

Request for approval of an encroaching building facade with lighting at 480 Eglinton Avenue West

Date:	January 19, 2010
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 16 – Eglinton Lawrence
Reference Number:	<i>ny10024</i>

SUMMARY

This staff report is about a matter over which North York Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

This report is a request to permit the construction of an encroaching building façade with a lighting component pursuant to Chapter 313 of the Toronto Municipal Code.

RECOMMENDATIONS

Transportation Services, North York District recommends that North York Community Council:

1. Approve the application for permission to construct the encroaching building façade; and
2. Approve that the façade be constructed according to conditions of a permit issued by the Chief Building Official for the City of Toronto.

FINANCIAL IMPACT

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

COMMENTS

The proposed projecting wire mesh façade has an area of 27.31 sq m, is located 2.74 m above grade and projects 0.19 m from the wall. The proposed building façade will encroach over the street line into the boulevard 0.15 m at its furthest point.

Given this façade would project over the City boulevard and in considering Section (2) Recommendation A6 of the Co-ordinated Street Furniture Program report adopted June 27, 28, and 29, 2006 wherein it states that “no other advertising programs be authorized on any street element, no third party advertising could be permitted on this façade. Additionally, any first party signs proposed would require permits issued by Toronto Buildings pursuant to the sign by-law in effect at the time the application is made.

The original building was constructed to encroach onto the adjacent neighbouring properties, 0.21 m to the east and 0.15 m to the west, and the proposed façade would encroach onto the adjacent properties the same distances. Notwithstanding this, this report seeks only to authorize the encroachment onto city property, and cannot authorize the further encroachment onto the adjacent private property.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENT

Attachment 1 Site Plan (A4.3) - Proposed storefront plan details (*ny10024_drawing*)