

## **Sign By-law Variance Request - 1733 Eglinton Avenue East - Don Parkway**

*(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)*

**The North York Community Council recommends the adoption of the following report (November 24, 1999) from the Director and Deputy Chief Building Official, North District:**

### Purpose:

Evaluate and make recommendations regarding a request by Thomas Christoff, Ramblewood Development Ltd., for a variance from the Sign By-law to permit a 350 sq. ft. off-premise type roof sign whereas section 5.3.1.1 of the Sign By-law allows 250 sq. ft.

The property is located at the South-East corner of Eglinton Ave. East and Bermondsey Rd. Refer to attachments for details.

### Recommendations:

It is recommended that:

- (1) The request for a minor variance from the Sign By-law be approved.

### Council Reference/Background/History:

The building at 1733 Eglinton Ave. East is located in an industrial zone (MC(H)) fronting on Bermondsey Rd. If this property was zoned Commercial, the proposed sign would be permitted without a variance.

The property to the west is an automobile service station and the property to the east is an automobile dealership. On the North side, there is a residential condominium under construction, but there is no direct visible impact on the future condominium.

The proposed illuminated off-premise roof sign is designed in a V-shape with a 350 sq. ft. side facing the intersection of Eglinton Ave. and Bermondsey Rd. and a 230 sq. ft. side facing westbound Eglinton Ave. East traffic.

The Ward Councillors have been notified of this request and have been provided with a copy of this report and attached plans.

### Conclusions:

It is my opinion that the proposed increase in sign size would not have a negative impact on the surrounding area and it is recommended that the minor variance to the Sign By-law be approved.

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(A copy of attachments referred to in the foregoing report are on file in the office of the City Clerk, North York Civic Centre.)

