

# 155 Antibes Drive – Zoning By-law Amendment Application – Preliminary Report

**Date:** May 26, 2022

**To:** North York Community Council

**From:** Director, Community Planning, North York District

**Ward:** York Centre - 6

**Planning Application Number:** 21 234538 NNY 06 OZ

## SUMMARY

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This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application to permit 32-storey and 34-storey towers, and two three-storey blocks of townhouses containing a total of 765 new dwelling units. The existing 16-storey rental apartment building containing 259 rental dwelling units would be retained.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the applications, in consultation with the Ward Councillor.

## RECOMMENDATIONS

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The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the application located at 155 Antibes Drive, together with the Ward Councillor.
2. Notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

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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

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**Description:** The irregularly shaped site is located on the west side of Bathurst Street. The site has an approximate area of 19,041 square metres with frontages of

approximately 197.3 metres along Bathurst Street, 91.5 metres along Antibes Drive to the south of the property, and 235.6 metres along Antibes Drive to the west of the property. The site has an approximate depth of 192.0 metres at the north property boundary. There are existing 12-storey and 13-storey apartment buildings to the north of the property. The site currently has driveway access from Antibes Drive on the west side of the site.

**Existing Use:** 16-storey rental apartment building containing 259 rental dwelling units and surface parking.

**Official Plan Designation:** The subject site is designated *Apartment Neighbourhoods* on Map 16 of the Official Plan. 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/>

**Zoning:** Residential Apartment Commercial Zone - RAC (f30.0; a1375; d1.5) which permits dwelling units in an apartment building and certain commercial uses, generally on the ground floor of existing apartment buildings. A maximum lot coverage of 35 percent of the site and a Floor Space Index (FSI) of 1.5 times the area of the site is permitted. As the site is not included in the height overlay map, the maximum permitted height is 24 metres.

The site is zoned Multiple-Family Dwellings Sixth Density Zone (RM6) under the former City of North York Zoning By-law 7625. The RM zone permits a variety of residential building types including: detached houses, semi-detached houses, duplexes, triplexes, fourplexes, and apartment buildings, in addition to a range of home occupations, recreational and institutional uses.

The RM6 zone permits the height of an apartment building to exceed 11.0 metres, provided separation distances are increased for this additional height of the building from the lot lines. The maximum permitted lot coverage is 35 percent of the site area.

See Attachment 6 for the existing Zoning By-law 569-2013 Map and Attachment 7 for the existing Zoning By-law 7625 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

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**Complete Application Submission Date:** This application has been deemed complete as of April 27, 2022. Notice of Complete Application was issued on May 16, 2022.

**Description:** The application proposes to permit the addition of two new apartment buildings and two blocks of three-storey townhouse dwellings on the site while retaining the existing 16 storey rental apartment building.

**Building Heights:** 34-Storeys (105.4 metres), 32-storeys (100.5 metres), three-storeys (9.5 metres)

**Residential Gross Floor Area:** Total floor area (existing and proposed) of 84,760 square metres, proposed new development of 57,403.0 square metres and 27,357 square metres existing Gross Floor Area to be retained.

**Non-Residential Gross Floor Area:** 0 square metres.

**Density:** 4.46 times the area of the lot.

**Dwelling Units:** The application proposes to retain the existing 259 rental dwelling units and add 765 new dwelling units, with 741 located in the apartment towers and 24 in the three-storey townhouses. The new units would be comprised of 417 one-bedroom (54%), 248 two-bedroom (32%) and 100 three-bedroom (10%).

**Access, Parking and Loading:** Access is proposed from two new driveways, one from Bathurst Street and one from Antibes Drive. The existing driveway access to Antibes Drive is proposed to be removed. Parking is proposed to be provided in a three level underground garage containing 875 spaces (772 resident and 103 visitor parking spaces). A total of 781 bicycle parking spaces are proposed to be contained within the underground parking structure. Three Type G loading spaces are proposed to be provided. One in the existing building and in one in each of the proposed new apartment buildings.

**Dedication for Open Space:** 797.4 square metre parkland dedication plus the dedication of a right-of-way with an area of 1,413 square metres for use as a Multi-Use Pathway.

**Right-of-Way Dedication:** No road widenings of the adjacent streets are required to be provided.

### **Additional Information**

See Attachments 1, 2, 3, 4 and 8 of this report for three-dimensional representations of the project in context, a Location Map, 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:

<http://app.toronto.ca/AIC/index.do?folderRsn=XV%2FinnWX9%2BgNisbNCI2jXw%3D%3D>

### **Reason for the Application**

A Zoning By-law Amendment is required to both By-laws to establish development standards relating to setbacks, maximum gross floor area, building height, lot coverage, parking, landscaping and permitted projections. Additional amendments to the Zoning By-laws 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**

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### **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:

- Utilizing the permissions of the RAC Zone to provide opportunities for commercial activity or community uses at grade to support the proposed development;
- The overall fit and transition of the proposed buildings with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties. These aspects include but are not limited to:
  - Building heights in relation to the existing and planned context, including approved developments in the vicinity of the lands;
  - Conformity of the proposed towers with the Tall Buildings Guidelines with respect to issues including separation of towers, building floor plates, and the organization of tall building elements;
  - The location of loading uses relative to the proposed Multi Use Trail; and
  - The impacts of the proposed development on the heritage attributes of the existing 16-storey rental apartment building.
- The proposed vehicular access locations, particularly the proposed access to Bathurst Street;
- The location, width, and design of the proposed multi-use trail;
- The appropriate provision of a transportation demand management plan that meets Toronto Green Standard requirements;

- The quality of the public realm as improved by and interfaced with the proposed development, including but not limited to:
- Shadow and wind impacts on the public realm;
- The relationship of the ground floor and lower levels of the proposed buildings to the street, internal driveways and the multi-use path;
- The relationship of the proposed parkland dedication with the ground floor of the development, including at-grade amenity space
- Appropriate improvements of the adjoining boulevard along Bathurst Street and Antibes Drive; and the adequate provision of street furniture and bicycle parking; and,
- The preservation of existing mature public and private trees and the adequate provision of additional street trees along both Bathurst Street and Antibes Drive.
- The securing of the rental tenure of the existing rental apartment building and the provision of rental housing improvements to satisfy Policy 3.2.1.5 of the Official Plan;
- An appropriate residential unit mix and appropriate residential unit sizes that satisfy the objectives of the Council-adopted Growing Up Guidelines;
- The development and implementation of a construction mitigation strategy and tenant communication plan to mitigate the adverse impacts of construction of existing tenants;
- The provision of new affordable housing, where appropriate;
- Ensuring the development improves the conditions for existing residents of the site;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The impact of the proposed development on existing mature trees and the tree canopy;
- The appropriate provision of vehicular parking spaces and traffic impact;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The provision of sufficient indoor and outdoor amenity space along with the location of the amenity space on site; and,

- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.

### **Additional Issues**

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

## **NEXT STEPS**

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City Planning staff will host a Community Consultation Meeting.

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 North York Community Council meeting, when a Final Report is prepared.

## **CONTACT**

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Tel. No. (416) 392-5460  
E-mail: Stephen.Gardiner@toronto.ca

## **SIGNATURE**

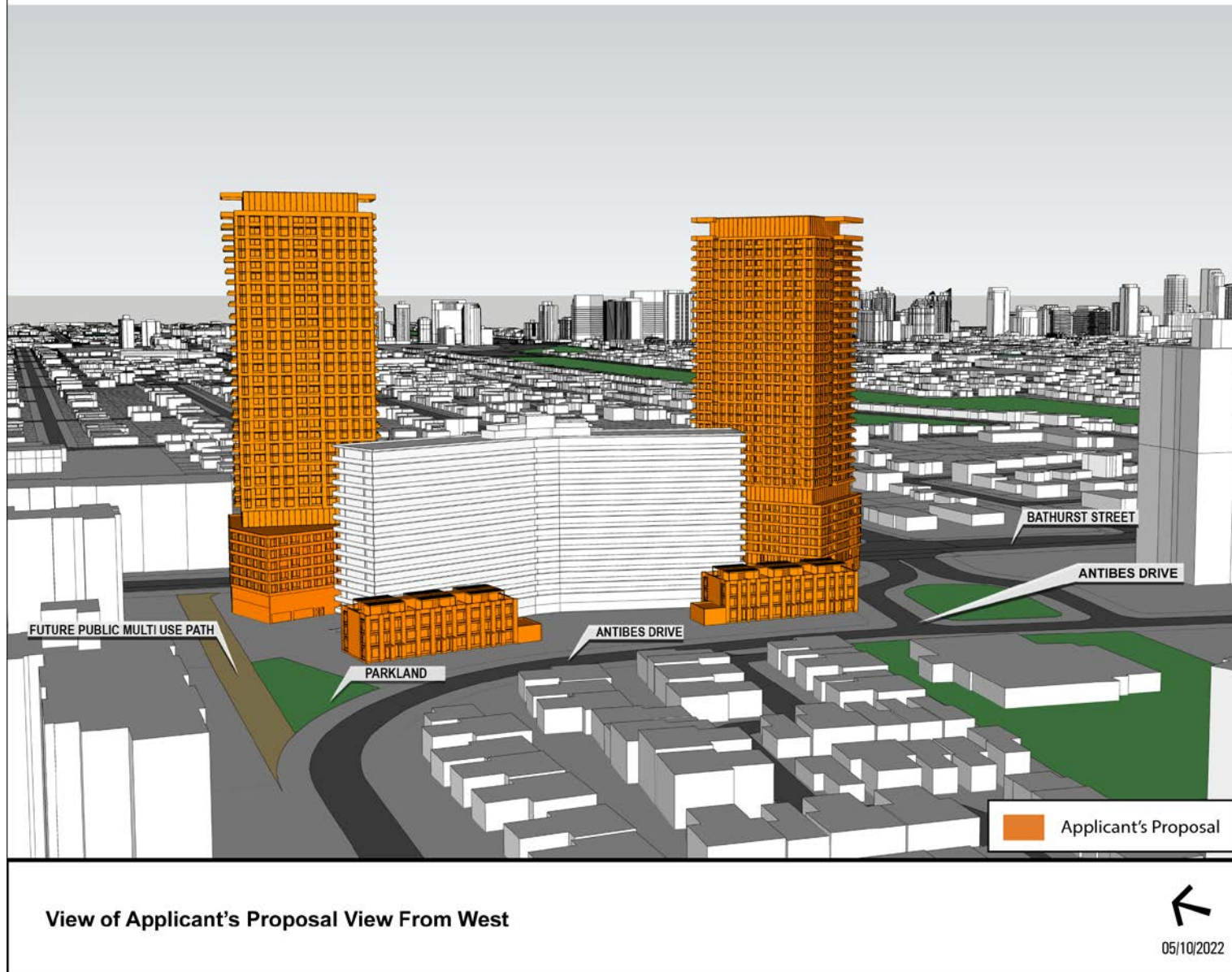
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David Sit, MCIP, RPP  
Director Community Planning  
North York District

## **ATTACHMENTS**

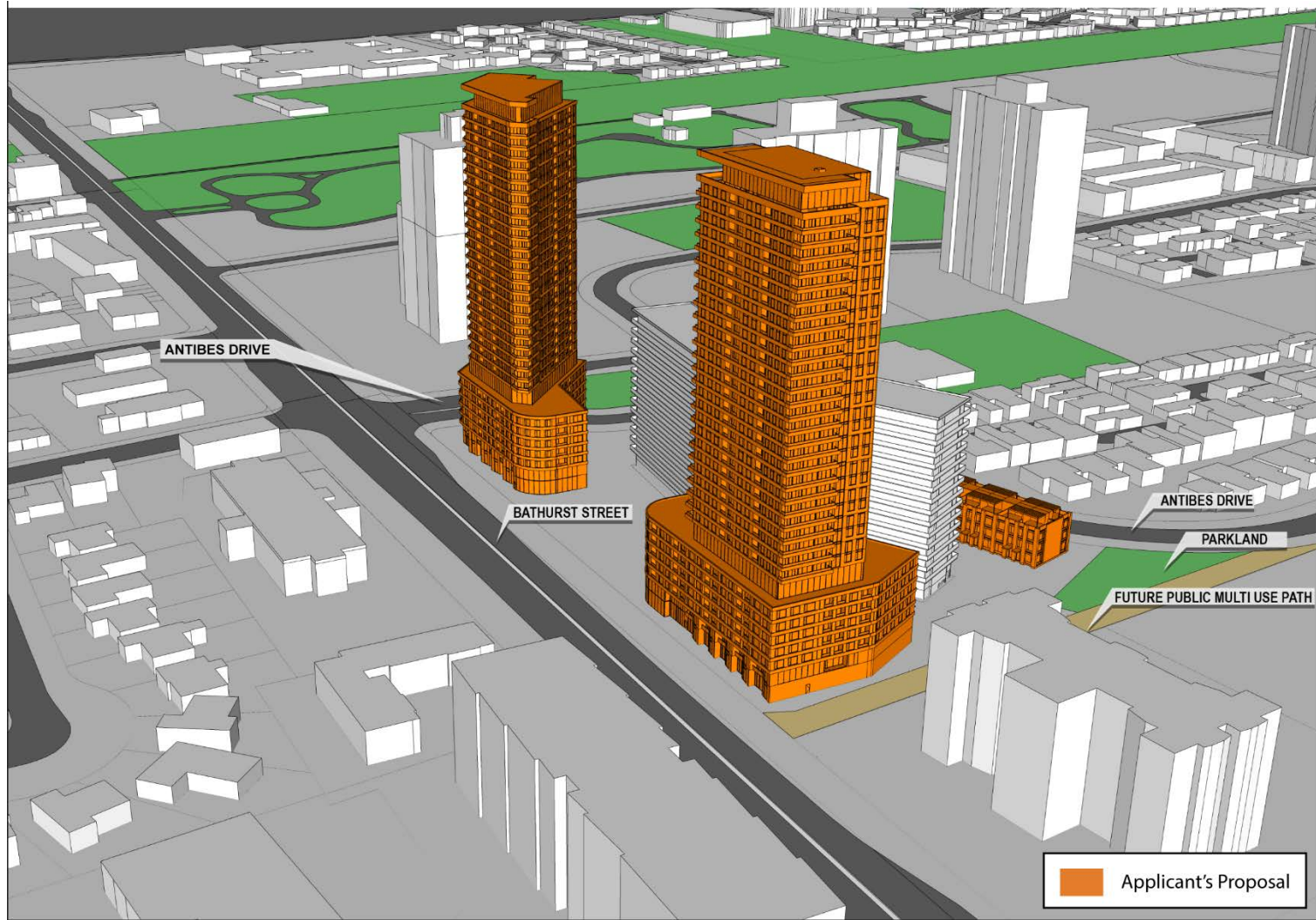
Attachment 1: 3D Model of Proposal in Context from west  
Attachment 2: 3D Model of Proposal in Context from north  
Attachment 3: Location Map  
Attachment 4: Site Plan  
Attachment 5: Official Plan Map  
Attachment 6: Zoning By-law 569-2013 Map  
Attachment 7: Zoning By-law 7625 Map  
Attachment 8: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context from west





## Attachment 2: 3D Model of Proposal in Context from north



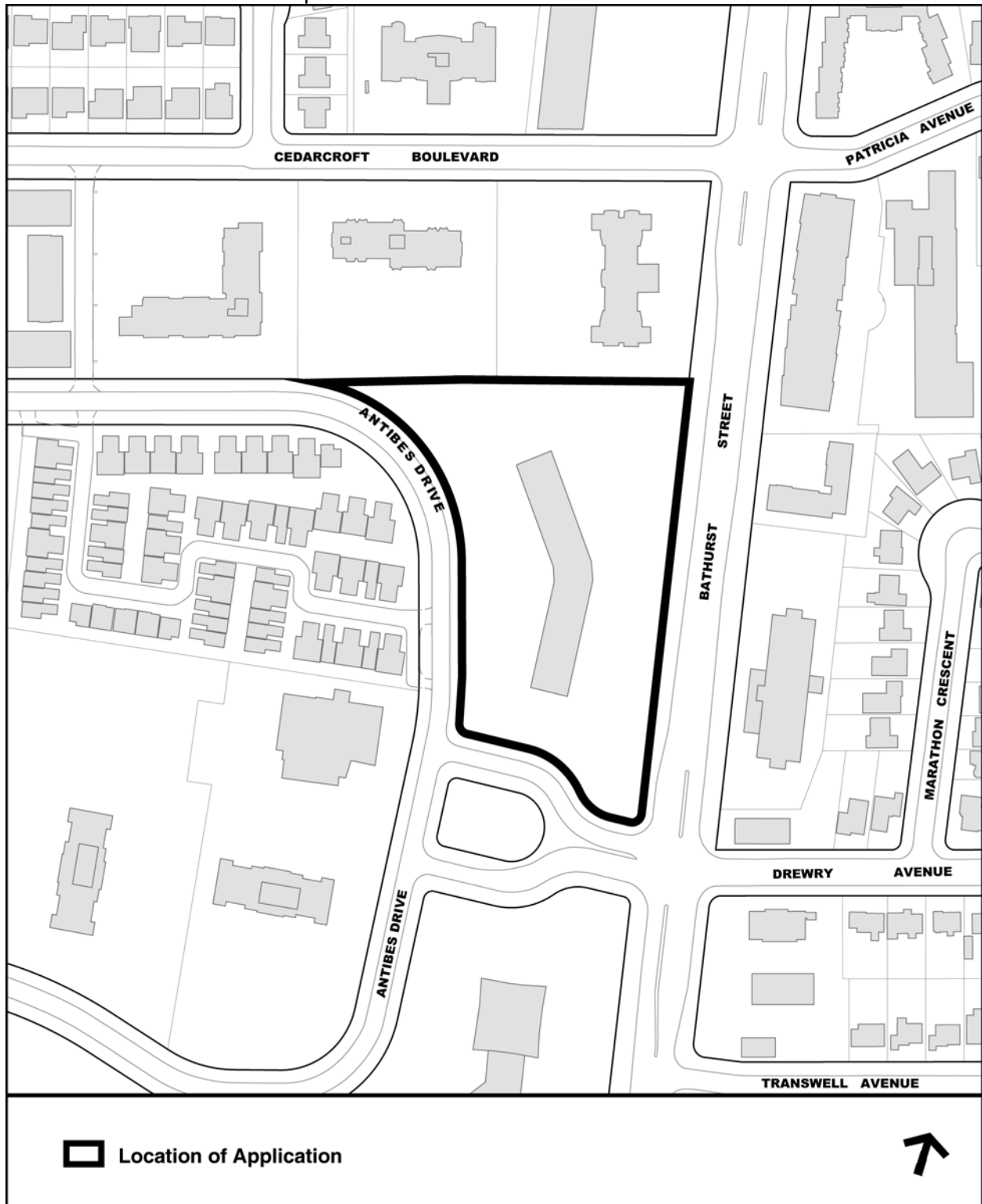
**View of Applicant's Proposal View From North**



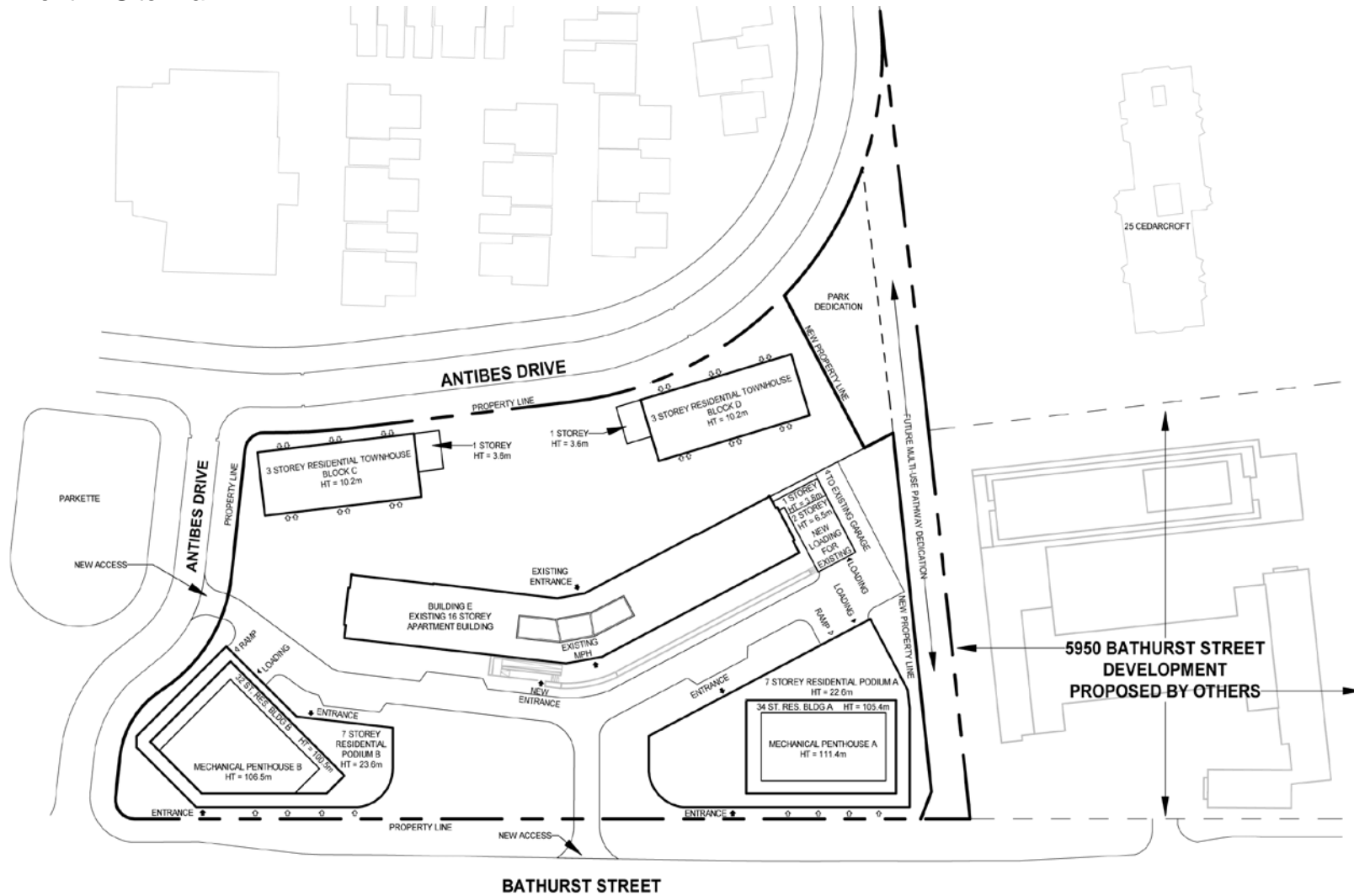
05/10/2022



### Attachment 3: Location Map



## Attachment 4: Site Plan



Site Plan



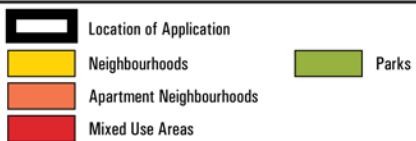
## Attachment 5: Official Plan Map



Official Plan Land Use Map #16

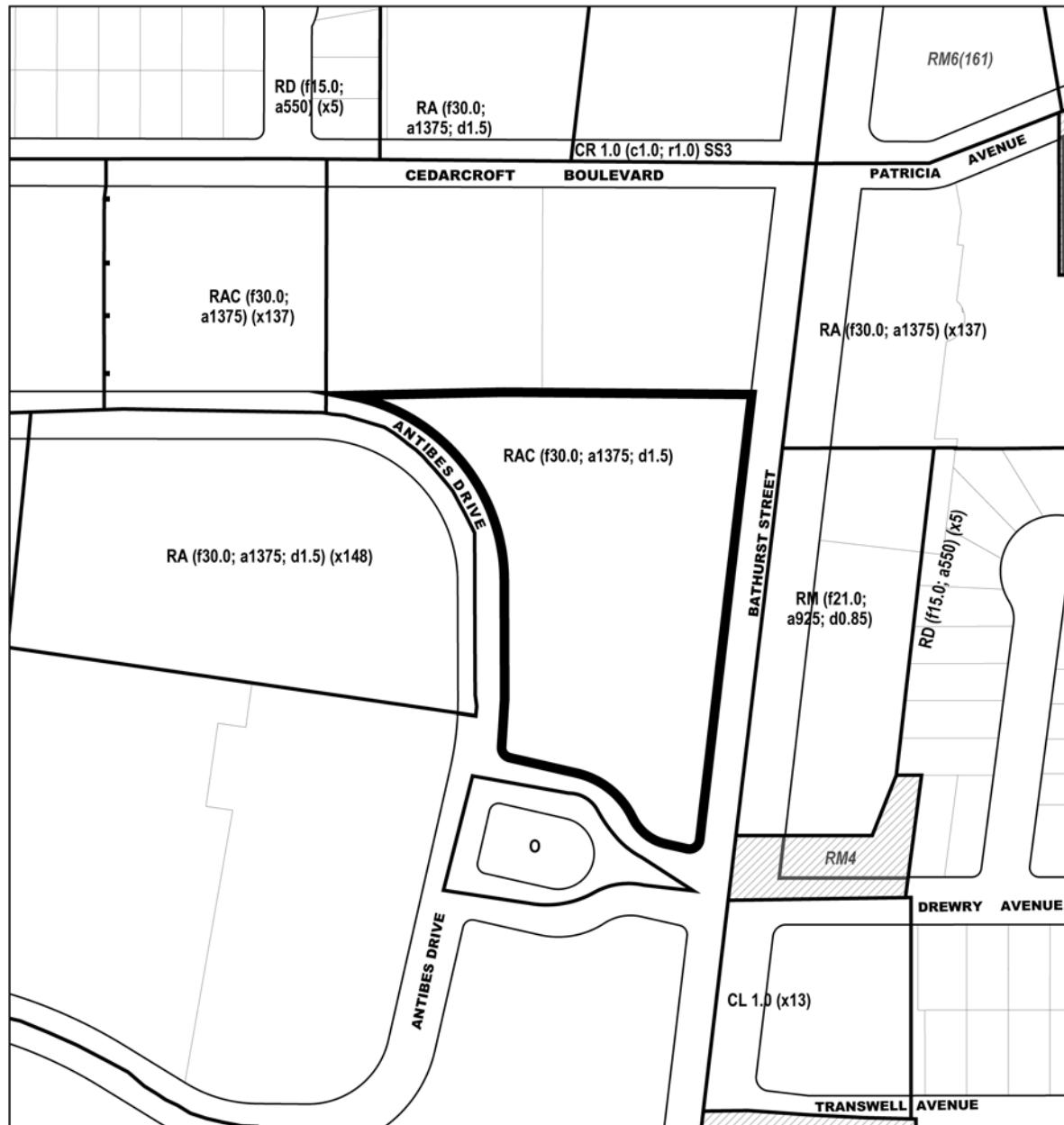
155 Antibes Drive

File # 21 234538 NNY 06 0Z



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Not to Scale  
Extracted: 11/08/2021

# Attachment 6: Zoning By-law 569-2013 Map



## Zoning By-law 569-2013

155 Antibes Drive

File # 21 234538 NNY 06 0Z



Location of Application

RD Residential Detached  
RT Residential Townhouse  
RM Residential Multiple  
RA Residential Apartment  
RAC Residential Apartment Commercial  
CL Commercial Local

CR Commercial Residential  
O Open Space



See Former City of North York By-law No. 7625

R4 One-Family Detached Dwelling Fourth Density Zone  
RM4 Multiple-Family Dwellings Fourth Density Zone  
RM6 Multiple-Family Dwellings Sixth Density Zone  
C1 General Commercial Zone



Not to Scale  
Extracted: 11/08/2021

## Attachment 7: Zoning By-law 7625 Map



### Zoning By-law 7625

155 Antibes Drive

File # 21 234538 NNY 06 0Z



Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone  
 R7 One-Family Detached Dwelling Seventh Density Zone  
 RM1 Multiple-Family Dwellings First Density Zone  
 RM4 Multiple-Family Dwellings Fourth Density Zone  
 RM6 Multiple-Family Dwellings Sixth Density Zone  
 C1 General Commercial Zone

C2 Local Shopping Centre Zone  
 O1 Open Space Zone



Not to Scale  
 Extracted: 11/08/2021

## Attachment 8: Application Data Sheet

**Municipal Address:** 155 ANTIBES DR **Date Received:** November 5, 2021

**Application Number:** 21 234538 NNY 06 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Zoning By-law amendment for two residential towers. Building A is a 34-storey tower (111.4 metres including MPH) with a seven-storey podium, and Building B is a 32-storey tower (106.5 metres including MPH) with a seven-storey podium. Buildings A & B will contain 389 and 352 residential units, respectively, as well as indoor amenity space, loading and servicing space, and at-grade entrances to the underground parking garage. Block C and Block D are two blocks of three-storey (plus rooftop amenity) back-to-back townhouses fronting onto Antibes Drive, comprising a total of 24 units. In total, the Subject Site will accommodate 1,024 residential dwelling units, including 741 new apartment dwelling units, 24 new townhouses, and 259 retained rental apartment units. The proposed residential gross floor area for the new development is 57,403.0 square metres.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
URBAN STRATEGIES INC 199 SPADINA AVE STE 600 TORONTO ON M5T 2C8	URBAN STRATEGIES INC 199 SPADINA AVE STE 600 TORONTO ON M5T 2C8	QUADRANGLE ARCHITECTS 901 KING STREET WEST, STE 701 TORONTO ON M5V 3H5	ZAGJO HOLDINGS LIMITED 501 MCINTOSH BLVD STE 239 MARKHAM ON L3R 9T3

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	RAC (f30.0; a1375; d1.5)	Heritage Designation:	N
Height Limit (m):	24	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 19,014      Frontage (m): 180      Depth (m): 100

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
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Ground Floor Area (sq m):	1,654	1,654	4,323	5,977
Residential GFA (sq m):	27,357	27,357	57,403	84,760
Non-Residential GFA (sq m):				
Total GFA (sq m):	27,357	27,357	57,403	84,760
Height - Storeys:	16	16	34	34
Height - Metres:	52	52	105	105

Lot Coverage Ratio (%) 31.43 Floor Space Index: 4.46

**Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)**

Residential GFA:	84,506	254
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

**Residential Units by Tenure Existing Retained Proposed Total**

Rental:	259	259		259
Freehold:				
Condominium:				
Other:			765	765
Total Units:	259	259	765	1,024

**Total Residential Units by Size**

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:				97	162
Proposed:			417	248	100
Total Units:			417	345	262

**Parking and Loading**

Parking Spaces:	875	Bicycle Parking Spaces:	781	Loading Docks:	3
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