



**STAFF REPORT
ACTION REQUIRED**

**184 Marlee Ave.
Sign Variance Request**

Date:	March 13, 2007
To:	Chairman and Members, North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 15, Eglinton - Lawrence
Reference Number:	File No: 2007 NY 008 Folder No. 07 – 105569 ZSV 00ZR

SUMMARY

This staff report is about a matter that the 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.

The purpose of this report is to review and make recommendations on a request by Sid Catalano of Pattison Outdoor Advertizing, on behalf of the property owner Zito Angelo, for an approval of variances from former City of York Sign By-law No. 3369-79, as amended to permit installation of one off-premise double faced roof sign on a residential building.

This off premise roof sign exceeds the maximum number allowable by the City of York Sign By-law No. 3369-79 and no signs are allowed in residential zones.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. Request for variances be refused.

Financial Impact

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

COMMENTS

The tree storey residential building is located within the boundaries of the former City of York and is zoned R2. The north property line of this property abuts the boundary of the former City of North York.

The properties to the north of the property are zoned commercial (C1) and are subject to the requirements of the North York Sign By-law.

Abutting uses are as follows:

North – Commercial North York (C1);

South - Residential (R2);

West - Residential (R2);

East - Residential (RM2)

The proposed double faced off premise roof sign with an area of 18.58 sq. m (200 sq. ft.), 3 m x 6 m (10' x 20') will be visible to traffic travelling north and south along Marlee Avenue.

The proposed sign will also be visible to the occupants of a 23 storey hi-rise condominium at 155 Marlee Avenue directly across the street.

Proposed signage does not comply with the City of York Sign By-law 3369-79 as amended, in the following ways:

Sign By-law Section Requirements	Applicant's Proposal	Required Variance
<p>Section 17.1.1 No sign shall be erected, displayed or structurally altered in R2 Residential District.</p>	<p>To erect one off- premise roof sign on a property that is zoned R2.</p>	<p>To allow an off- premise roof sign in R2 Residential District.</p>
<p>Section 16.2.1 The maximum number of off- premise sign locations shall be 177</p>	<p>To exceed the maximum number of allowable off –premise roof signs.</p>	<p>To allow the off-premise roof sign that exceeds the number permitted by the by-law.</p>

The applicant submitted a letter in support of his request in which he states that the proposed off- premise roof sign meets the separation requirements of the sign by-law. The requirement for a 500 feet separation between roof signs is a City of North York sign by-law requirement and does not apply to the proposed sign.

CONTACT

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SIGNATURE

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North District

ATTACHMENTS

- Attachment 1 Zoning Map City of York
- Attachment 2 Zoning Map City of North York
- Attachment 3 Site Plan
- Attachment 4 I- View Area Map
- Attachment 5 Photo of 184 Marlee Avenue
- Attachment 6 Photo of 155 Marlee Avenue
- Attachment 7 Letter from Applicant