URBAN STRATEGIES INC .

197 Spadina Avenue, Suite 600
Toronto, ON Canada M5T 2C8
www.urbanstrategies.com

tel 416 340 9004 ext. Ext
fax 416 340 8400
lMcgrath@urbanstrategies.com

November 8, 2023

Joanna Hashim
Senior Planner, Strategic Initiatives, Policy & Analysis
Toronto City Planning

Re. 155 Antibes Drive
2nd Submission of Zoning By-law Amendment
Housing Issues Report Addendum Letter
File No. 21 234538 NNY 06 OZ

Ms. Hashim,

1. Introduction and Background

Urban Strategies Inc. has prepared this Housing Issues Report Addendum in support of a Zoning By-law Amendment ("**ZBA**") resubmission for the property at 155 Antibes Drive, in the City of Toronto (the "**Site**"). As you are aware, in November 2021, Urban Strategies submitted a ZBA application, on behalf of the owner Tenblock (the "**Applicant**"), proposing an infill development on the lands municipally known as 155 Antibes (the "Site"). The Site presently contains a 16-storey apartment building containing 259 rental dwelling units. The "**Original Submission**" proposed the retention of the existing building and rental units, while adding two new towers of 32 and 34 storeys, 24 three-storey back-to-back townhouses, an on-site parkland dedication, and a multi-use path ("**MUP**"). The ZBA application was deemed complete on April 27, 2022.

The Applicant is now making a ZBA resubmission for a "**Revised Proposal**" that continues to retain the existing 16-storey apartment building and all 259 rental units within it, while introducing a new 34-storey tower on the northeast corner of the Site ("**Tower A**"), a 30-storey tower on the southeast corner ("**Tower B**") and an 8-storey residential mid-rise building at the northeast corner ("**Building C**"). The Revised Proposal incorporates several ground floor commercial units in the case of Towers A and B oriented toward Bathurst Street, and a total of 892 new residential units. A 598 square metre parkland dedication is proposed at the northwest corner of the Site, in addition to a land conveyance along the northerly property edge for a future MUP.

This Housing Issues Report Addendum has been prepared in support of the Revised Proposal, and outlines revisions made to the Original Submission in response to the City's comments and from tenant and community engagement undertaken to date, and how these design changes have impacted the previously submitted Housing Issues Report.

In summary, Urban Strategies maintains the opinion expressed in the original Housing Issues Report, dated August 31, 2021, and finds that the Revised Proposal, as well as its implementing

Zoning By-law Amendments, are consistent with the Provincial Policy Statement, conform to the Growth Plan and City of Toronto Official Plan, and will accommodate an expanded range of housing choices as well as desirable reinvestment in existing rental housing stock.

2. Description of Revised Proposal (November 2023)

A detailed description of the Revised Proposal as well as key revisions from the Original Submission are provided in the Cover Letter and Planning Rationale Addendum prepared by Urban Strategies and submitted under separate cover.

The Revised Proposal continues to retain the existing 16-storey 259-unit rental apartment building on the Site, and proposes various enhancements to existing common spaces as well as upgraded amenity space, a new east-facing lobby on the lower ground floor level, and landscape upgrades.

The Revised Proposal introduces three new buildings on underutilized portions of the Site. Tower A is a 34-storey (113.1 metre) tower at the northeast corner of the Site. Tower B is a 30-storey (101.5 metre) tower at the southeast corner of the Site. Building C is an 8-storey (33.3 metre) mid-rise building that is located at the northwest corner of the Site. The proposed residential unit distribution is outlined in the table below.

A range of public and private open spaces are proposed across the Site, including a 598 square metre parkland dedication in the northwest corner with frontage along Antibes Drive, a land dedication towards a future MUP, an870 square metre Privately-Owned Publicly-Accessible Space (**"POPS**") comprising a landscaped plaza along Bathurst Street, and other enhanced private landscaped spaces throughout the Site.

PROPOSED NEW DEVELOPMENT					
	Bachelor	**1B**	**2B**	**3B**	**Total**
Building A	1	266	123	42	432
Building B	0	167	152	36	355
Building C	0	64	31	10	105
Total	0	497	306	88	892
% of Total	**<1%**	**56%**	**34%**	**10%**	**100%**
EXISTING BUILDING					
		1B	**2B**	**3B**	
Total		1	96	162	259
% of Total		**<1%**	**37%**	**63%**	**100%**

As the table above demonstrates, the existing building is almost exclusively comprised of 2 and 3-bedroom units, which provides valuable rental housing for larger households.

The Proposed Development also includes a generous proportion of larger unit types to provide options for larger households, as well as approximately 56% 1-bedroom units to cater to smaller households. The new residential unit sizes are optimized to reflect typical current market housing offerings, and to provide a relative degree of affordability.

3. Engagement with Existing Tenants

Since filing the Original Submission November 2021, the Applicant has undertaken proactive outreach to existing tenants of 155 Antibes to inform of the proposed site alterations and to request their feedback to help shape the evolving plans. Engagement with existing tenants has included the following measures:

- Creation of a project website (http://155antibes.com) containing information about the proposal, development timeline, application materials, the project team, and links to communicate with the Applicant.
- October 2021: an initial letter sent by the Applicant to existing 155 Antibes tenants informing them of the forthcoming rezoning application submission.
- June 2023: additional letter to 155 Antibes tenants informing them of the July 4, 2023 Community Consultation Meeting.
- July 2023: Community Consultation Meeting to receive tenants and public feedback.
- July 2023: additional letter to 155 Antibes tenants inviting participation in a tenant survey (see next section for summary).

4. Summary of Survey of Existing 155 Antibes Tenants

Further to feedback we received from participants in Community Consultation Meeting, From July 17, 2023 to August 4, 2023, existing residents of 155 Antibes Drive were invited to participate in a survey and share their input and feedback on:

1. Ways to improve the existing common areas and amenity spaces in the building.
2. The new common areas and amenity spaces that could be provided as part of the redevelopment.

259 notices inviting residents to participate in the survey were delivered to existing tenants via property management and included in the notice was a link to the online survey.

Feedback from the surveys highlighted the desire for a range of improvements to the existing building's indoor and outdoor amenity and common areas, as follows:

Indoor Amenity & Common Areas

- Improvements to, and modernization of, the existing entrance area, including providing a new east facing lobby at lower ground level.
- Expansion and modernization of the laundry room.
- Improved accessibility in common areas.
- Improvements to lighting and security features.
- Provision of new gym equipment and modernization of the gym space.
- Provision of a mail / parcel room and a delivery drop-off area.
- Expansion of the storage locker area.
- Improvements to the moving room.
- Provision of air conditioning in the indoor amenity areas.
- Improved, dedicated bicycle parking.

Outdoor Amenity & Common Areas

- New outdoor space with shade.
- Provision of places to sit and relax.
- New outdoor lighting and security improvements.
- Improvements to landscaping.
- New bicycle repair area.
- Provision of a children's play area.

5. Proposed Upgrades to Existing 155 Antibes Apartment Building and Property

As shown on the updated architectural plans prepared by BDP Quadrangle, and the conceptual landscape plans prepared by SVN Architects, the Revised Proposal incorporates numerous improvements to the existing 16-storey apartment building, including:

- A new dedicated, enclosed Type G loading space for the exclusive use of the existing building. The loading space is accessed from the proposed new driveway, is attached to the south end of the existing building, and has direct interior access to the lower ground floor corridor to help residents move easier and safer, as well as replacing the existing garbage / waste loading area outside.

- Various improvements are proposed to the lower and upper ground floors, which have been informed by feedback obtained through the tenant survey, including:
    - A new east-facing lobby located directly off the new driveway, with and adjacent lay-by drop-off space, visitor bicycle parking and convenient pedestrian access to Bathurst Street.
    - The existing west-facing lobby at the upper ground floor will remain and become modernized supporting barrier-free accessibility.
    - Expanded locker rooms with secure storage lockers.

  - A dedicated bicycle parking space with a maintenance station with a dedicated bicycle ramp and direct access to the outside.
  - A 139 square metre (approximately 1,500 square feet) indoor amenity room for potential gym or similar use with direct access to outdoor terrace.
  - An enlarged mail room and a new parcel storage room.
  - Enlarged and modernized laundry room with access to outdoor terrace.
  - Provision of barrier-free accessibility for the building entrances, common areas and amenity spaces.

- Landscaped open space enhancements on west side of existing building, including:
  - Existing traffic driveway replaced with upgraded, pastoral landscaping with a mix of retained existing trees, new trees and planting.
  - Axial pedestrian-friendly hardscaped pathways with sitting areas and canopies between the Antibes Drive sidewalk and the retained west-facing lobby entrance.
  - A children's playgrounds
  - Community gardens and congregation areas.
  - Upgraded landscaped terraces at grade for residential units at ground floor.

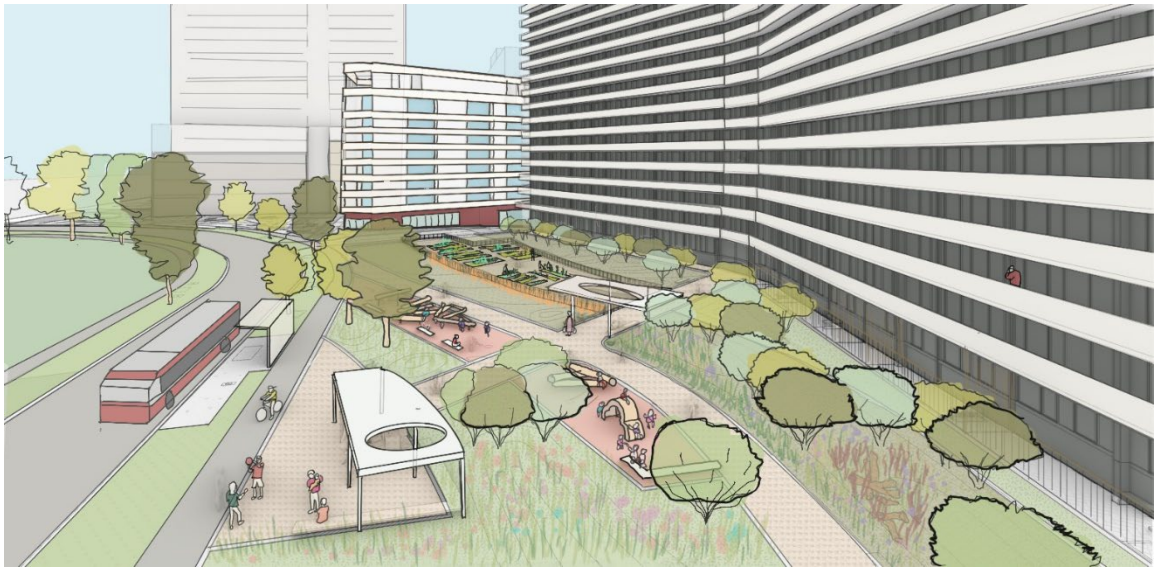

Figure 1: Landscape concept sketch of open space lands west of existing building (SvN).

6. Comments from Housing Staff

Comments from Housing Staff were included in a comment memo from Community Planning to the Applicant dated August 26, 2022. The comments confirmed that the application is subject to the policy 3.2.1.5 of the Official Plan that requires new development on sites containing six or more rental units to secure the rental tenure of the existing rental units and needed improvements to the building. The Applicant acknowledges that the rental tenure of all 259 existing rental units will be secured for a period of at least 20 years.

Housing Staff requested that the applicant (i) submit detailed rent rolls for the 259 existing rental units, (ii) coordinate with Housing Policy staff to administer a tenant survey, and (iii) develop and implement a construction mitigation strategy and tenant communication plan to mitigate the adverse impacts of construction on existing tenants. We provide the following comments in response to the above:

i. The August 2021 detailed rent roll will be transmitted confidentially to Housing Staff separately after this ZBA resubmission.
ii. A tenant survey was administered to existing 155 Antibes tenants with input from Housing Policy Staff, as described in this Addendum.
iii. A construction mitigation strategy and tenant communication plan will be developed as part of the site plan control process.

Housing Staff requested that the applicant consider including affordable rental housing through the City's Open Door Affordable Housing program. Given that the existing building contains a significant stock of existing below- and mid-market rental housing, the Applicant is not proposing additional affordable housing at this time. The Revised Proposal will deliver 892 net new residential units to provide additional multi-unit dwelling options in the Westminster-Branson community, which are relatively more affordable than ground-oriented housing and will facilitate a wider range of housing options.

Housing Staff provided several comments about unit size mix and the City's Growing Up Guidelines. The Revised Proposal contains 34% 2-bedroom units and 10% 3-bedroom units, which amounts to a generous proportion of larger unit sizes suited to families and larger households. Moreover, the existing 15-storey apartment building is almost exclusively comprised of 2- and 3-bedroom units. Thus, there will be a wide array of larger unit sizes on the Site. Unit sizes in the new buildings do not meet the ideal unit sizes of the Growing Up Guidelines, which are relatively large in comparison to what the housing market generally provides in new development in Toronto. However, the proposed residential unit sizes have been optimized for consistency with current market trends, which will ensure a relatively level of affordability, and are designed in a way to accommodate flexible and efficient interior layouts.

URBAN STRATEGIES INC.

7. Conclusion

In closing, we reiterate our opinion that the Revised Proposal is aligned with applicable housing policies found in the Provincial Policy Statement, Growth Plan and Official Plan, and represents desirable reinvestment in an existing 16-storey 259-unit rental apartment building that includes a mix of below-average and mid-range market rents.

The Revised Proposal promotes residential intensification and new housing choices near frequent surface transit and improved cycling infrastructure and will result in the delivery of new public parkland and a land contribution for a future MUP, as well as a POPS and other landscaped open spaces to enhance the Site and the surrounding neighbourhood.

We trust that you will find this information satisfactory. Please do not hesitate to contact me if you have any further questions.

Sincerely,

Christine Fang-Denissov, Partner
M. Arch., MCIP, RPP, MRAIC
URBAN STRATEGIES INC.