

**55 Antibes Drive
Zoning By-law Amendment Application
Preliminary Report**

Date:	December 10, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	10 227202 NNY 10 OZ

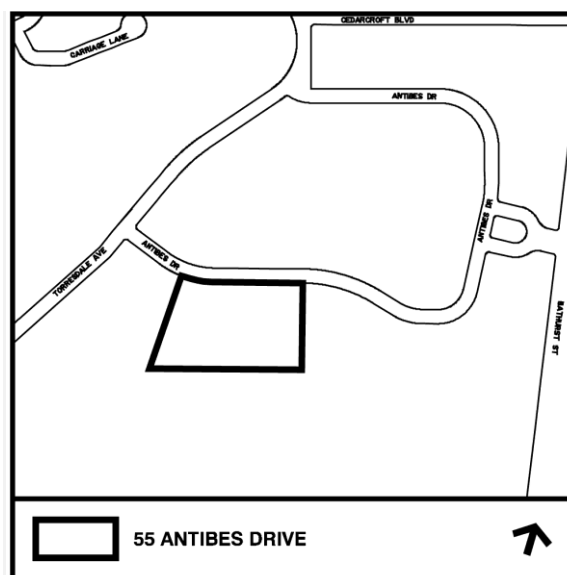
SUMMARY

This application was made on July 23, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes a development of 197 condominium townhouse units comprised of 49 standard units, 76 stacked units and 72 back-to-back units at 55 Antibes Drive.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

In consultation with the Ward Councillor, a community consultation meeting will be scheduled for the first quarter of 2011. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2011, provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 55 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 site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Two pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes a development of 197 townhouse units, with 16 units fronting Antibes Drive and the remainder gaining access from a proposed new public road. A variety of townhouse types and sizes are proposed. The northern portion of the site would contain 49 freehold townhouse units in six blocks. These units would be 2 ½ storeys in height, with integral garages facing Antibes Drive and the internal public road.

The southern portion of the site would contain 72 three-storey back-to-back condominium townhouses on the east portion of the site adjacent Antibes Park and 76 three and a half-storey stacked condominium townhouses on the west portion of the site adjacent to existing 22- and 25-storey apartment buildings (131 and 133 Torresdale Drive). A below-grade parking garage would contain 215 parking spaces including 30 visitor spaces.

The development would have a total gross floor area of 27,610 m², representing an overall site density of 1.1 FSI.

Additional statistics are provided on the Application Data Sheet (Attachment 5).

Site and Surrounding Area

The site is located on the south side of Antibes Drive west of Bathurst Street. It has an area of 2.43 hectares, a frontage of 173 metres on Antibes Drive and a lot depth of approximately 124 metres. The site is generally a flat field with a few trees scattered sparsely along Antibes Drive and the easterly and southerly portions of the site.

Land uses surrounding the site are as follows:

- North: Directly north across Antibes Drive is a condominium development containing 95 semi-detached dwellings (Coach Liteway and Candle Liteway). To the east is a pair of 28-storey condominium apartment buildings (80 and 100 Antibes Drive).
- South: Immediately south of the site is the Westminster Cemetery and Mausoleum accessed via a long driveway from Bathurst Street which abuts the site's southerly limit. The Beth Tzedec Memorial Park and Cemetery is located to the south of the driveway, beyond which are the North York Civic Soccer Fields, Esther Shiner Stadium, North York Centennial Arena and Northview Heights Secondary School.
- East: Antibes Park is located immediately east of the site. Two condominium apartment buildings, 12- and 26-storeys in height, which abut Bathurst Street (115 and 135 Antibes Drive) are beyond Antibes Park.
- West: To the west of the site, at the southeast corner of Antibes Drive and Torresdale Avenue, is a two tower condominium development (Hemisphere), consisting of a 22-storey building at 131 Torresdale Avenue and a 25-storey building at 133 Torresdale Avenue.

Site History

The site had originally been reserved for a public elementary school at the time of the registration of the plan of subdivision in November of 1969 for the surrounding area. The site was declared surplus by the Toronto District School Board at its meeting of June 24-25, 2009 and transferred to the Toronto Lands Corporation for sale. In accordance with Ontario Regulation 444/98, the site was offered for disposition to the City of Toronto, the Catholic School Board and the other specified bodies, with a deadline of October 28, 2009. The site was then put out for tender in January 2010, with Menkes being the successful bidder.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting

public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the subject site *Apartment Neighbourhoods*. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. *Apartment Neighbourhoods* are considered physically stable areas and development will be consistent with this objective and reinforce and respect the existing physical character of buildings, streetscape and open space patterns.

The Official Plan provides for the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for an increase in height and/or density of a development. The City may require the owner to enter into an agreement to secure these matters.

Zoning By-law 7625 of the former City of North York

The site is zoned "R4" (One-Family Detached Dwelling Fourth Density) Zone in the former City of North York Zoning By-law 7625. The "R4" zone permits single detached dwellings and accessory uses. A limited number of institutional and recreational uses as well as home occupations are also permitted in this zone.

Zoning By-law 1156-2010 of the City of Toronto

The site is zoned "RD(f15.0; a550)(x5)", a Residential Detached Zone, by the new City of Toronto Zoning By-law. Permitted uses include Detached Houses as well as a limited number of institutional uses, recreational uses and home occupations.

Site Plan Control

An application for Site Plan Control approval will be required but has not yet been filed.

Draft Plan of Subdivision/Draft Plan of Condominium

An application for a Plan of Subdivision will be required to establish a public road through the site but has not yet been filed. An application for Draft Plan of Condominium will also be required for the creation of the condominium units.

Tenure

The applicant is proposing that the 49 townhouse units fronting onto Antibes Drive and the new public road be freehold condominium units. The 76 stacked units and the 72 back-to-back units are proposed to be standard condominium units with underground parking and a single point garbage pickup.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and a tree inventory has been submitted.

Reasons for the Application

The proposal requires an amendment to both the North York and new City of Toronto Zoning By-laws to permit the proposed townhouses. Appropriate standards regarding gross floor area, coverage, height, setbacks, parking, landscaped open space and other matters would need to be established through a site specific exception.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Architectural Drawings
- Tree Inventory Plan
- Schematic Landscape Drawings
- Traffic Impact Study
- Functional Servicing Report
- Phase 1 Environmental Site Assessment
- Stage 1 and 2 Archaeological Assessment
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on August 3, 2010.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- The compatibility of the proposed development with the surrounding neighbourhood context;
- The appropriateness of the site organization and the relationship of the buildings to public streets;
- Compliance with the City's Infill Townhouse Guidelines including the width of units, setbacks from public streets, building separation distances and parking location;
- Alignment of the proposed public road with neighbouring private driveways;

- The number of proposed parking spaces and the adequate provision of loading facilities;
- The appropriateness of the proposed garbage storage system;
- Determination of building relationships and appropriate grades; and
- The determination of appropriate Section 37 community benefits.

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

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are intended to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and supports green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

Cathie Ferguson, Senior Planner
 Tel. No. (416) 395-7117
 Fax No. (416) 395-7155
 E-mail: cfergus@toronto.ca

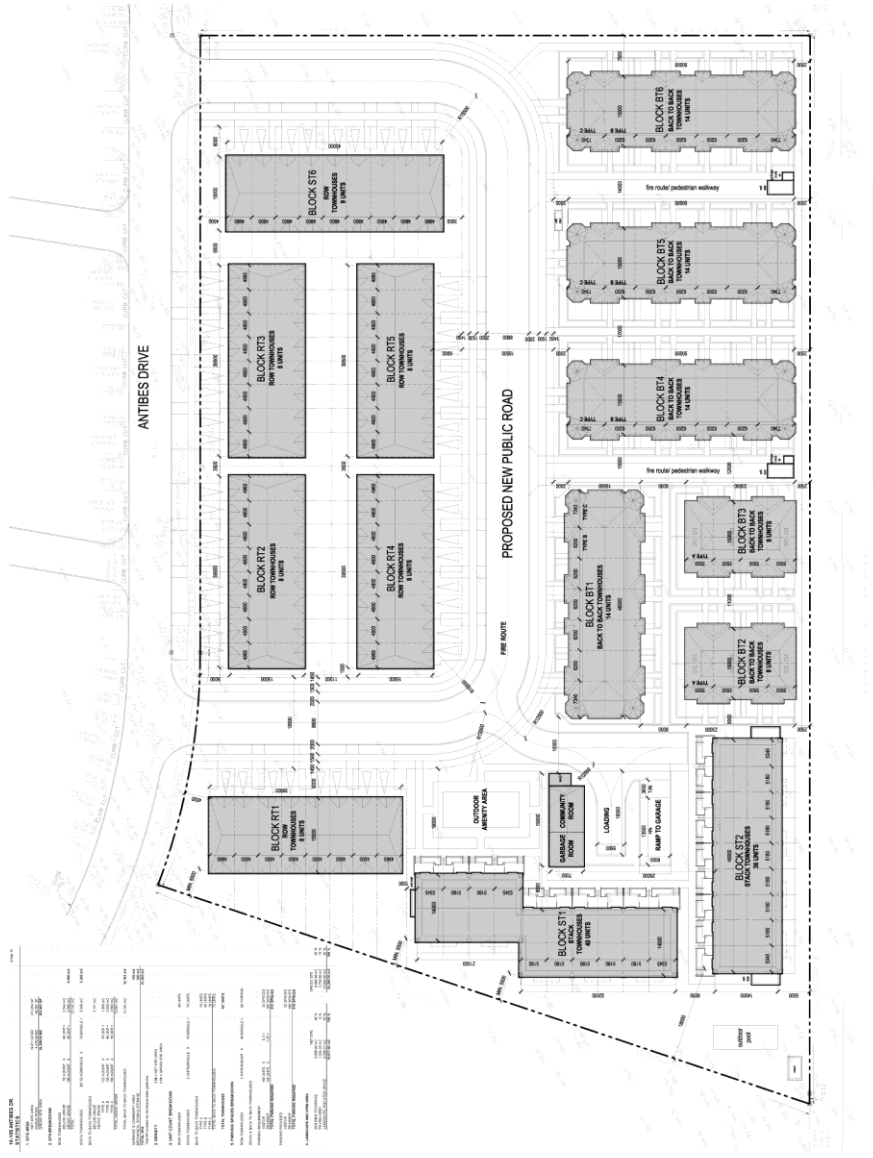
SIGNATURE

Thomas C. Keefe, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2a: Elevations (Standard Units)
 Attachment 2b: Elevations (Stacked Units)
 Attachment 2c: Elevations (Back-to-back Units)
 Attachment 3a: Zoning By-law 7625 of the former City of North York
 Attachment 3b: Zoning By-law 1156-2010 of the City of Toronto
 Attachment 4: Official Plan
 Attachment 5: Application Data Sheet

Attachment 1: Site Plan



55 Antibes Drive

Site Plan
Applicant's Submitted Drawing

File # 10_227202

Not to Scale
10/28/2010

Attachment 2a: Elevations (Standard Units)



Elevatirions 3

Applicant's Submitted Drawing

Not to Scale

10/29/2010

55 Antibes Drive

File # 10_227202

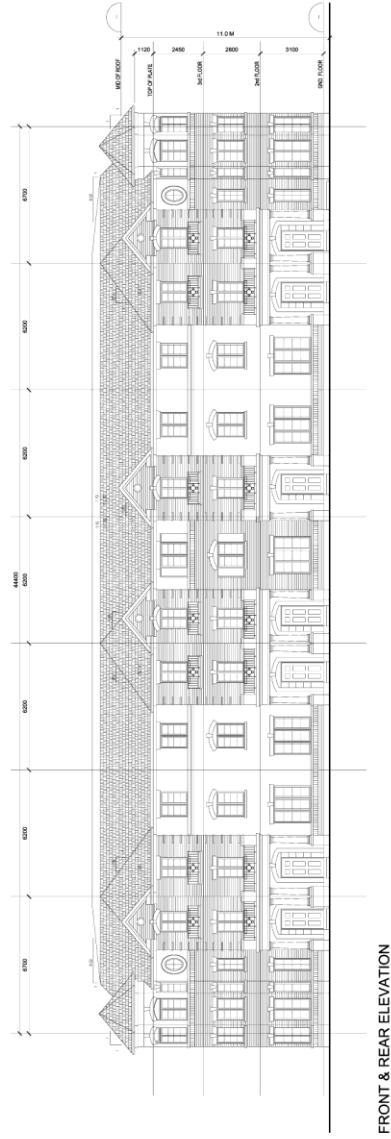
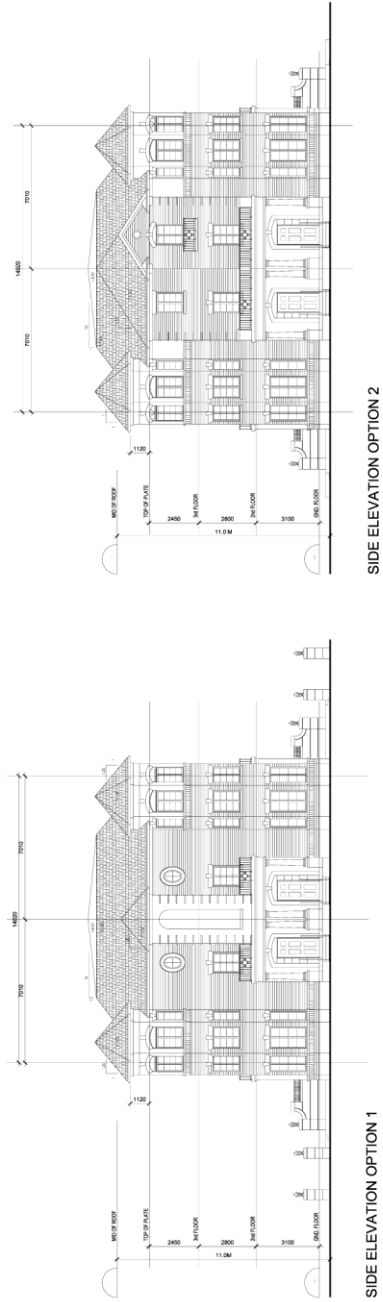
[illegible]

55 Antibes Drive

Not to Scale
10/29/2010

9

Attachment 2c: Elevations (Back-to-back Units)



Elevations 1

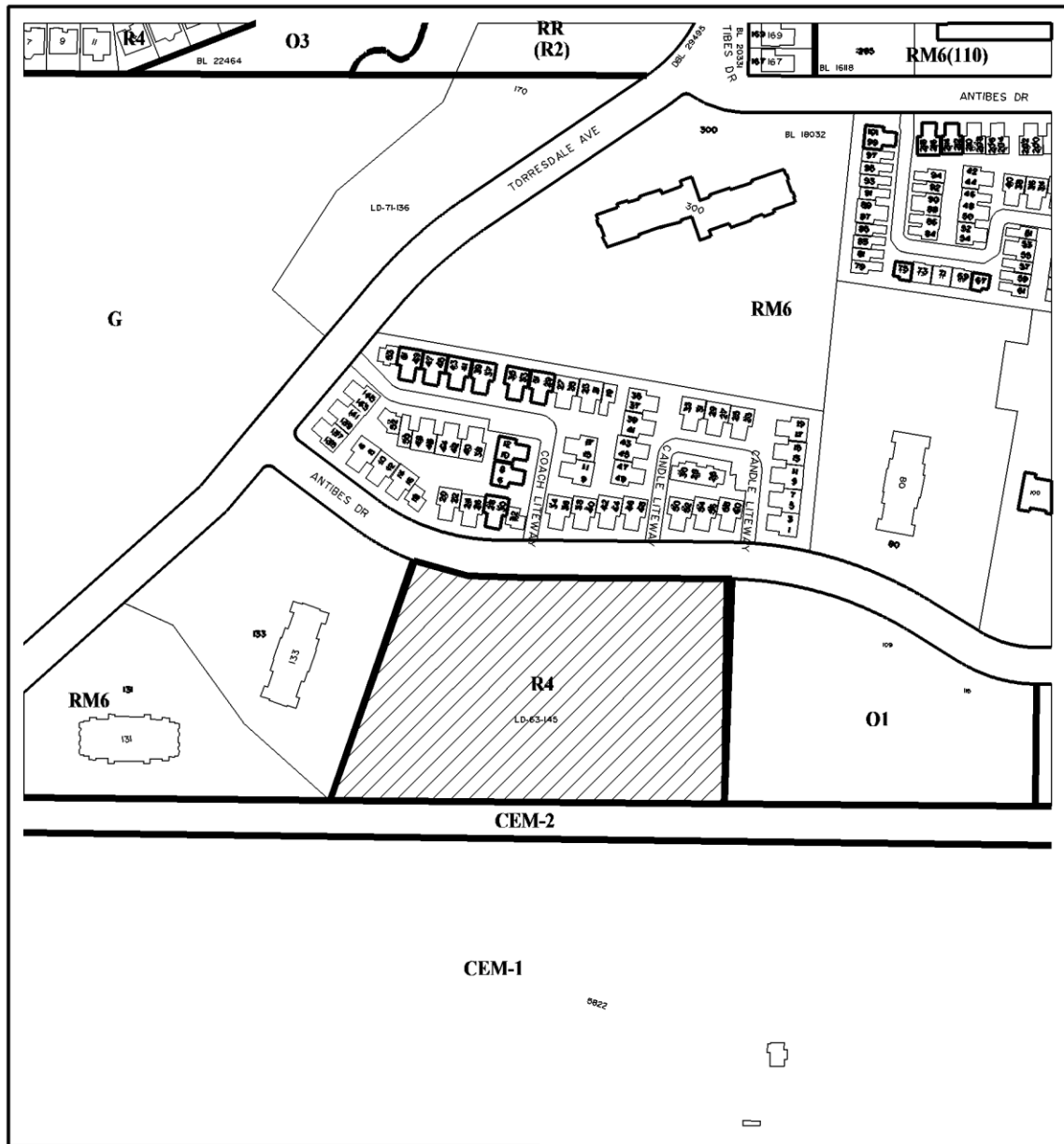
55 Antibes Drive

Applicant's Submitted Drawing

Not to Scale
10/29/2010

File # 10_227202

Attachment 3a: Zoning By-law 7625 of the former City of North York



Toronto City Planning
Zoning

1234 Address

File # 08 _

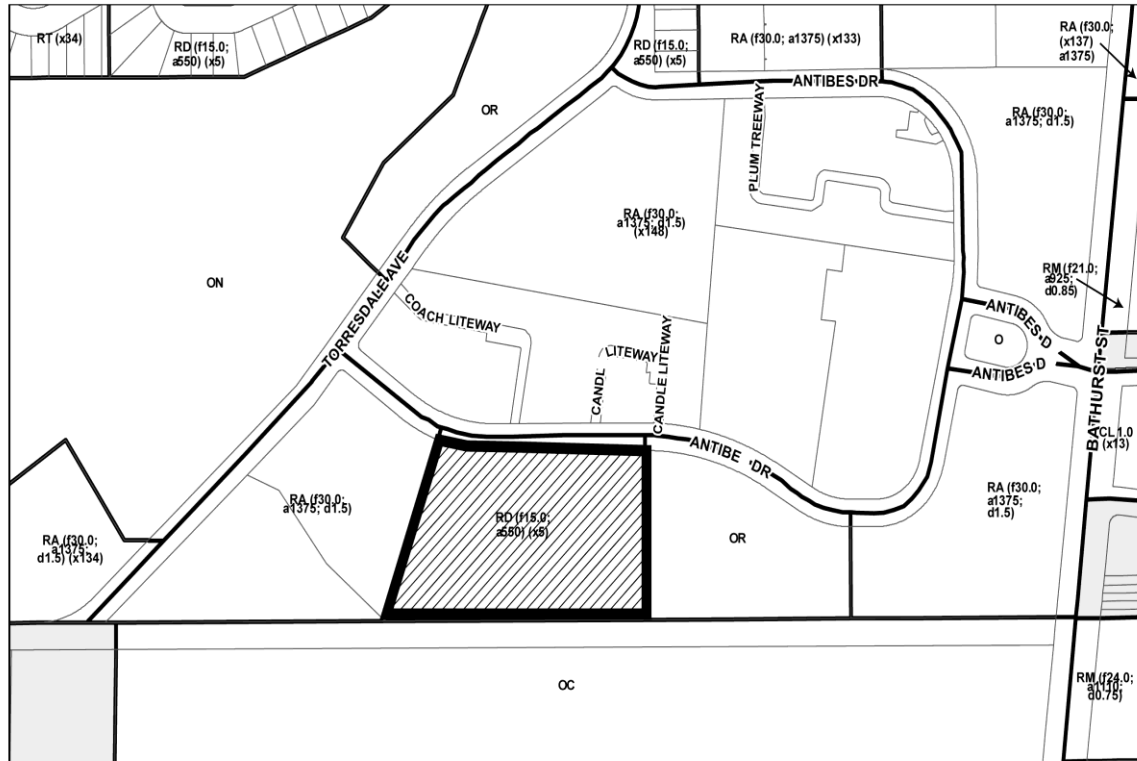
RR Rural Residential Zone
R4 One-Family Detached Dwelling Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
G Greenbelt Zone
O1 Open Space Zone

O3 Semi-Public Open Space Zone
Cem-1 General Cemetery Zone
Cem-2 Restricted Cemetery Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
Zoning By-law 7625
Extracted M0/DA/2008


Attachment 3b: Zoning By-law 1156-2010 of the City of Toronto



Toronto City Planning
Zoning By-law 1156-2010

55 Antibes Drive

File # 10_227202

 Subject Site
RD Residential Detached Zone
RT Residential Townhouse Zone
RA Residential Apartment Zone
RM Residential Multiple Zone

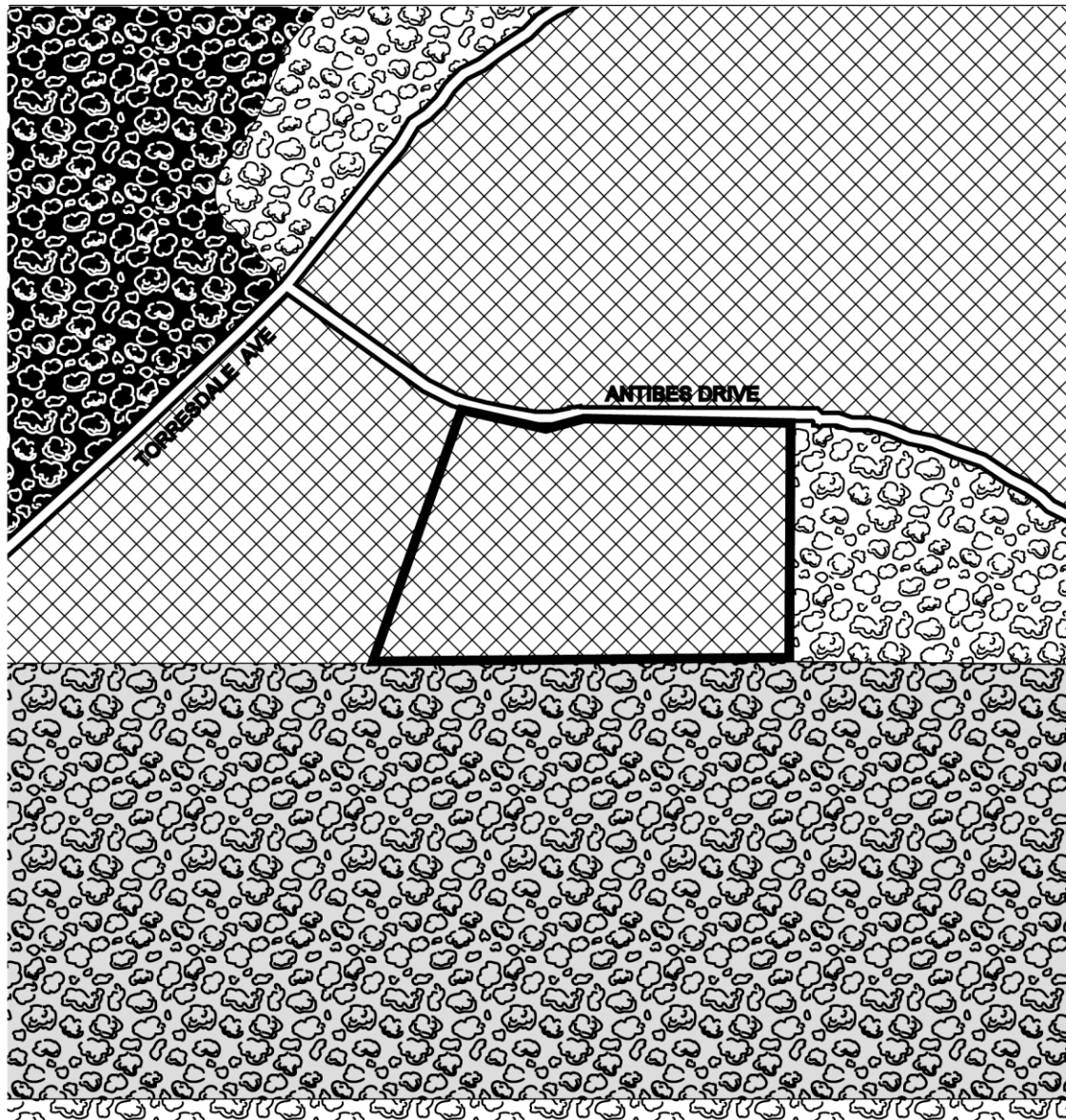
O Open Space Zone
OR Open Space - Recreation Zone
OC Open Space - Cemetery Zone



Not to Scale

Extracted 12/13/2010

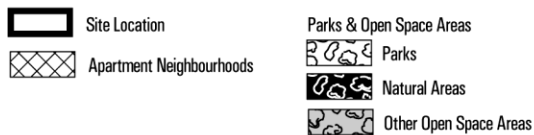
Attachment 4: Official Plan



TORONTO City Planning
Official Plan

55 Antibes Drive

File # 10_227202



↑
Not to Scale
MO/DA/2010

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10 227202 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	July 23, 2010

Municipal Address:	55 ANTIBES DR S/S
Location Description:	PLAN M1338 BLK O **GRID N1001
Project Description:	Rezoning application to permit the construction of 197 townhouse units on existing vacant land municipally known as 55 Antibes Dr

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC	L. McPherson		MENKES ANTIBES HOLDING INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	24290.6	Height:	Storeys:	0
Frontage (m):	173		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	8528			Total
Total Residential GFA (sq. m):	27610		Parking Spaces:	313
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	27610			
Lot Coverage Ratio (%):	35			
Floor Space Index:	1.14			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	27610	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	197			

CONTACT:	PLANNER NAME:	Cathie Ferguson, Senior Planner
	TELEPHONE:	(416) 395-7117