

TORONTO STAFF REPORT

May 31,2000

To: York Community Council

From: Director, Community Planning, West District
Director of Building and Deputy Chief Building Official, West District

Subject: Sign By-law Variance Application
Owner: Canadian Pacific Railway
Applicant: Pattison Outdoor
File No: 10/4/47-1
Ward 27: York Humber

Purpose:

To consider a Sign By-law Variance Application requesting approval to permit a sign exceeding the permitted height limit.

Financial Implications and Impact Statement:

There are no financial implications arising from the adoption of this report

Recommendations:

It is recommended that:

- (1) the application by Pattison Outdoor for a variance to the provisions of By-law No. 3369-79, as amended, to permit an off-premise sign with a maximum height of 9 metres on the Canadian Pacific Railway lands, west of Jane Street and north of Weston Road, be approved as a minor variance; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Location:

The subject site forms part of the Canadian Pacific Railway right-of-way, on the west side of Jane Street, north of Weston Road. The proposed sign is to be located approximately 18 metres (60 feet) west of the Jane Street overpass where it crosses the railway right-of-way. Employment uses within industrial buildings on the west side of Jane Street abut the railway corridor at this location (see Attachment 1- Location Map and Site Plan).

Proposal:

Pattison Outdoor is requesting a height variance approval to permit a double faced, poster panel, off-premise sign (each face approximately 6 metres wide by 3 metres high) constructed to a maximum height of 9 metres. The sign panels will be placed so that they can be viewed from the north and south at the height of the overpass.

Sign By-law Variance:

Sign By-law No. 3367-79, as amended, for the former City of York regulates off-premise signs. This proposal falls within the maximum 177 off-premise sign limit contained in the sign by-law. Section 16.2.6(a) (i) limits the height of an off-premise sign to a maximum height of 6 metres above the average grade. At this location a sign constructed at the maximum height of 6 metres in compliance with the Sign By-law will be hidden from view by the overpass and surrounding buildings. The variance in this application is as follows:

<u>Item</u>	<u>Proposed</u>	<u>By-law</u>	<u>Variance</u>
Height of sign	9 metres	6 metres	3 metres

Sign Variance Application Review:

The absence of a Sign Review Committee and the process for reviewing and reporting on Sign variance applications at the York Office remains the subject of discussion between the Community Planning and Building Divisions. This issue is linked to the city-wide harmonization, administration and service delivery of Sign By-law matters that is currently under review. In the interim, applications for variance from the provisions of the Sign By-law for the former City of York will be reviewed and reported on jointly by staff of the Community Planning Division and Building Division at the York office.

Comments:

The application has been reviewed considering the location of the sign, the reason for the variance application, and the minimal visual impact on surrounding employment uses on the

west side of Jane Street. Staff are of the opinion that the variance requested is minor and should be approved.

Conclusions:

A variance to the maximum 6 metres height provision of Sign By-law No. 3367-79 to permit an off premise sign having a maximum height of 9 metres on the Canadian Pacific Railway right-of-way, west of Jane Street, north of Weston Road is recommended for approval as a minor variance to Sign By-law No. 3367-79, as amended.

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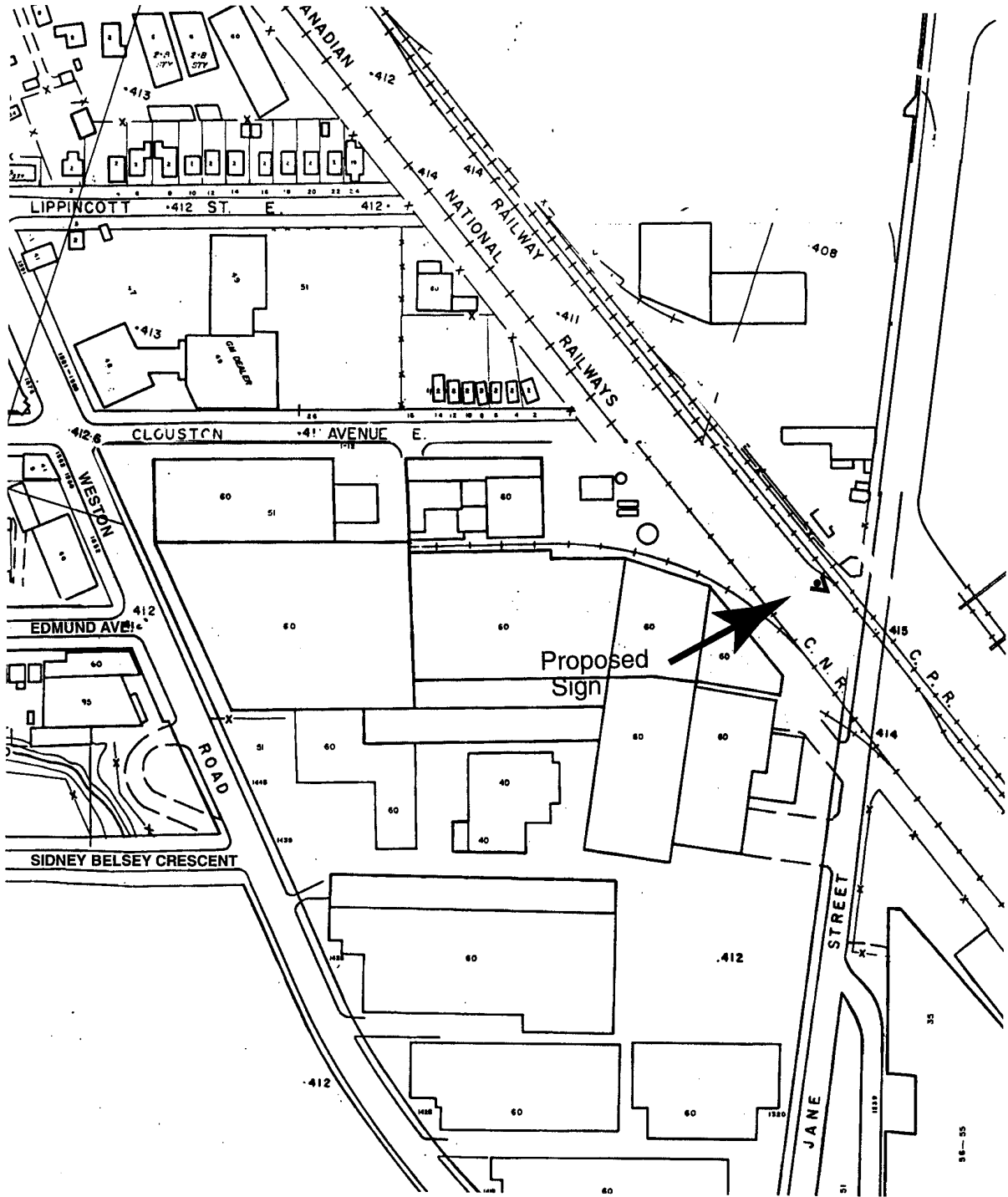
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West District

List of Attachments:

Attachment 1: Location Map and Site Plan



Location Map & Site Plan

File# YCC-10/4/47-1 Drwg.#2000.5.24

↑ Not to Scale
05/31/2000

Attachment **1**