

October 8, 2021

Stephen Gardiner  
City Planning  
North York Civic Centre  
Ground Floor, 5100 Yonge St.  
Toronto, ON M2N 5V7

**Re: 155 Antibes Drive, North York, ON  
Zoning By-law Amendment Application**

Mr. Gardiner,

Urban Strategies Inc. is acting on behalf of Tenblock (the “Applicant”) in submitting this application for a Zoning By-law Amendment for 155 Antibes Drive (the “Subject Site” or “the Site”).

The Site is located at the northwest corner of Bathurst Street and Antibes Drive, in the Westminster-Branson neighbourhood. The Site is 19,014 m<sup>2</sup> in size and is currently occupied by a 16-storey 259-unit rental apartment building that was constructed in the 1970s. Access to the Site is currently provided from Antibes Drive, with surface parking and a driveway wrapping around the north and east sides of the existing building, leading to underground parking. The existing building reflects the tower-in-the-park typology and is situated within a large amount of unprogrammed open space that is disconnected from the surrounding context.

The Site currently represents an underutilization of land along a Priority Transit Corridor, and in proximity to existing public transit, community services and facilities, and everyday commercial and recreational amenities. The underutilized areas of the Site provide ample potential for infill development, as well as opportunities to animate the street frontages and to increase at-grade porosity through the Site and the surrounding block.

### **Key Project Benefits**

The Proposed Development will intensify an underutilized property and contribute to the achievement of several desirable city-building benefits, including:

- Intensifying a large site adjacent to existing and planned transit infrastructure with compatible infill development;
- Introducing residential intensification to optimize existing soft infrastructure including parks and other natural heritage features, schools, places of worship, and other social infrastructure;
- Delivering a range of housing choices reflecting a diversity of unit sizes and housing forms (multi-unit residential and townhouse) in a compact form, with reinvestment into existing housing stock;
- Delivering community benefits including on-site parkland and a land dedication to realize a new multi-use path connection between Bathurst Street and Antibes Drive;

- Retaining all existing rental units and introducing building and site enhancements including new amenity spaces, a new east-facing lobby, and enclosed loading and servicing spaces; and
- Satisfying the applicable Official Plan criteria for infill development in designated Apartment Neighbourhoods.

The delivery of these benefits is made possible and can be implemented through the requested Zoning By-law Amendment application.

### **Overview of the Proposed Development**

The “Proposed Development” seeks to intensify the Subject Site, which presently contains a 16-storey 259-unit rental apartment building, by adding two new residential infill buildings that address Bathurst Street, as well as two new blocks of townhouses that address Antibes Drive. The existing 16-storey building will be retained, with various building and site enhancements including a new lobby, new amenity spaces, and a new enclosed loading and servicing area.

“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 717 new residential units, 24 new townhouses, and 259 retained rental apartment units.

At the northwest corner of the Site, an on-site parkland dedication of 797.3 m<sup>2</sup> (0.8 hectares) is proposed, with frontage onto Antibes Drive. An 8.4-metre-wide land dedication along the north edge of the Site (having an approximate area of 1,414 m<sup>2</sup>) is also proposed, to accommodate a future Multi Use Path connection between Bathurst Street and Antibes Drive. A potential 170 m<sup>2</sup> privately-owned public space is contemplated at the southeast corner of the Site, adjacent to the intersection of Bathurst Street and Don Lake Gate. A comprehensive landscape strategy will enhance the open spaces across the Subject Site and provide opportunities for active and passive recreational use.

### **The Proposed Zoning By-law Amendment Aligns with, and Implements, the Applicable Provincial and Municipal Policy Frameworks**

The applicable planning framework provides a strong rationale for the Proposed Development. The Subject Site is:

- Located within an existing built-up area with access to hard and soft infrastructure and a full range of commercial and recreational services amenities;

- Underutilized from a highest and best use perspective, with opportunities to incorporate infill intensification and improve porosity and connectivity across the Site and the broader block;
- Designated Apartment Neighbourhoods, which recognizes the potential for sensitive infill intensification subject to the achievement of certain development criteria;
- Of a sufficient size and configuration to accommodate infill development while providing public benefits including parkland dedication as well as a land dedication for a Multi-Use Path; and
- Situated within a larger corridor of tower-in-the-park apartment properties, where several owners have obtained approvals in recent years for infill development proposals.

The proposed Zoning By-law Amendments will amend the applicable by-laws— the City of Toronto Comprehensive Zoning By-law 569-2013 and the former City of North York By-law 7625—to permit the increased height and density as well as site-specific development standards to facilitate the Proposed Development. It is our professional opinion that the Proposed Development conforms to the policies of the Official Plan and can be accommodated within the context of the Site’s prevailing Apartment Neighbourhoods designation.

A comprehensive Planning & Urban Design Rationale in support of this application has been provided as part of this submission. In our opinion, the proposed Zoning By-law Amendments are appropriate and desirable, and represent good planning and a development outcome that is consistent with the Provincial Policy Statement, conforms to the Growth Plan and Toronto Official Plan, and has adequate regard for the applicable urban design guidelines including the Tall Building Design Guidelines and Townhouse & Low-Rise Apartment Guidelines.

### **Enclosed Materials**

In support of the Zoning By-law Amendment application, the following digital materials are enclosed:

1. Signed Application Form, Fee Schedule, and Submission Checklist;
2. Rental Housing Demolition Screening Form;
3. Project Data Sheet;
4. Architectural Set prepared by BDP Quadrangle, dated August 31, 2021, including:
  - a. Underground garage plans
  - b. Floor plans
  - c. Site and building elevations
  - d. Site and building sections
  - e. Context Plan
  - f. Accessibility Design Standards Checklist
  - g. Toronto Green Standards Checklist
  - h. Renderings Package
5. Landscape Architecture drawing set prepared by Alexander Budrevics & Associates, dated August 31, 2021, including:
  - a. Landscape Master Plan
  - b. Landscape Plan

- c. Soil Volume Plan
- 6. Arborist Report and Tree Preservation Plan prepared by Canopy Consulting, dated September 9, 2021;
- 7. Boundary Plan of Survey prepared by Salna Surveying, dated August 21, 2015;
- 8. Topographical Plan of Survey prepared by J.D. Barnes, dated May 10, 2019;
- 9. Draft Zoning By-law Amendment text & Schedule prepared by Goodmans LLP, dated August 31, 2021;
- 10. Computer Generated Building Mass Model prepared by BDP Quadrangle, submitted separately via e-mail due to file size limits;
- 11. Community Services and Facilities Study prepared by Urban Strategies, dated August 31, 2021;
- 12. Energy Strategy Report prepared by EQ Building, dated August 31, 2021;
- 13. Planning and Urban Design Rationale prepared by Urban Strategies, dated August 31, 2021;
- 14. Pedestrian Level Wind Study prepared by Gradient Wind, dated August 31, 2021;
- 15. Sun/Shadow Study prepared by Urban Strategies, dated August 31, 2021;
- 16. Housing Issues Report prepared by Urban Strategies, dated August 31, 2021;
- 17. Public Consultation Strategy prepared by Urban Strategies, dated August 31, 2021;
- 18. Heritage Impact Assessment prepared by ERA Architects, dated August 31, 2021;
- 19. Transportation Study prepared by RJ Burnside, dated August 31, 2021, including:
  - a. Parking & Loading studies
  - b. Traffic Operations Assessment
  - c. Transportation Impact Study
- 20. Geotechnical Engineering Report prepared by Grounded Engineering, dated August 31, 2021;
- 21. Hydrogeological Report and Groundwater Review Form prepared by Grounded Engineering, dated August 31, 2021;
- 22. Functional Servicing and Stormwater Management report prepared by Lithos Group, dated August 31, 2021;
- 23. Civil Engineering Drawings set prepared by Lithos Group, dated August 31, 2021, containing:
  - a. Site Grading Plan
  - b. Composite Utilities Plan
- 24. Phase 1 Environmental ESA prepared by Grounded Engineering, dated September 21, 2021; and
- 25. Phase 2 Environmental ESA prepared by Grounded Engineering, dated October 5<sup>th</sup>, 2021.

Urban Strategies is pleased to submit these reports and plans on behalf of the Applicant and looks forward to working with the City to process this application. Please do not hesitate to get in touch with me directly should you have any questions regarding this application.

Yours very truly,  
URBAN STRATEGIES INC.

A handwritten signature in black ink, appearing to read 'C. Fang-Denissov', written in a cursive style.

Christine Fang-Denissov, M. Arch, MCIP, RPP, MRAIC  
Principal, Urban Strategies Inc.

CC: Vanessa Bulfon, Tenblock