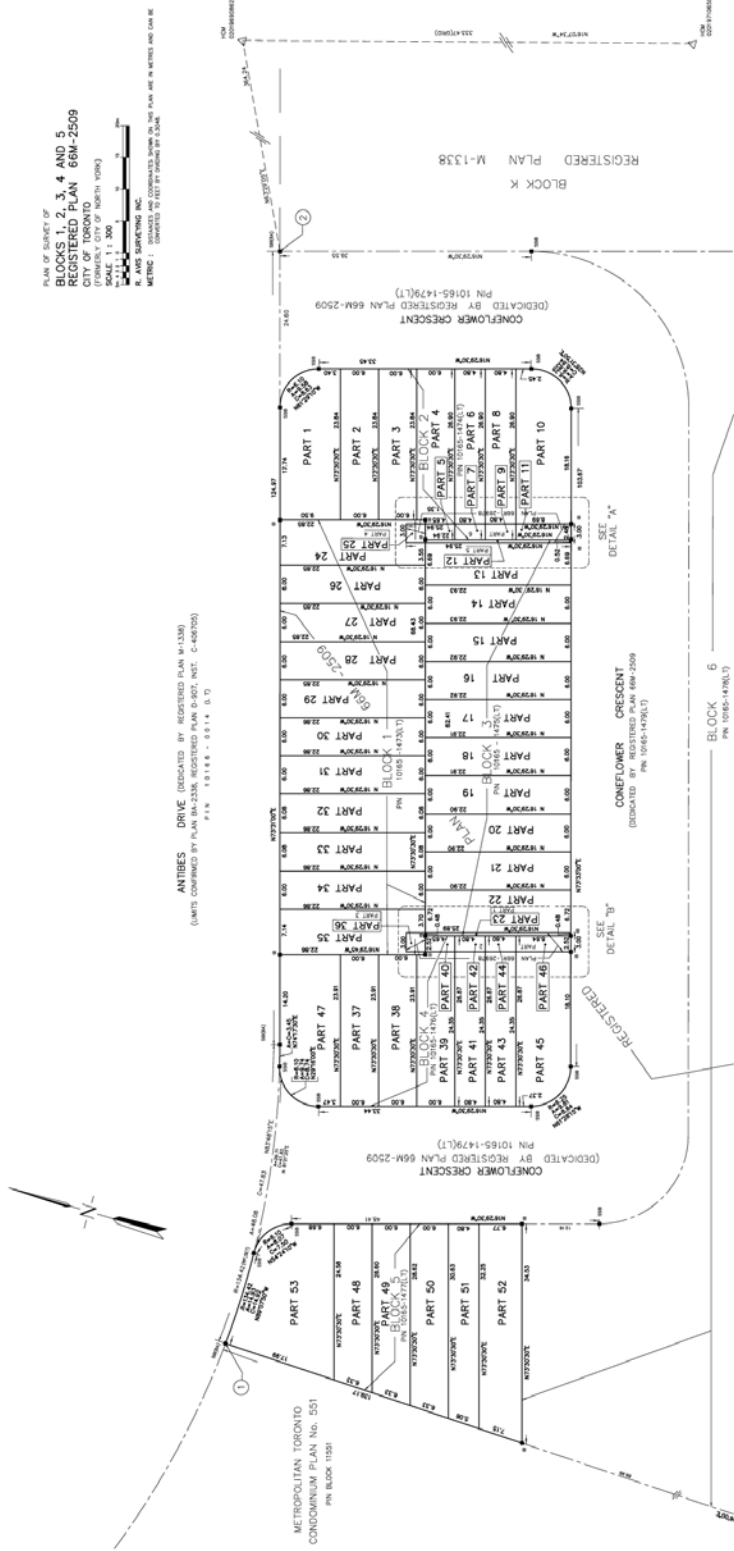
Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan

Attachment 2: Application Data Sheet

Attachment 1: Part Lot Control Exemption Plan



55 Antibes Drive

Part Lot Control Exemption Plan

Applicant's Submitted Drawing

Not to Scale
05/11/2016

File # 16 140492 NNY 10 PL

Attachment 2: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	16 140492 NNY 10 PL
Details		Application Date:	April 14, 2016

Municipal Address: 55 ANTIBES DR
 Location Description: PLAN M1338 BLK O **GRID N1001
 Project Description: Part Lot Control exemption for Blocks 1,2 and 3 with 28 dwelling units. This application will extend the expiry date of the original Part Lot Control By-law.

Applicant:	Agent:	Architect:	Owner:
MENKES ANITBES HOLDINGS INC 4711 YONGE STREET, SUITE 1400 TORONTO, M2N 7E4			MENKES ANTIBES HOLDINGS INC 4711 YONGE STREET, SUITE 1400 TORONTO, M2N 7E4

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R4	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4139.6	Height:	Storeys:	3	
Frontage (m):	116		Metres:	11	
Depth (m):	46				
Total Ground Floor Area (sq. m):	1396.51				Total
Total Residential GFA (sq. m):	5348.7		Parking Spaces:	56	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	5348.7				
Lot Coverage Ratio (%):	33.7				
Floor Space Index:	3.74				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	5348.7	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	28	Institutional/Other GFA (sq. m):	0	0
Total Units:	28			

CONTACT: **PLANNER NAME:** **Olivia Antonel, Assistant Planner**
TELEPHONE: **(416) 395-7138**