



Barristers & Solicitors
Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7
Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.5929
abenedetti@goodmans.ca

March 16, 2023

Our File No.: 212065

City of Toronto
Community Planning - North York District (West Section)
North York Civic Centre
5100 Yonge Street
North York, ON M2N 5V7

Attention: Shelly Cham, Manager, Community Planning

Dear Sirs/Mesdames:

**Re: Site Plan Control Application - 155 Antibes Drive, Toronto
Related Application No: 21 234538 NNY 06 OZ**

We are solicitors for Tenblock Development Inc. (“**Tenblock**”). Tenblock is acting on behalf of the owners¹ to advance the infill development of the lands known municipally as 155 Antibes Drive, in the City of Toronto (the “**Subject Site**”) further to the submission of this application for Site Plan Control (“**SPA**”).

Background:

The Subject Site is located at the northwest corner of Bathurst Street and Antibes Drive, in the Westminster-Branson neighbourhood along a Priority Transit Corridor, in proximity to existing public transit, community services and facilities. The Subject Site is over 19,000 square metres in size and is currently occupied by a 16-storey, 259-unit rental apartment building situated within a large amount of unprogrammed open space.

In November of 2021, Tenblock applied for a zoning by-law amendment (the “**ZBA**” - Application No: 21 234538 NNY 06 OZ) to intensify this underutilized site with a compatible infill development (the “**Proposed Development**”). The Proposed Development seeks to intensify the Subject Site by adding, two (2) new residential infill buildings that address Bathurst Street (34 storeys and 32 storeys) and two (2) new blocks of townhouses that address Antibes Drive (3 storeys each). In addition, the Proposed Development retains the existing 16-storey building and provides

¹ Tenblock is the management company working on behalf of the owners of 155 Antibes Drive: Heron Bay Investments Ltd., Zagjo Holdings Limited, NSCL Investments Limited, 852042 Ontario Limited, Devamm Limited, Demilia Investments II-A Limited.

a number of enhancements including: new lobby, amenity spaces, and loading and servicing spaces.

In total, the Proposed Development will provide 1,024 residential housing units made up of:

- 741 new residential apartment units;
- 24 new townhouse units; and
- 259 retained rental apartment units.

The Tenblock ZBA was declared complete as of April 27, 2022. A Preliminary Report was considered by North York Community Council on June 28, 2022 and adopted with minor amendments in regard to the timing of the proposed Community Consultation Meeting.

The Site Plan Control Application:

Tenblock is providing this application for SPA to continue to advance proposed delivery of much needed residential housing units as set out in its ZBA. In preparation for this submission, Tenblock contacted City of Toronto Planning Staff to request a Pre-Application Consultation Meeting (“PAC”) on February 13, 2022. Staff confirmed that a PAC was not required prior to making this SPA application.²

Submission Materials:

In support of this application for SPA for 155 Antibes Drive, the following materials have been provided:

- **2023 Development Approval Form & 2023 Fee Schedule (Residential)**
- **Application Fee**, paid March 14, 2023, Remittance Receipt (Redacted) attached as Schedule “A”.
- **Planning Application Checklist**
- **Project Data Sheet**
- **Rental Housing Demolition and Conversion Declaration of Use and Screening Form**
- **Boundary Plan of Survey**, dated May 2, 2022, prepared by J.D. Barnes
- **Topographic Survey**, dated May 10, 2019, prepared by J.D. Barnes
- **Block Context Plan**, dated March 15, 2023, prepared by Urban Strategies
- **Sun/Shadow Study**, dated March 15, 2023, prepared by Urban Strategies
- **Toronto Green Standard Checklist**, version 4, prepared by BDP Quadrangle
- **Toronto Green Standard Statistics**, version 4, prepared by BDP Quadrangle

² The effective date for the City of Toronto’s (the “City”) Mandatory Pre-Application Consultation meeting requirement is April 3, 2023.

- **Architectural Documents**, dated March 15, 2023, prepared by BDP Quadrangle, which include:
 - Project Statistics
 - Context Plan
 - Accessibility Design Standards Checklist
 - Site Plan
 - Floor Plans
 - Roof Plan
 - Underground Garage Plans
 - Site and Building Elevations
 - 1:50 scale Detailed Colour Building Elevations
 - Site and Building Sections
 - Perspective Drawings
- **Computer Generated Building Mass Model**, prepared by BDP Quadrangle
- **Landscape Design Documents**, dated March 15, 2023, prepared by Alexander Budrevics & Associates, which include:
 - Landscape Concept Site Plan and Landscape Plans
 - Landscape Planting Plans
 - Green Roof Plan and Green Roof Statistics
 - Soil Volume Plan
 - Streetscape Plans and Details
 - Planting, Landscape, Hardscape and Furniture Details
- **Arborist Report and Tree Preservation Plan**, dated March 15, 2023, prepared by Canopy Consulting
- **Lighting Plans**, dated March 15, 2023 prepared by Smith & Andersen
- **Civil Engineering Drawings**, dated March 15, 2023, prepared by Lithos Group, which includes:
 - Site Grading Plan
 - Site Servicing Plans and Sections
 - Public Utilities Plan
 - Erosion / Sediment Control Plan
 - Construction Management Plan
 - Concept Ultimate Plan (for Multi-Use Path)
- **Servicing Report Groundwater Summary**, dated March 15, 2023 prepared by Lithos Group
- **Geotechnical Study**, dated March 10, 2023, prepared by Grounded Engineering
- **Hydrogeological Report**, dated March 10, 2023, prepared by Grounded Engineering which also includes:
 - Foundation Drainage Summary Form & Technical Brief
 - Hydrological Review Summary
- **Contaminated Site Assessment**, dated March 10, 2023, prepared by Grounded Engineering, which includes:

- Cover Letter
- ESA Phase 1 and ESA Phase 1 update
- ESA Phase 2
- Record of Site Condition
- **Transportation Report**, dated March 15, 2023, prepared by RJ Burnside, which includes:
 - Cover Letter
 - Parking and Loading Studies
 - Traffic Operations Assessment
 - Transportation Impact Study
- **Energy Modelling Report Memorandum**, dated March 15, 2023, prepared by EQ Building Performance
- **Pedestrian Level Wind Study**, dated March 15, 2023, prepared by RWDI
- **Noise and Vibration Impact Study**, dated March 14, 2023, prepared by J.E. Coulter
- **Air Quality, Odour Study and Compatibility & Mitigation Study**, dated March 15, 2023, prepared by Gradient Wind
- **Heritage Impact Assessment**, dated March 16, 2023, prepared by ERA Architects

We would note that despite requests dating back more than a month, Tenblock has not yet received a PAC checklist for this application. That being said, the included SPA submission materials are provided in accordance with the prescribed requirements of the *City of Toronto Act, 2006* and the encouraged additional information list set out in Schedule 3 of the City of Toronto Official Plan³ and a completed copy of the City's Planning Application Checklist has been provided.

Tenblock looks forward to continuing to work with the City to move the Proposed Development and the provision of much needed residential housing units forward. We trust that the provided submission materials are sufficient for the issuance of a Notice of Complete Application for this SPA application. If you have any questions, please do not hesitate to contact me.

Yours truly,

Goodmans LLP



Anne Benedetti

Encl

cc: Tenblock Development Inc.

³ We would note that the Schedule 3 of the City of Toronto Official Plan states: "Provision of the additional information indicated under the Site Plan Control Approval heading is not mandatory but may be requested by the City in order to enable a site plan control application to be evaluated."

Schedule "A"
Application Fee Remittance Receipt (Redacted)

7357002



COMMERCE COURT-MAIN BANKING CENTRE
TORONTO, ONT

222,536.79 CANADIAN DOLLAR VALUE DATED Mar/14/2023

Reference / Référence	1302979
Date	Mar/14/2023 15:42

Payment Order Ordre de paiement

CURRENCY.....: CANADIAN DOLLAR
FOREIGN AMOUNT.....: 222,536.79
EXCHANGE RATE.....: 1.0
CANADIAN EQUIVALENT: 222,536.79
SERVICE CHARGE RATE: [REDACTED]
SERVICE CHARGES.....: [REDACTED]
FAX ADMIN FEE.....: [REDACTED]
FAX CONFIRM FEE.....: [REDACTED]
CORRESP CHARGES.....: [REDACTED]
CANADIAN AMOUNT.....: [REDACTED]
TOTAL FOREIGN AMOUNT: [REDACTED]
CUSTOMER'S ACCOUNT.: [REDACTED]

COMMENTS:

BY ORDER OF:
155 ANTIBES DEVELOPMENTS INC.
200 30 SOUDAN AVE
TORONTO ON CA M4S 1V6

DETAILS OF PAYMENT (EG. INVOICE # ETC):
RE: 155 ANTIBES DRIVE DEVELOPMENT
(SITE PLAN APPLICATION)

DESTINATION BANK:
BANK IDENTIFIER: 000300002
ROYAL BANK OF CANADA
MAIN BR TORONTO
200 BAY ST MAIN FLR
TORONTO
ROUTING CODE: FIN
ROUTING NUMBER:

ON

PAYMENT INSTRUCTIONS:
CREDIT ACCOUNT AND NOTIFY

BENEFICIARY:
ACCOUNT NUMBER:
[REDACTED]
THE CITY OF TORONTO
55 JOHN STREET, 14TH FLOOR, METRO
HALL
TORONTO ON CA M5V 3C6

CORRESP. CHARGES:
TO BE PAID BY REMITTER
(SUBJECT TO LATER DEBIT)
INTERMEDIARY BANK:
BANK IDENTIFIER: ROYCCAT2
ROYAL BANK OF CANADA
PAYMENT CENTRE TORONTO
180 WELLINGTON STREET WEST
TORONTO CANADA

Please arrange the payment described above upon the Terms and Conditions on the reverse of this Payment Order. The undersigned acknowledges having read the Terms and Conditions and agrees to be bound by them. If more than one Customer signs this Payment Order the Customers agree that their liability pursuant to this Payment Order shall be joint and several (solidary in Quebec).

Veillez prendre des dispositions pour effectuer le paiement décrit ci-dessus conformément aux modalités figurant au verso du présent ordre de paiement. Le soussigné reconnaît qu'il a pris connaissance de ces modalités et accepte d'être lié par celles-ci. Si plus d'un client signe le présent ordre de paiement, les clients reconnaissent qu'ils seront solidairement responsables conformément au présent ordre de paiement.

_____	_____	_____	_____
Date	Name of Customer(s) <i>Nom du ou des clients</i>	Authorized Signature <i>Signature autorisée</i>	Authorized Signature <i>Signatur autorisée</i>

Receipt is hereby acknowledged by us, as agents of the remitter, of the sum required to arrange the payment described above, subject to the terms and conditions appearing on the reverse hereof.

Nous accusons par les présentes réception, à titre de mandataires du donneur d'ordre, du montant nécessaire pour effectuer le paiement indiqué ci-dessus, sous réserve des modalités figurant au verso des présentes.

Canadian Imperial Bank of Commerce *Banque canadienne imperiale de commerce.*

Per p.p _____ Per p.p _____ Signatures - Branch Officers *Signature des responsables du centre bancaire*

1. Saviez-vous que les envois de Virement Interac peuvent vous faire économiser de l'argent sur les frais.
2. Saviez-vous que les envois de Virement de fonds mondial peuvent vous faire économiser de l'argent sur les frais.
*Demandez-nous aujourd'hui comment profiter des économies.
1. Did you know E-transfer can save money on fees.
2. Did you know Global Money Transfers can save money on fees.
* Ask us today, how to take advantage on savings.