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July 2, 2024

Via E-mail

North York Community Council
North York Civic Centre,
5100 Yonge St, Toronto,
ON, M2N 5V7

Attention: Matthew Green, City Clerk

Dear Sirs/Mesdames:

**Re: Item No. NY15.3
155 Antibes Drive - Zoning By-law Amendment Application - Decision Report -
Approval
Community Benefits Charge and In-Kind Contribution Offer**

We are counsel to Tenblock Developments Inc., (“**Tenblock**”) the management company working on behalf of Heron Bay Investments Ltd., Zagjo Holdings Limited, NSCL Investments Limited, Hemlock Point Holdings Ltd., 1000032766 Ontario Inc., Devamm Limited, Demilia Investments II-A Limited, the owners of the property known municipally as 155 Antibes Drive in the City of Toronto (the “**City**”).

As requested, and in coordination with City staff, this letter confirms our client’s in-kind contribution offer toward the Community Benefits Charge (the “**CBC**”) in respect of the redevelopment of 155 Antibes Drive.

BACKGROUND

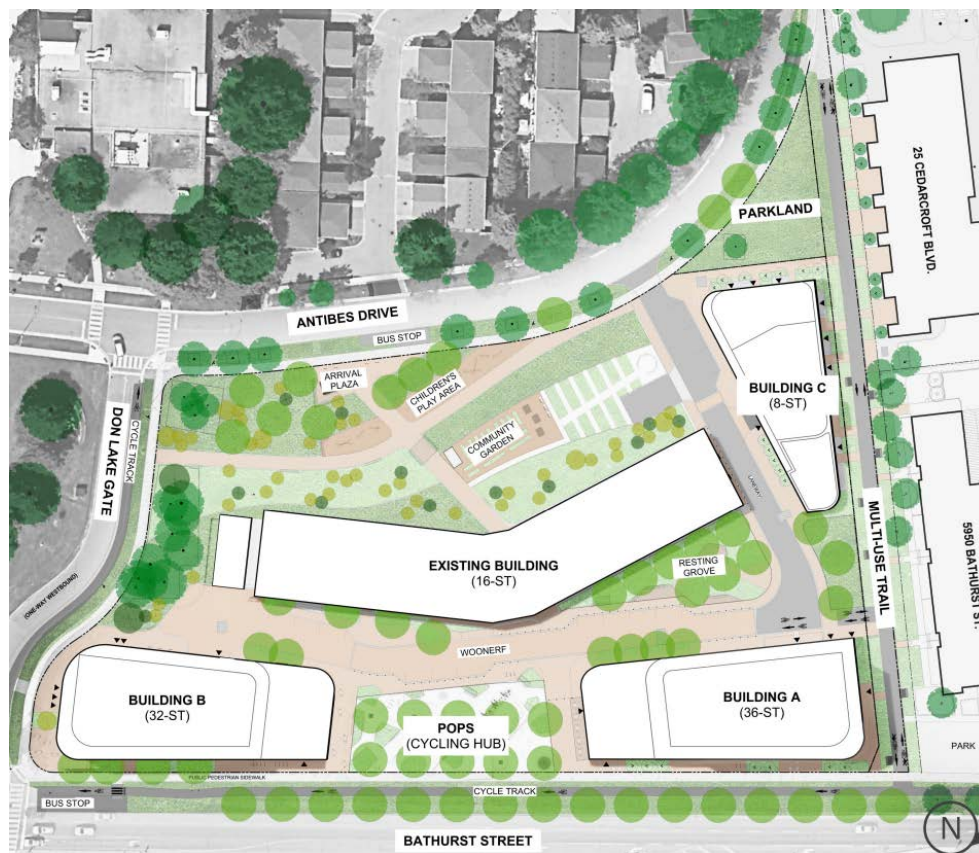
Since 2021, our client and its consultant team have worked closely with City staff to intensify the 155 Antibes Drive property with an appropriate infill development. The proposed development would retain the existing 16 storey rental apartment building while infilling the underutilized portions of the property with an 8-storey (33.3 metre) building, a 32-storey (101.3 metre) building, and a 36 storey (113.1 metre) building.

In addition to the provision of much needed housing on an underutilized site, the proposed redevelopment provides for new and improved amenities for residents including an approximately 870 square metre Privately-Owned Publicly Accessible Space (POPS) along Bathurst Street, an approximately 560 square metre public park located at the northwest corner of the site and the majority of a future multi-use pathway connection that will benefit residents of the site and the surrounding community.



The multi-use pathway connection proposed on 155 Antibes Drive is part of a larger planned multi-use trail which spans, 155 Antibes Drive, 5950 Bathurst Street and 25 Cedarcroft Boulevard. The planning process for this combined multi-use trail has proceeded through a multi-year coordination process involving City Staff, our client and the owners of 5950 Bathurst Street and 25 Cedarcroft Boulevard. The process included a series of discussions, a block study workshop with all parties which took place in September 2020, and site design and review meetings with City Staff including Planning, Engineering and Transportation Staff.

The combined multi-use trail is proposed to be 9.1m wide and will be comprised of a 6.1m wide land conveyance from the 155 Antibes Drive property, combined with a 3.0m wide land conveyance proposed from the 25 Cedarcroft Boulevard property and a 3.0m wide land conveyance from 5950 Bathurst Street property, all as illustrated on the Site Plan below.



The 5950 Bathurst Street portion of the multi-use trail was secured when the rezoning of the 5950 Bathurst Street lands was approved by City Council on July 19-22, 2022.¹

¹ For reference, a link to the 5950 Bathurst Street Zoning Amendment Approval is provided herein (<https://secure.toronto.ca/council/agenda-item.do?item=2022.NY34.1>) last accessed July 2, 2024.



CBC IN-KIND CONTRIBUTION

As noted above, through the planning process for 155 Antibes Drive, City Staff identified a desire for the provision of the majority of a new multi-use pathway that would connect Antibes Drive to Bathurst Street along the north portion of the Site property line.

In reaching agreement with City staff, our client is agreeable to conveying to the City land for use as a multi-use pathway as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*, in accordance with the following terms (the “**Multi-Use Pathway**”):

- The Multi-Use Pathway will be comprised of a 6.1-metre wide strip of land with an area of approximately 1,050 square metres and will be located along the northern boundary of the site;
- To secure the Multi-Use Pathway the owner will enter into an in-kind contribution agreement with the City pursuant to subsection 37(7.1) of the *Planning Act* (the “**In-kind Contribution Agreement**”) to address the provision of Multi-Use Pathway prior to the first above grade permit for the redevelopment of 155 Antibes Drive, which agreement will be registered on title to the land;
- Among other matters, the In-Kind Contribution Agreement will secure a letter of credit in an amount sufficient to guarantee 120 percent of the estimated cost of the land and will be provided to the City prior to the issuance of the first above grade building permit for the development, to secure the Multi-Use Pathway; upon handover of the land to the City, the letter of credit shall be returned to the owner of 155 Antibes Drive; and
- The Multi-Use Pathway shall account for 100 percent of 4 percent of the value of the land for the redevelopment of 155 Antibes Drive.

Further, our client is working with City Staff to determine the feasibility of undertaking the design and construction of the Multi-Use Pathway provided that City Council has approved a Development Charges Credit to compensate Tenblock for the cost such design and construction.

We would like to thank City staff, the neighbouring owners and the local community for all their efforts in the planning process for 155 Antibes Drive. Our client looks forward to continuing to work with the City to realize the vision for the redevelopment of the Site.

Yours truly,
Goodmans LLP

A handwritten signature in blue ink, appearing to read "A2", followed by a horizontal line.

Anne Benedetti
AKB



cc. Jessica Braun, City of Toronto

1391-7359-9245