

Licensing and Standards Committee

Meeting No.	2	Contact	Mary Carroll, Committee Administrator
Meeting Date	Friday, February 16, 2007	Phone	416-392-7822
Start Time	9:30 AM	E-mail	mcarrol@toronto.ca
Location	Committee Room 1, City Hall		

Item		Page
LS2.1	Enhanced Property Standards for Designated Heritage Buildings	1
LS2.5	Interpretation of the Sign By-law: Video Equipped Signs at Drive-Through Locations	3

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LS2.1	NO AMENDMENT		Transactional	Wards: All
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Enhanced Property Standards for Designated Heritage Buildings

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. Council:
 - a. prescribe minimum standards for the maintenance of the heritage attributes of property designated under Part IV (Individual Designation) or Part V (Heritage Conservation Districts) of the Ontario Heritage Act, as listed in Attachment 1; and
 - b. require designated properties that do not comply with the standards to be repaired and maintained to conform with the standards.
2. Municipal Code Chapter 629, Property Standards, be amended to include the heritage property standards listed in Attachment 1.
3. The Executive Director, Municipal Licensing and Standards, be directed to implement and enforce the amended property standards relating to designated heritage properties, with the assistance of the City Planning Division staff.
4. The Executive Director, Municipal Licensing and Standards, in consultation with the City Solicitor, be directed to report to the Licensing and Standards Committee on the use of the City's powers under the City of Toronto Act to effect the immediate repair of deficiencies which could contribute to deterioration in the structural integrity of a designated heritage building.

5. The Executive Director, Municipal Licensing and Standards, and the Chief Planner and Executive Director, City Planning Division, be directed to report in one year to the Licensing and Standards Committee on any additional staff resources needed to effectively enforce the enhanced heritage property standards.
6. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any necessary bills.

(January 17, 2007) report from Executive Director, Municipal Licensing and Standards, and Chief Planner and Executive Director, City Planning Division

Committee Recommendations

The Licensing and Standards Committee recommends that:

1. City Council:
 - a. prescribe minimum standards for the maintenance of the heritage attributes of property designated under Part IV (Individual Designation) or Part V (Heritage Conservation Districts) of the Ontario Heritage Act, as listed in Attachment 1; and
 - b. require designated properties that do not comply with the standards to be repaired and maintained to conform with the standards;
2. Municipal Code Chapter 629, Property Standards, be amended to include the heritage property standards listed in Attachment 1;
3. the Executive Director, Municipal Licensing and Standards, be directed to implement and enforce the amended property standards relating to designated heritage properties, with the assistance of the City Planning Division staff;
4. the Executive Director, Municipal Licensing and Standards, in consultation with the City Solicitor, be directed to report to the Licensing and Standards Committee on the use of the City's powers under the City of Toronto Act to effect the immediate repair of deficiencies which could contribute to deterioration in the structural integrity of a designated heritage building;
5. the Executive Director, Municipal Licensing and Standards, and the Chief Planner and Executive Director, City Planning Division, be directed to report in one year to the Licensing and Standards Committee on any additional staff resources needed to effectively enforce the enhanced heritage property standards; and
6. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any necessary bills.

Financial Impact

These recommendations will have no financial impact beyond what has already been approved in the current year's budget.

Summary

Recent revisions to the Ontario Heritage Act (the Act) permit Council to implement Heritage Property Standards to protect the heritage attributes of properties designated under the Act. Existing property standards apply to all buildings, however, this tool could give additional protection against the loss of heritage features on designated buildings through neglect and ensure repairs that are made maintain the heritage character of the building. Staff recommend that Council amend the existing Property Standards by-law to include enhanced property standards for heritage properties. These enhancements are in the areas of appearance and maintenance of heritage attributes.

Municipal Licensing and Standards (Investigations) and City Planning (Heritage Preservation Services) staff will work together within the existing property standards enforcement system to identify and protect the heritage attributes of designated buildings. The right of an owner to delay repairs during appeals of orders issued in the current system can frustrate the City's attempts to require owners to maintain property. Staff recommend a further report on the City's power, under the City of Toronto Act, to carry out emergency repairs to protect the structural integrity of heritage property. The use of the City's ability to prosecute an owner who, inadvertently or willingly neglects a heritage building which, as a result, requires demolition without the consent of Council, is discussed.

Limited staff resources to perform investigations and appear at appeal hearings could diminish the effectiveness of heritage property standards.

Background Information

Jt Rpt 2007-01-17 Enhanced Property Standards for Designated Heritage Buildings

(<http://www.toronto.ca/legdocs/mmis/2007/ls/bgrd/backgroundfile-1524.pdf>)

Planning Heritage Report - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ls/bgrd/backgroundfile-1126.pdf>)

Declared Interest (City Council)

Councillor Shiner - declared an interest in this Item, as his family owns a building which is listed and will be designated shortly.

LS2.5	REFERRED		Transactional	Wards: All
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Interpretation of the Sign By-law: Video Equipped Signs at Drive-Through Locations

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, referred this Item to the Executive Director, Municipal Licensing and Standards, with a request that she report, in consultation with the Chief Building Official and Executive Director, Toronto Building, the Chief Planner and Executive Director, City Planning, the City Solicitor and the General Manager, Transportation Services, to the Licensing and Standards Committee, no later than December 2007, on potential amendments to the sign by-laws to permit video signs at drive-through locations, under certain criteria and to establish a fee to recover the costs of reviewing and processing these types of permit applications.

(October 12, 2006) letter from North York Community Council

Committee Recommendations

The Licensing and Standards Committee recommends to City Council that video signs at drive-through locations that are directed at stationary vehicles on site, if they cannot be viewed from the street, be permitted.

Summary

The North York Community Council on September 13, 2006, referred to the Licensing and Standards Committee a motion by Councillor Howard Moscoe requesting that:

" . . . the interpretation of the sign by-law with respect to video equipped signs within drive-through locations be referred to the Licensing and Standards Committee, or the appropriate successor Committee dealing with these matters, for its consideration."

Background Information

Ltr 2006-10-12 Sign By-Law Inter.: Video Equipped Signs at Drive Through Loc.
(<http://www.toronto.ca/legdocs/mmis/2007/ls/bgrd/backgroundfile-1528.pdf>)

Council also considered the following:

- [Report \(March 1, 2007\) from the Chief Building Official and Executive Director, City Planning \(LS2.5a\).](#)

Decision Advice and Other Information

The Licensing and Standards Committee requested staff to report directly to the March 5, 2007 meeting of City council, on whether applications have been received from gas service stations, for a permit to install video signs at gas pumps.

Noted and Filed Items:

The Licensing and Standards Committee noted and filed the following agenda item:

LS2.3 Taxicab Driver Protective Shield Program

(August 6, 2006) letter from City Council.

Submitted Friday, February 16, 2007

Councillor Howard Moscoe, Chair, Licensing and Standards Committee