

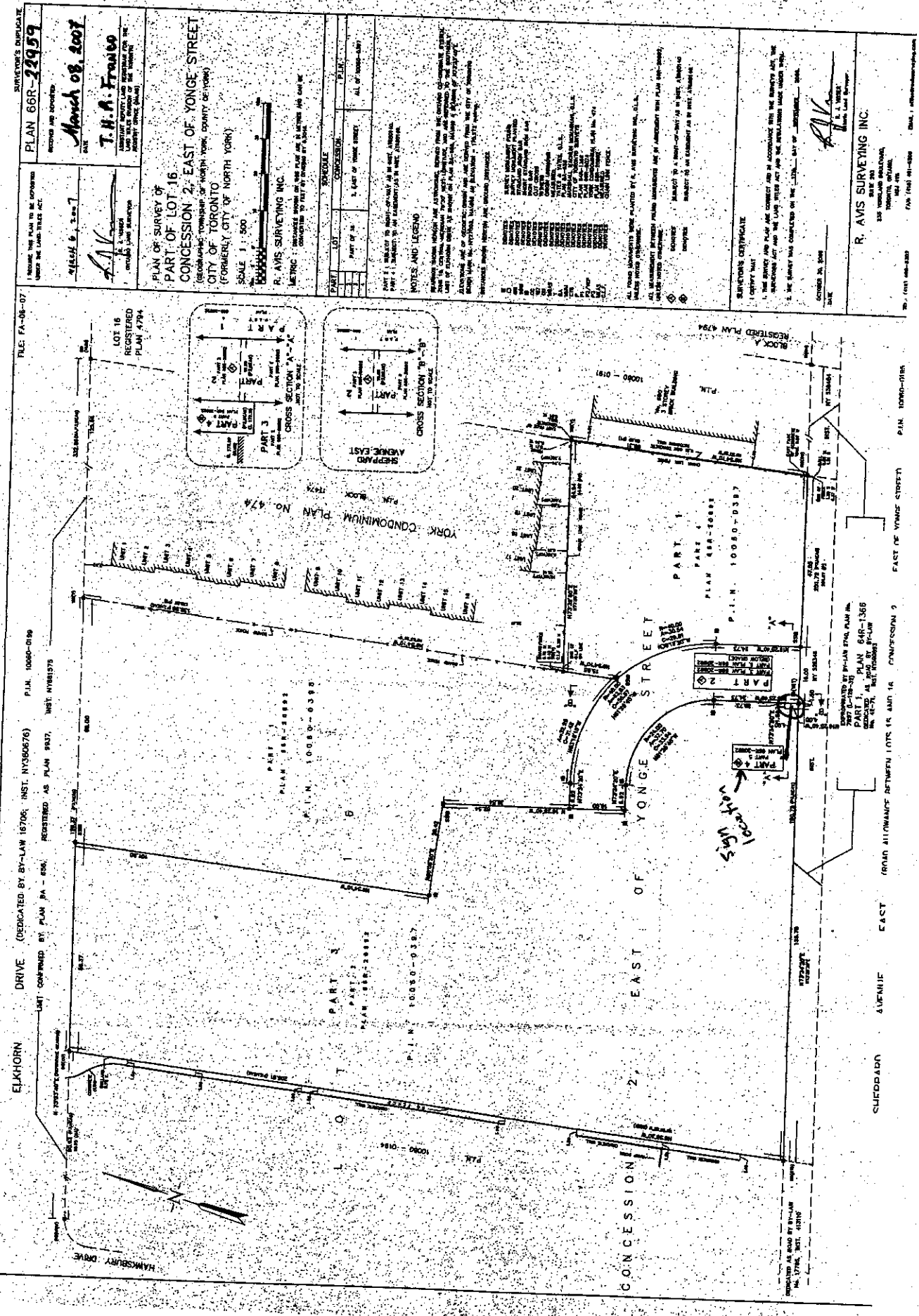
L-128-35

L-128-109

BL 17795

REAN DR
 BARBERRY PL
 CUSACK CT
 GREENBRIAR RD
 SHEPPARD AVENUE EAST

Attachment #2



TITLE: FA-08-07
 PLAN 66R-22959
 RECEIVED AND APPROVED
 March 08, 2007
 T.H.A. Frazer
 LICENSED SURVEYOR
 PLAN 11836

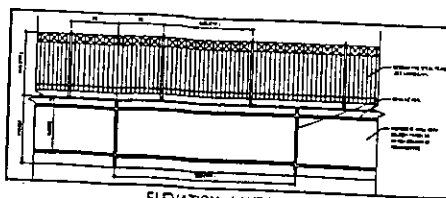
PLAN OF SURVEY OF
 PART OF LOT 16,
 CONCESSION 2, EAST OF YONGE STREET
 (GEOGRAPHIC TOWNSHIP OF NORTH YORK, COUNTY OF YORK)
 CITY OF TORONTO
 (FORMERLY CITY OF NORTH YORK)
 SCALE: 1:500
 R. AVIS SURVEYING INC.
 METRIC: CONVENTIONAL TO METRIC AND METRIC TO METRIC

PART	LOT	SECTION	PLAN
1	16	2	66R-22959

NOTES AND LEGEND
 1. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.

LEGEND
 1. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.

ELKHORN DRIVE (DEDICATED BY BY-LAW 16706, INST. NY360676) P.I.N. 10080-0196
 HAMBURGY DRIVE
 SUEDDAHN AVENUE EAST (FROM ALLOWANCE BETWEEN LOTS 15 AND 16 CONCESSION 2 EAST OF YONGE STREET) P.I.N. 10080-0195
 LOT 16 REGISTERED PLAN 4794
 YORK CONDOMINIUM PLAN No. 47A
 SHEPPARD AVENUE EAST
 CROSS SECTION TO 'A'
 CROSS SECTION TO 'B'
 PART 1
 PART 2
 PART 3
 PART 4
 PART 5
 PART 6
 PART 7
 PART 8
 PART 9
 PART 10
 PART 11
 PART 12
 PART 13
 PART 14
 PART 15
 PART 16
 PART 17
 PART 18
 PART 19
 PART 20
 PART 21
 PART 22
 PART 23
 PART 24
 PART 25
 PART 26
 PART 27
 PART 28
 PART 29
 PART 30
 PART 31
 PART 32
 PART 33
 PART 34
 PART 35
 PART 36
 PART 37
 PART 38
 PART 39
 PART 40
 PART 41
 PART 42
 PART 43
 PART 44
 PART 45
 PART 46
 PART 47
 PART 48
 PART 49
 PART 50
 PART 51
 PART 52
 PART 53
 PART 54
 PART 55
 PART 56
 PART 57
 PART 58
 PART 59
 PART 60
 PART 61
 PART 62
 PART 63
 PART 64
 PART 65
 PART 66
 PART 67
 PART 68
 PART 69
 PART 70
 PART 71
 PART 72
 PART 73
 PART 74
 PART 75
 PART 76
 PART 77
 PART 78
 PART 79
 PART 80
 PART 81
 PART 82
 PART 83
 PART 84
 PART 85
 PART 86
 PART 87
 PART 88
 PART 89
 PART 90
 PART 91
 PART 92
 PART 93
 PART 94
 PART 95
 PART 96
 PART 97
 PART 98
 PART 99
 PART 100



SITE STATISTICS

650 & 872 SHEPPARD AVENUE EA
PART OF LOT 18
CONCESSION 2, EAST OF YONGE
CITY OF TORONTO (FORMERLY C

1. SITE AREA PARCEL A - PARCEL B - TOTAL SITE

BUILDING COVERAGE
PAVED AREAS
SHAFT PENETRATIONS
LANDSCAPE AREA
2. FLOOR SPACE MOEA (FSM)

3. BUILDING HEIGHT: BUILDING A
BUILDING B
BUILDING C
BUILDING D
TOWNHOUSE

NOTE: 1. Height measured
2. Height in multi
level shall be
measured to 1.5

4. UNIT COUNT: BUILDING A
BUILDING B
BUILDING C
BUILDING D
TOWNHOUSE
TOTAL UNITS

5. G.F.A. (PARCEL A) BUILDING
BUILDING B
BUILDING C
BUILDING D
TOWNHOUSE
TOTAL G.F.A.

NOTE: 1. Figures include
2. Figures include
3. Figures include

8. PARKING PROVISION:

A. RESIDENTIAL PARKING
CONDOMINIUM APARTMENTS
(PROPOSED 248 UNITS)
CONDOMINIUM APARTMENT 'A'
(PROPOSED 189 UNITS)

TOTAL PROPOSED 417 UNITS

TOWNHOUSE UNITS
(PROPOSED 22 UNITS)
BUILDING D
(PROPOSED 183 UNITS)

RESIDENTIAL TOTALS

B. COMMERCIAL PARKING

TOTALS

NOTE: All meter parking spaces
Reserved parking for B
Reserved parking for C
Reserved parking for D
Reserved parking for E

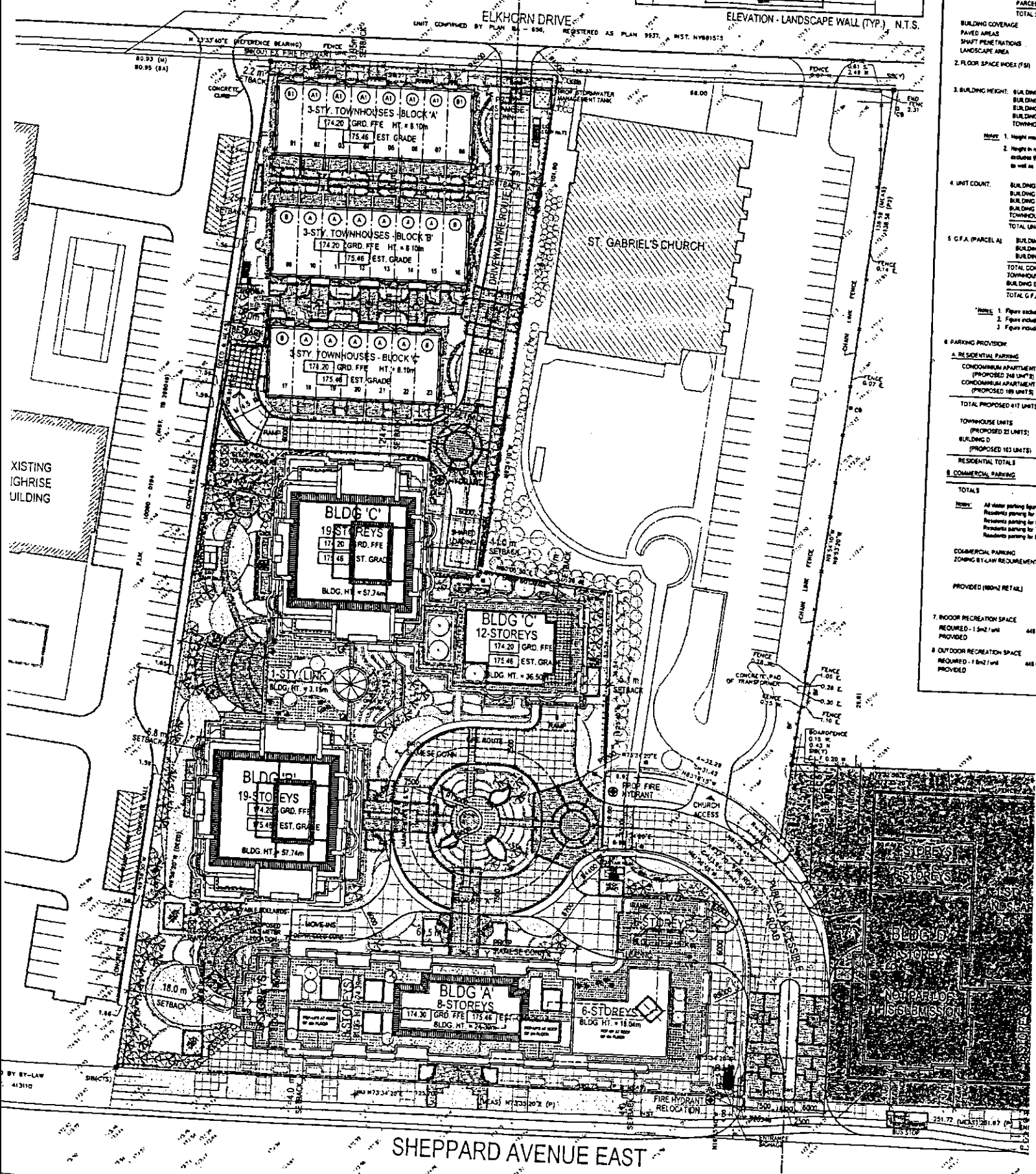
COMMERCIAL PARKING

ZONING BY-LAW REQUIREMENT

PROVIDED (800-2) RETAIL

7. INDOOR RECREATION SPACE
REQUIRED - 1.5m²/unit 448
PROVIDED

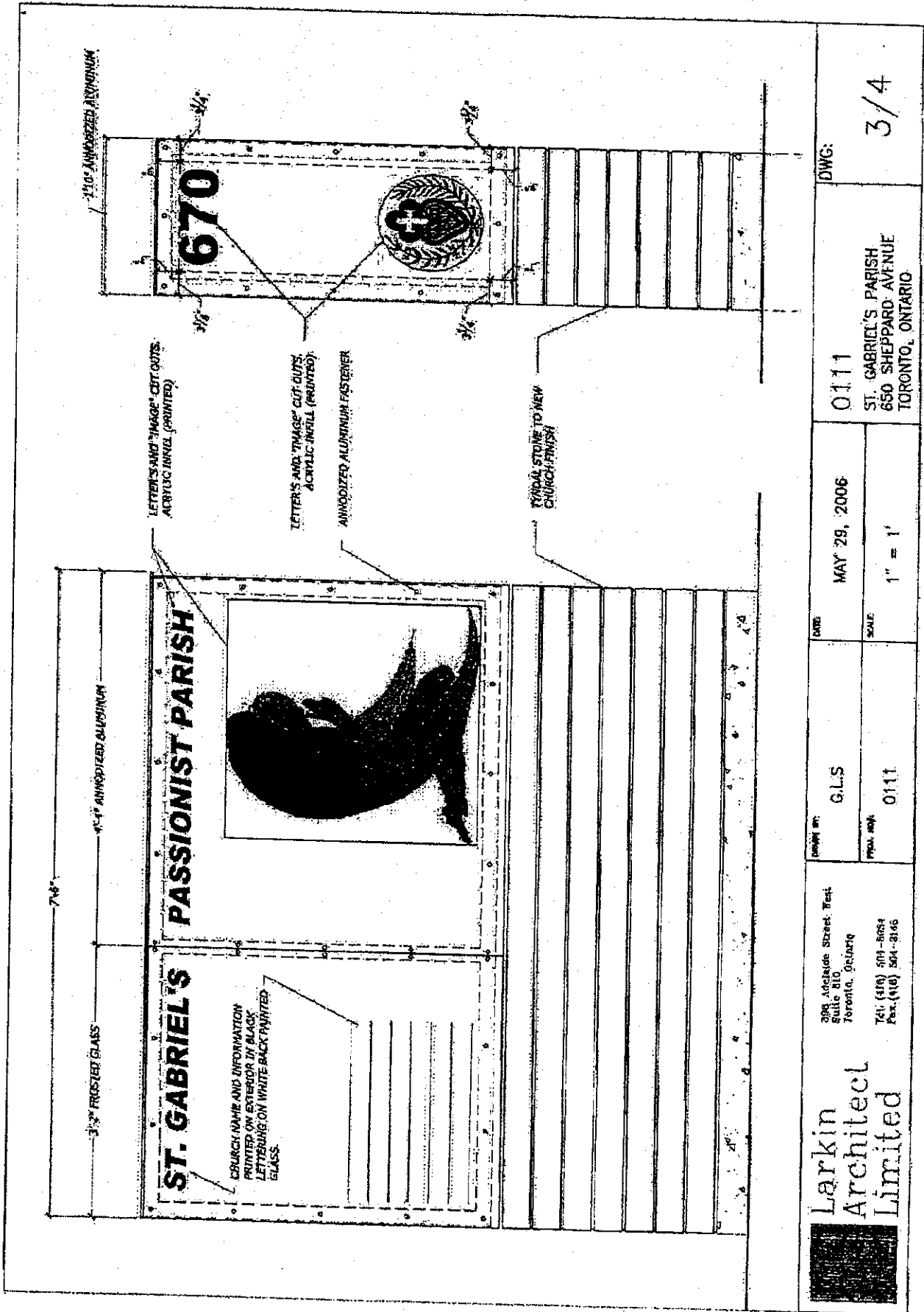
8. OUTDOOR RECREATION SPACE
REQUIRED - 1.5m²/unit 448
PROVIDED



SHEPPARD AVENUE EAST

BLDG B
19-STORIES
BLDG C
12-STORIES
BLDG D
19-STORIES
BLDG A
8-STORIES
6-STORIES

NOT PART OF
SUBMISSION

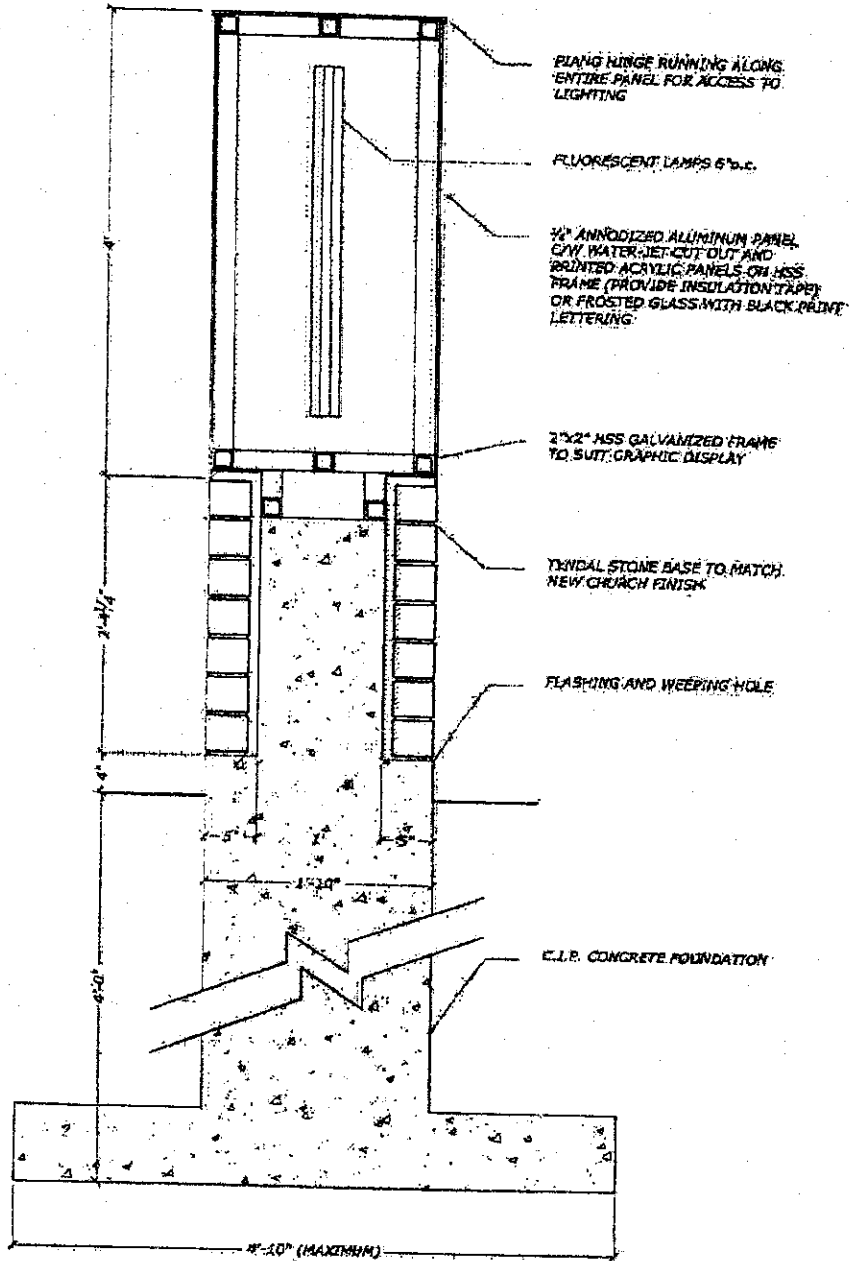


DATE: MAY 29, 2006
 SCALE: 1" = 1'
 DWG: 0111
 ST. GABRIEL'S PARISH
 650 SHEPPARD AVENUE
 TORONTO, ONTARIO

PROJECT NO: G.L.S.
 DRAWING NO: 0111

Larkin Architect Limited

309 Adelaide Street West
 Suite 210
 Toronto, Ontario
 Tel: (416) 597-8884
 Fax: (416) 504-2146



NOTE: PROVIDE SHOP DRAWINGS COMPLETE WITH PROFESSIONAL ENGINEER'S SEAL

NOTE: OWNER WILL PROVIDE DIGITAL IMAGE FILES FOR CUT OUTS.



Larkin Architect Limited

549 Adelaide Street West
Suite 511
Toronto, Ontario

Tel. (416) 504-8004
Fax. (416) 504-8145

DESIGN BY:
G.L.S.

PROJ. NO.:

DATE:
MAY 29, 2006

SCALE:
1" = 1'

0111
ST. GABRIEL'S PARISH
650 SHEPPARD AVENUE
TORONTO, ONTARIO

DWG:
4/4

SHERMAN · BROWN · DRYER · KAROL
BARRISTERS & SOLICITORS

March 6, 2008

Our File No.: 00-1153

North York Civic Centre
5100 Yonge Street, Ground Floor
Toronto, ON, M2N 5V7

Attention: Ms. Francine Adamo, Committee Administrator

Dear Members of Community Council:

RE: Application for Sign Variance at the property municipally known as 650 and 672 SHEPPARD AVENUE EAST in the City of Toronto

We are the solicitors for the owner of the property municipally known as 650 and 672 Sheppard Avenue East (the "Site") in the City of Toronto. The Site is an irregular large shaped lot comprised of several condominium buildings, townhouses and the St. Gabriel's Parish. The St. Gabriel's Parish was recently reconstructed on the Site, with access to the Church provided via a shared driveway leading to/from Sheppard Avenue East.

The proposed application is to provide signage for the St. Gabriel's Parish along the Sheppard Avenue East frontage of the Site. Given the setback of the Church from Sheppard Avenue East, a clearly articulated sign is being proposed which is intended to identify the Church, identify the municipal address and to provide information to the parishioners about the weekly services. The proposed illuminated ground sign is rectangular in shape and approximately 3'11.5" in height, 7'6" in width, and 1'10" in depth. The proposed sign is to be fastened to a stone pedestal that is 2'4" in height and 7'6" in width and secured onto a 4" concrete foundation. The total area of the proposed sign is 52 sq.ft., whereas the Sign By-law permits directional signage for places of worship to be 5.1 sq.ft. in area.

The proposed Church identification signage is to be located immediately west of the entrance of the driveway leading to/from Sheppard Avenue East. The information is to be displayed on both sides of the illuminated rectangular sign face, which can be read by both east and west vehicular and pedestrian traffic travelling along Sheppard Avenue East. This illuminated sign will not adversely impact any surrounding uses in the area.

For your consideration, we respectfully enclose a Sign Variance application requesting permission to exceed the maximum area permitted for a ground sign that provides directional signage for a place of worship. The St. Gabriel's Parish is a longstanding integral part of the community and it is very

SHERMAN · BROWN · DRYER · KAROL
PRACTISING IN ASSOCIATION

5075 YONGE STREET · SUITE 900 · TORONTO, ONTARIO · M2N 6C6 · TELEPHONE: (416) 222-0344 · FACSIMILE: (416) 222-3091
THE INDIVIDUAL LAWYERS NAMED ABOVE PRACTICE IN ASSOCIATION WITH ADAM J. BROWN PROFESSIONAL CORPORATION.

important that its location is clearly identifiable and information about its services be conveyed to the parishioners. The proposed sign will give the Church a distinct presence along the streetscape of Sheppard Avenue East and maintain the same type of signage related to the Church which existed prior to the relocation and reconstruction of the Church. Therefore, we respectfully submit that the signage is appropriate for the Church, a benefit to the community, and worthy of Community Council's approval.

Enclosed please find the following as part of the submission package:

1. Sign Variance Application form and applicable application fee;
2. 2 copies of the site plan indicating the location of the proposed sign; and,
3. 2 copies of the construction details of the sign.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned, or Mr. Mathew Laing, Planner in our office.

Yours very truly,



Adam J. Brown

Encls.

cc: Councillor David Shiner
Mr. S. Baghai

SHERMAN · BROWN · DRYER · KAROL
BARRISTERS & SOLICITORS

MEMORANDUM

Date: April 7, 2008
To: Mr. Richard McMann
From: Mathew Laing, Planner
Subject: 650 and 672 Sheppard Avenue East

In relation to our recent conversation, please note that our client intends to input a timer on the proposed sign, which would illuminate the proposed sign daily between 5pm to midnight.

If you should have any questions or require any additional information, please do not hesitate to contact me at 416-222-0344.

Thank you,

MML