

**73, 75, 77 and 79 Keewatin Avenue and 88 Erskine Avenue – Site Plan Application – Request for Direction Report**

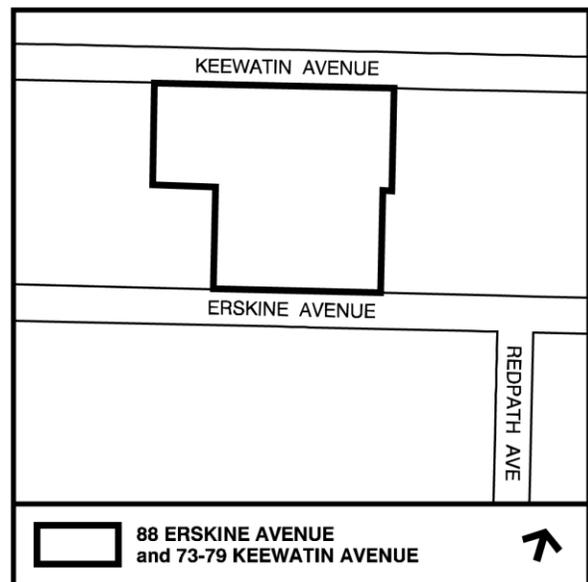
<b>Date:</b>	March 21, 2014
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25 – Don Valley West
<b>Reference Number:</b>	10 319752 NNY 25 SA

**SUMMARY**

This application proposes an 8-storey and 79-unit apartment building in the general location of the four houses on Keewatin Avenue and portion of the landscaped open space and surface parking for the existing apartment building at 88 Erskine Avenue.

The Zoning By-law application was approved by the Ontario Municipal Board with the final order withheld until the applicant has entered into and registered a Section 37 Agreement, and the Site Plan has been approved in principle.

The applicant has appealed the Site Plan application to the OMB and the purpose of this report is to provide staff with direction for the hearing scheduled for June 2, 2014. The report recommends that staff attend the OMB hearing in support of a revised Site Plan as outlined in this report.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council authorize staff to appear before the Ontario Municipal Board Hearing in support of a revised Site Plan application for the lands at 73, 75, 77 and 79 Keewatin Avenue and 88 Erskine Avenue, which incorporates certain changes as outlined in this report and illustrated on the revised landscape concept plan dated March 20, 2014;
2. City Council authorize the Director of Community Planning, North York District to finalize the Site Plan Notice of Approval Conditions in consultation with the City Solicitor; and,
3. City Council authorize the City Solicitor and any other appropriate City staff to take such actions as necessary to give effect to this recommendation.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

At its meeting on June 6, 7, and 8 2012, City Council adopted a motion to support the implementing Zoning By-law Amendment for the proposed development before the Ontario Municipal Board:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY16.23>

As the application includes the proposed demolition of the rental units in the houses on Keewatin Avenue, Council's conditions also dealt with a number of matters under Section 667 of the Municipal Code. City Council identified these and a number of other matters including improvements to the rooftop patio, above base parkland improvements in the amount of \$85,000, a parkland maintenance agreement, and \$25,000 towards off-site streetscape improvements to be secured in a Section 37 Agreement.

At this meeting Council also authorized the City Solicitor to request, and the March 1, 2013 OMB decision confirmed, that the final order approving any Zoning By-law be withheld pending the applicant entering into a Section 37 Agreement, and all Site Plan pre-approval conditions being met, including an executed Site Plan Agreement.

Matters to be dealt with through the Site Plan Application were identified in the Council motion, and City Council directed staff to provide a report on the Site Plan to North York Community Council.

## ISSUE BACKGROUND

The outstanding Site Plan related matters listed in the Council motion of June 6, 2012 were identified in items #2 and #9 as follows:

- "2. City Council authorize the City Solicitor to request the Ontario Municipal Board to withhold any final Orders approving a Zoning By-law Amendment(s) until such time as the Site Plan Notice of Approval Conditions has been issued by the Director of Community Planning North York District, and all pre-approval conditions met including an executed Site Plan Agreement, which among other matters, will provide for:
- a. on-site parkland dedication fronting on Keewatin Avenue, pursuant to Section 42 of the *Planning Act*;
  - b. hard and soft landscape improvements of the existing and new apartment site including trees, shrubs, decorative pavement and lighting that will among other matters screen the loading/servicing area from Keewatin Avenue and adjacent properties;
  - c. closure and removal of the current driveway access to Keewatin Avenue, or subject to appropriate access controls, landscaping and alignment, restricting its use for servicing vehicles, prohibiting parking and replacement with a new one way enhanced driveway integrated within the landscape open space;
  - d. an architectural canopy-covered front pedestrian entrance for the new building on the Keewatin Avenue frontage of the building with a direct connection to the Keewatin Avenue sidewalk;
  - e. appropriate levels of, and location for, visitor parking, 'car-share' surface parking and bicycle parking;
  - f. an easement with appropriate provisions for a safe, comfortable, landscaped, lighted and continuous public accessible mid-block walkway connecting the on-site parkland dedication on Keewatin Avenue through to the Erskine Avenue sidewalk; and
  - g. revised building elevations, and also new 1:50 coloured elevations, with appropriate sustainable building materials, that fit with the neighbouring buildings and give architectural expression to the lower 4 storey portion of the building through an enhanced architectural treatment."
- "9. City Council direct that the Site Plan Application be bumped up for a report to North York Community Council, and further:
- a. that staff be directed to include the other parties to the OMB appeal, including The Sherwood Park Residents' Association, in the site plan discussions;
  - b. the necessary steps be taken to ensure that the approximately 5 storey-high Maple tree on the boundary with 70 Erskine Avenue is preserved;
  - c. the necessary steps be taken to ensure that the trees on the west side of the property adjacent to 65 Keewatin Avenue are preserved;

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- d. all garbage and recycling activities at 73-79 Keewatin, including storage, be kept within the buildings; and that the loading area for moving and delivery services be internalized;
- e. all garbage and recycling storage and loading activities, including at 88 Erskine Avenue, be enclosed;
- f. if access is to remain off of Erskine Avenue, that the building be designed to allow additional space at the rear yard for trucks entering from Erskine Avenue to complete their activities without requiring more than a 3 point turn and that the driveway across the green space from Keewatin Avenue not be enhanced;
- g. the Sherwood Park Residents' Association be included in the site plan negotiations; and
- h. the City and the developer work with the adjoining neighbours to coordinate landscaping, grading and retaining wall maintenance and construction in an aesthetic manner."

## COMMENTS

A revised Site Plan was submitted to the City on December 20, 2013. In addition, a revised Landscape Concept Plan was submitted on March 20, 2014 (Attachment 1). This report responds to how the December application and Landscape Concept Plan address the Site Plan issues identified by Staff and Council noted above. The final details of these issues will still need to be reviewed and satisfied through a final and full revised Site Plan and landscape plan submission.

*"2.a. on-site parkland dedication fronting on Keewatin Avenue, pursuant to Section 42 of the Planning Act:"*

The current Overall Landscape Plan includes a notation for a "proposed parkland dedication of 217 m<sup>2</sup>" at the northeast corner of the lands. The actual lands to be conveyed have not yet been delineated, however Parks staff have identified Site Plan approval conditions that will facilitate the final park design and conveyance of parklands in this location.

*"2.b. hard and soft landscape improvements of the existing and new apartment site including trees, shrubs, decorative pavement and lighting that will among other matters screen the loading/servicing area from Keewatin Avenue and adjacent properties"*

The improvements identified in the attached Landscape Concept Plan (Attachment 1) provide an opportunity for this issue to be addressed. The Landscape Concept Plan includes the removal of one pedestrian walkway and a new circular walkway that increases usable landscaped open space and provides space for increased landscaping and screening. The walkways in the Landscape Concept Plan integrate and connect together the new building, the new park, the public mid-block walkway, and Keewatin Avenue and Erskine Avenue sidewalks. The landscape concept includes shrub screening of the

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proposed parking area as well as a new screen fence on the north side of the loading area. Shrubs and trees screen the north side of the loading area, while allowing views into and from the landscaped open space area to help address potential security issues.

*"2.c. closure and removal of the current driveway access to Keewatin Avenue, or subject to appropriate access controls, landscaping and alignment, restricting its use for servicing vehicles, prohibiting parking and replacement with a new one way enhanced driveway integrated within the landscape open space;"*

The Concept Plan retains the driveway access onto Keewatin Avenue. The reconstructed driveway is to include an access control at the Keewatin Avenue frontage. This is to restrict the driveway function to only be accessed one way and from Keewatin Avenue and also to limit its use to large moving vans. Parking and through vehicle movements to Erskine Avenue are not to be permitted on the driveway. The final width of the driveway is to be no more than necessary for this function and is to include enhanced concrete pavers and rollover curbs that integrate it with the pedestrian walkway in the landscaped open space. Final landscape details will be secured as part of the detailed site plan approval.

*"2.d. an architectural canopy-covered front pedestrian entrance for the new building on the Keewatin Avenue frontage of the building with a direct connection to the Keewatin Avenue sidewalk"*

The proposed Site Plan incorporates these elements and is acceptable. A canopy is provided above the front pedestrian entrance, which is connected with a landscaped walkway onto the Keewatin Avenue sidewalk.

*"2.e. appropriate levels of, and location for, visitor parking, 'car-share' surface parking and bicycle parking"*

The total level of parking provided is appropriate (402 spaces required vs. 424 provided). There is sufficient parking for residents (345 required vs. 363 provided) and for visitors (57 required vs. 61 provided). The final Site Plan can incorporate the proposed 2 car share spaces and 2 accessible parking spaces. In the Landscape Concept Plan surface parking has been reduced by 9 spaces on the Erskine Avenue frontage to accommodate an appropriately scaled and landscaped publicly accessible pedestrian walkway.

In the final approved plans, an appropriate number of bicycle parking spaces (at least 72) are to be provided in the lower level of the new building and at least 7 bicycle parking spaces are to be provided at grade and near the Keewatin Avenue entrance and vehicle drop-off and pick-up area. The Landscape Concept Plan enables this to be achieved in the final approved plans.

*"2.f. an easement with appropriate provisions for a safe, comfortable, landscaped, lighted and continuous public accessible mid-block walkway connecting the on-site parkland dedication on Keewatin Avenue through to the Erskine Avenue sidewalk."*

A landscaped mid-block pedestrian connection is shown on the Concept Plan. This walkway is to include a landscaped area, lighting and a minimum 2.5 metre wide hard landscaped surface from Erskine Avenue sidewalk to the new park adjacent to the Keewatin Avenue sidewalk. The 9 surface parking spaces located at the south end of the proposed walkway and between the Erskine Avenue driveway and ramp to the underground garage have been removed. Removal of these parking spaces enables the final Site Plan and landscape plan to provide a publicly accessible pedestrian walkway connection with appropriate width and associated landscaping. Site Plan approval conditions will also secure a surface easement for public access to this landscaped and lighted midblock pedestrian walkway area, while allowing the owner to continue to address security concerns.

*"2.g. revised building elevations, and also new 1:50 coloured elevations, with appropriate sustainable building materials, that fit with the neighbouring buildings and give architectural expression to the lower 4 storey portion of the building through an enhanced architectural treatment."*

The proposed Site Plan addresses this issue appropriately by providing a continuation of the architectural treatment of the 4 storey portion of the building through the 8 storey portion of the building.

*"9.a. that staff be directed to include the other parties to the OMB appeal, including The Sherwood Park Residents' Association, in the site plan discussions"*

Staff circulated the December 2013 Site Plan submission to the Sherwood Park Ratepayer Association and contacted their representative to discuss the revised plans. Due to time constraints, Staff were unable to discuss the Landscape Concept Plan in Attachment 1 with the residents. Staff will be following up with the Association.

*"9.b. the necessary steps be taken to ensure that the approximately 5 storey-high Maple tree on the boundary with 70 Erskine Avenue is preserved"*

The proposed Site Plan addresses this issue by retaining and incorporating this tree into the landscape plan and by taking additional structural measures on the adjacent loading area pavement.

*"9.c. the necessary steps be taken to ensure that the trees on the west side of the property adjacent to 65 Keewatin Avenue are preserved"*

The proposed Site Plan addresses this issue by retaining and incorporating these trees into the landscape plan.

*"9.d. all garbage and recycling activities at 73-79 Keewatin, including storage, be kept within the buildings; and that the loading area for moving and delivery services be internalized"*

Storage of garbage and recycling activities is accommodated within the first floor of the south portion of the new building and adjacent to the loading area. The site plan does not internalize the loading area, however the external loading area is acceptable to Solid Waste Management Services.

*"9.e. all garbage and recycling storage and loading activities, including at 88 Erskine Avenue, be enclosed"*

The proposed Site Plan partially encloses the garbage and recycling storage and recycling activities at 88 Erskine Avenue. Further enclosures (e.g. adding a roof and doors) are not being recommended as the existing and improved facilities meet City operating standards. The *Apartment Neighbourhood* policies in the Official Plan are to provide for the consolidation of loading, servicing and delivery facilities, and the proposed facilities achieve that consolidation.

*"9.f. if access is to remain off of Erskine Avenue, that the building be designed to allow additional space at the rear yard for trucks entering from Erskine Avenue to complete their activities without requiring more than a 3 point turn and that the driveway across the green space from Keewatin Avenue not be enhanced"*

The proposed Site Plan improves the existing truck movement facilities and meets City operating standards for no more than a 3 point turn. Retention of the Keewatin Avenue driveway access for large moving vans will also help to reduce conflicts with the operation of other servicing vehicles in this area.

*"9.g. the Sherwood Park Residents' Association be included in the site plan negotiations"*

*"9.h. the City and the developer work with the adjoining neighbours to coordinate landscaping, grading and retaining wall maintenance and construction in an aesthetic manner."*

Staff circulated the December 2013 Site Plan submission to the Sherwood Park Ratepayer Association and contacted their representative to discuss the revised plans. Due to the appeal, at the time of writing this report there had not yet been an opportunity to meet with the Ratepayer Association or adjoining neighbours to discuss the revised Landscape

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Concept Plan in Attachment 1. Staff have indicated to the Ratepayer Association representative that, upon receipt of a full revised submission from the applicant, they will meet with the Ratepayer Association to discuss the final Site Plan.

**CONTACT**

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**SIGNATURE**

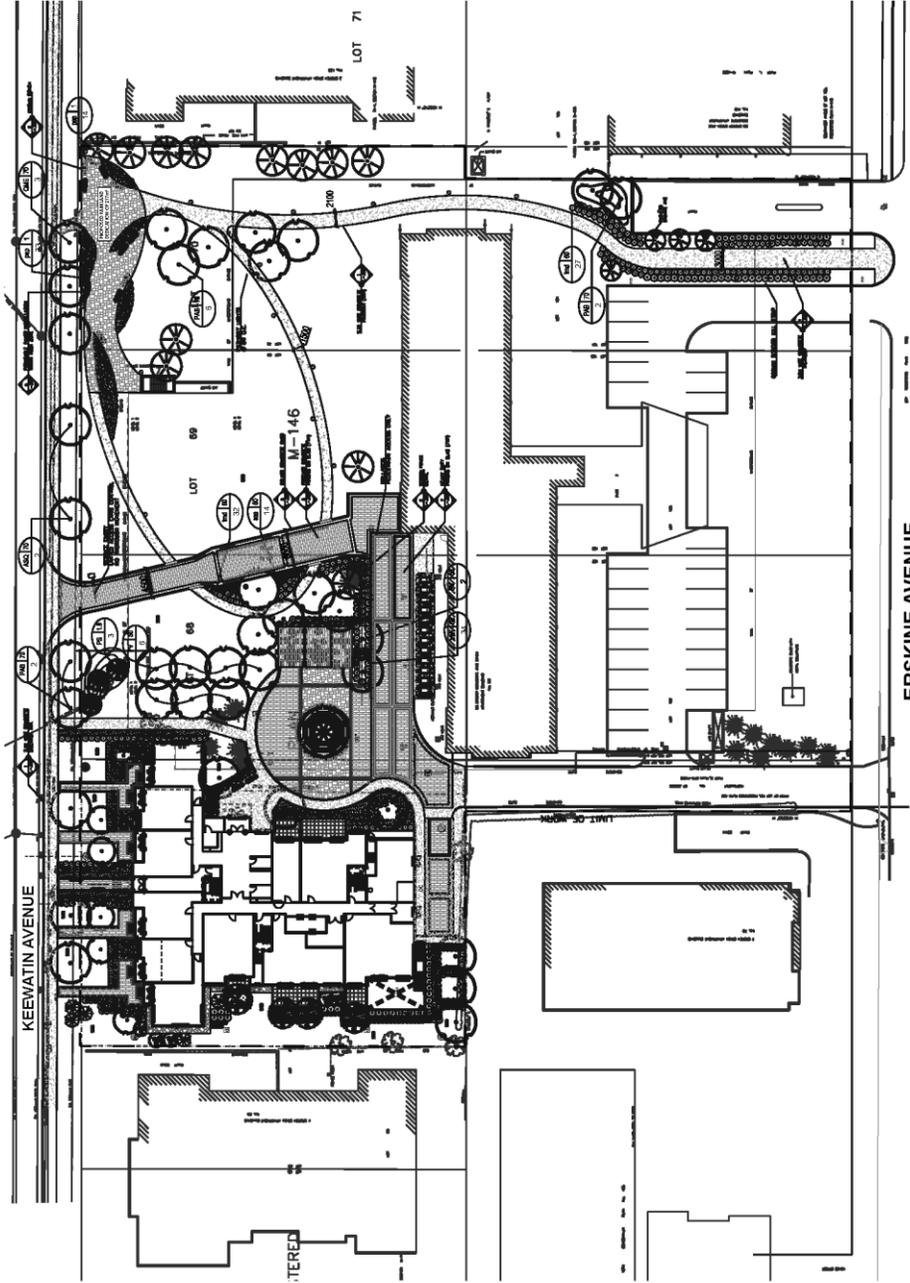
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Allen Appleby, Director  
Community Planning, North York District

**ATTACHMENTS**

Attachment 1: Landscape Concept Plan

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88 Erskine Avenue and 73, 75, 77 & 79 Keewatin Avenue

Site Plan Concept  
Applicant's Submitted Drawing

Not to Scale  
03/20/2013

File # 10 319752 NNY 25 SA