



## STAFF REPORT ACTION REQUIRED

### **73, 75, 77 and 79 Keewatin Ave. and 88 Erskine Ave. Site Plan Application - OMB Appeal Supplementary Report on Ratepayer Association Comments**

<b>Date:</b>	April 7, 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>	07 282010 NNY 25 SA 10 319752 NNY 25 SA

## **SUMMARY**

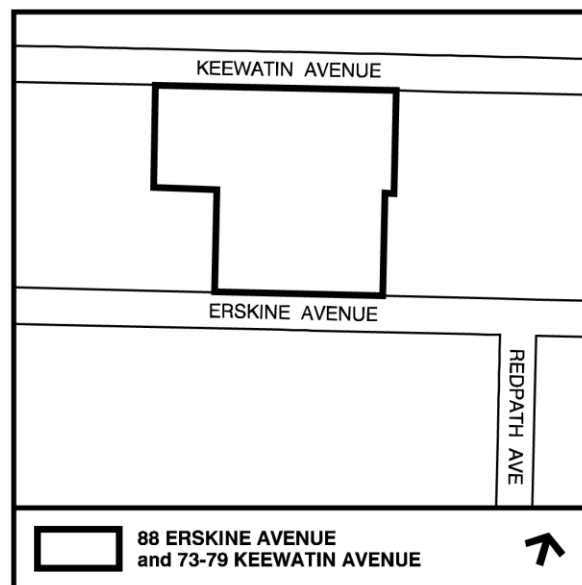
This application proposes an 8-storey and 79-unit apartment building in the general location of the four houses on Keewatin Avenue and portion of the landscaped open space and surface parking for the existing apartment building at 73, 75, 77 and 79 Keewatin Avenue and 88 Erskine Avenue.

This report provides an update on recent discussions with the Sherwood Park Residents' Association.

## **RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be authorized to request the Ontario Municipal Board to incorporate the following matters as part of final Site Plan approval:



- a. Trees: protection of 4 existing trees on the west side of the development as well as one tree at the south side. These trees and additional landscaping should be provided in the landscape plan and tree protection plan with landscaping improvements secured through appropriate letters of credit;
  - b. Walkway: measures to improve the pedestrian experience on the portion of the walkway on the east side of 88 Erskine Avenue. Lighting and walkway landscaping that adds to the safety and security should be provided in the final revised landscape plan, and secured through landscape letters of credit. The maintenance and snow clearing of the walkway should also be secured in an appropriate agreement and easement;
  - c. Garbage Screening: improvements to the screening of garbage from adjacent buildings, and requiring garbage to be stored internally. The garbage loading area should be screened by providing fencing and landscaping. A requirement to store garbage bins inside the new building should be secured in the Site Plan Agreement;
  - d. Stormwater: reviewing the western boundary conditions to retain or improve the existing retaining wall and hedge and if required manage stormwater runoff through introduction of permeable driveway surfaces. The final grading and landscape plan should ensure stormwater is appropriately managed and secured in revised stormwater management reports and associated final plans;
  - e. Wind: measures to accommodate any necessary wind breaks be addressed through enhanced landscaping. The landscape plan should provide planting to mitigate wind conditions and be balanced with the need for lighting, safety and security. The implementation of the landscape plans be secured through letters of credit; and
  - f. Maintenance: a condition of Site Plan approval is to require the owner to maintain the site in accordance with the approved plans and reports.
2. 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**

The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

Staff's March 21, 2014 Request for Direction report responded to the Site Plan matters previously identified by Council at its June 2012 meeting supporting the implementing Zoning By-law Amendment for the proposed development before the Ontario Municipal Board.

The March 21, 2014 report stated:

*"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 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."*

Full revised plans have not yet been submitted by the applicant, however Staff have since met with the Councillor and representatives of the Sherwood Park Residents' Association on Wednesday April 2, 2014 and had a conference call on Friday April 4, 2014. This report summarizes issues raised by the residents in those meetings.

## COMMENTS FROM SHERWOOD PARK RESIDENTS ASSOCIATION

As part of the revised Site Plan submission, the Sherwood Park Residents' Association have asked that City staff ensure that the following matters be addressed in the final plans recommended for approval at the Ontario Municipal Board.

- a. Trees: protection of 4 existing trees on the west side of the development as well as one tree at the south side. These trees and additional landscaping should be provided in the landscape plan and tree protection plan with landscaping improvements secured through appropriate letters of credit;
- b. Walkway: measures to improve the pedestrian experience on the portion of the walkway on the east side of 88 Erskine Avenue. Lighting and walkway landscaping that adds to the safety and security should be provided in the final revised landscape plan, and secured through landscape letters of credit. The maintenance and snow clearing of the walkway should also be secured in an appropriate agreement and easement;
- c. Garbage Screening: improvements to the screening of garbage from adjacent buildings, and requiring garbage to be stored internally. The garbage loading area should be screened by providing fencing and landscaping. A requirement to store garbage bins inside the new building should be secured in the Site Plan Agreement;

- d. Stormwater: reviewing the western boundary conditions to retain or improve the existing retaining wall and hedge and if required manage stormwater runoff through introduction of permeable driveway surfaces. The final grading and landscape plan should ensure stormwater is appropriately managed and secured in revised stormwater management reports and associated final plans;
- e. Wind: measures to accommodate any necessary wind breaks be addressed through enhanced landscaping. The landscape plan should provide planting to mitigate wind conditions and be balanced with the need for lighting, safety and security. The implementation of the landscape plans be secured through letters of credit; and
- f. Maintenance: a condition of Site Plan approval is to require the owner to maintain the site in accordance with the approved plans and reports.

## **CONTACT**

Robert Gibson, Senior Planner

Tel. No. (416) 395-7059

E-mail: [rgibson@toronto.ca](mailto:rgibson@toronto.ca)

## **SIGNATURE**

---

Allen Appleby, Director  
Community Planning, North York District