



**STAFF REPORT
ACTION REQUIRED**

**2081 Dufferin Street
Sign Variance Request**

Date:	August 24, 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: 2007NY031 Folder No 07 – 225599- ZSV 00 ZR

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 from City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Richard Verlaan, tenant at 2081 Dufferin St. for an approval of a variance from former City of York Sign By-law No. 3369-79, as amended, to permit installation of one V-shaped A- frame sign erected on the patio in front of York Academy of Martial Arts.

RECOMMENDATIONS

Toronto Building, North York District recommends that:

1. Request for variance be refused.

Financial Impact

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

DECISION HISTORY

York Academy of Martial Arts occupied the premises at 2081 Dufferin Street since 2003 and has an existing identification wall sign. Also a V-shaped A- frame mobile sign was installed on the patio in front of the building. Following an investigation by Municipal Licensing and Standards staff, the sign was modified by fixing it to the patio floor with coil anchors. The tenant then applied to Toronto Building for a sign permit on May 16, 2007. Toronto Building staff informed the applicant that the sign did not comply with the sign by-law. On May 31, 2007 the applicant filed an application for a sign variance.

COMMENTS

The subject property is zoned Local Commercial/Residential (LCR) and is located on the East side of Dufferin Street opposite Eversfield Road in the former City of York.

The properties surrounding the building are zoned as follows:
South & East- Local Commercial/Residential (LCR),
North & West – Residential (R2).

The installed ground sign is used to display specials and promotions offered on the premises. The area of each sign face is 2' -9" x 4' -0" (0.83m x 1.23m) metal framed and is designed to be used as a changeable message sign.

Provisions of the City of York Sign By-law 3369-79 allow a maximum of thirty percent (30%) of the background area of an identification sign to be used for changeable messages for general advertising of goods, services or activities. The rest of the face sign shall be used for permanent messages including name, address, number and the activities carried on in the building. The entire face of this sign is dedicated to changeable messages which are used for advertising promotions and events.

City of York Sign By-law 3369-79 allows one identification ground sign to be erected on a property that abuts an arterial road and which has a minimum of 7.5 meters of lot frontage.

The applicant is requesting variances to permit a sign on a lot that has 7.2meters frontage and 100% of the sign face is dedicated to changeable messages.

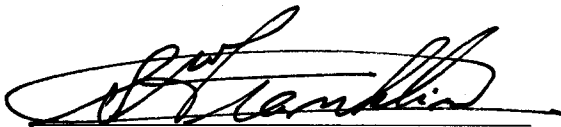
Proposed signage does not comply with the City of York Sign By-law 3369-79 as amended, in the following ways:

Sign By-law Section Requirements	Applicant's Proposal	Required Variance
<p>Section 15.1. Ground Free Standing Signs 15.1.2. No ground sign shall be erected on a lot having frontage of less than 7.5 m.</p> <p>Section 14. General Requirements 14.12. An identification sign may use a maximum of thirty (30%) of the sign area for advertising services or activities available on the premises and may use all or portion of the said thirty percent (30%) area for changeable messages.</p>	<p>To erect a ground sign on a lot having a frontage 7.2 m.</p> <p>To use the entire sign area as a changeable message sign</p>	<p>To allow a ground sign on lot 0.3 m short of required minimum frontage.</p> <p>To allow 100% of the sign area be used as a changeable message sign.</p>

CONTACT

Galina Veltman P. Eng., Manager Plan Review Tel: 416-395-7018; Fax: 416-395-7589;
E-mail: veltman@toronto.ca

SIGNATURE



Steve Franklin P. Eng
Director of Building and
Deputy Chief Building Official
North District

ATTACHMENTS

- Attachment 1 Zoning Map
- Attachment 2 Site Plan
- Attachment 3 Sign Details
- Attachment 4 Photos of the Sign

Attachment -1

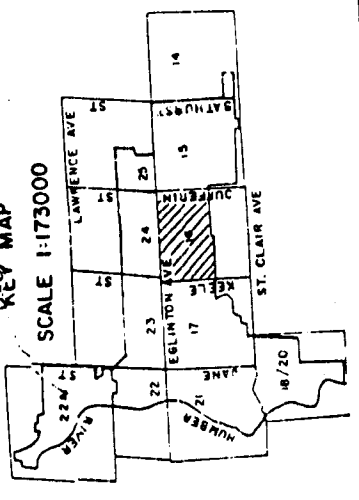
Proposed
Sign @

2081 Dufferin St



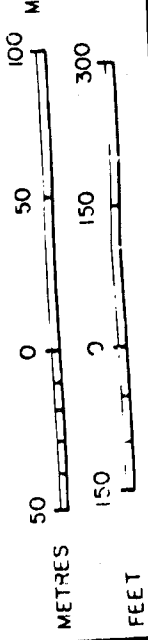
KEY MAP

SCALE 1:173000



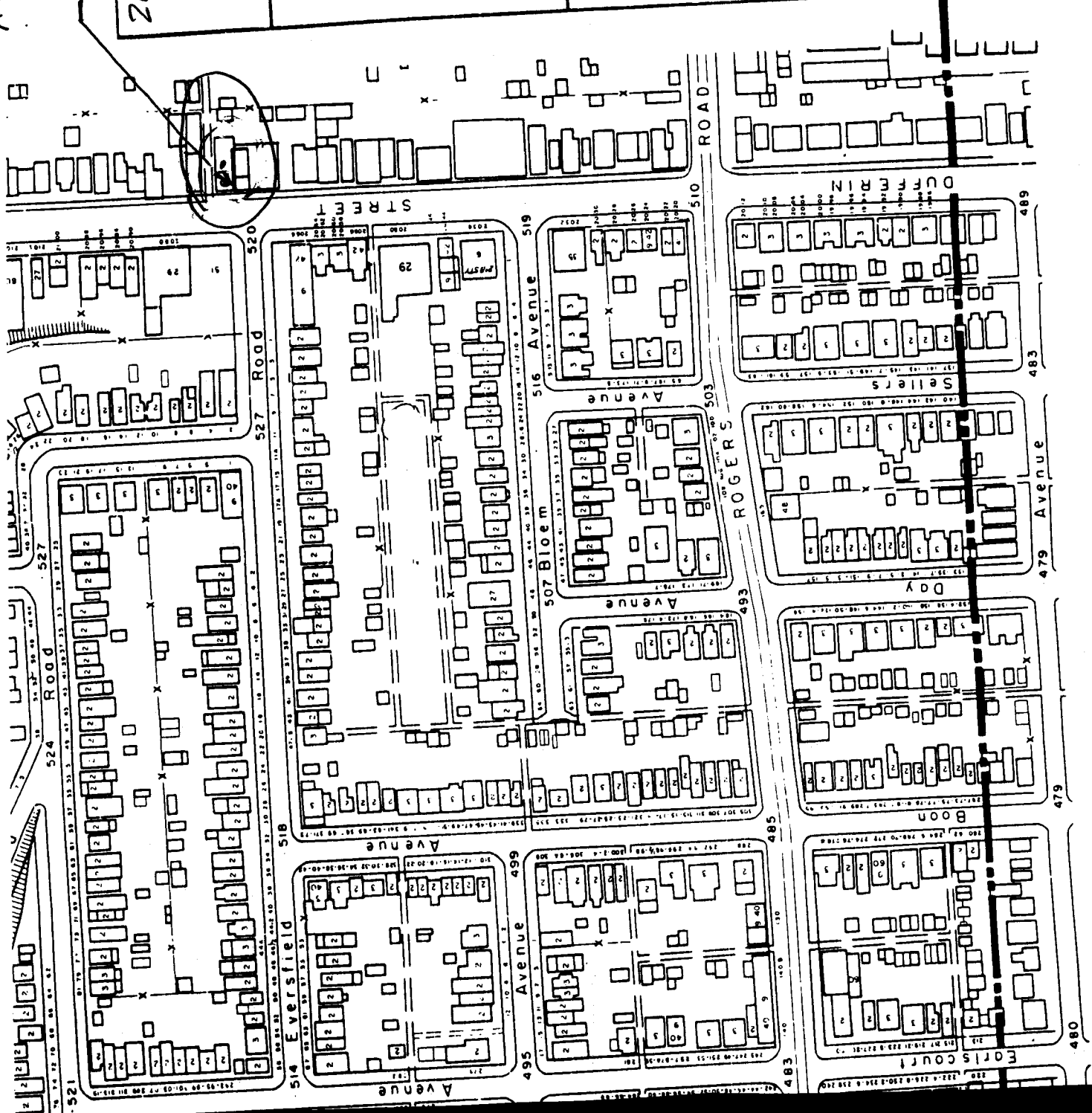
SCALE 1:2400

1cm = 24m
1in = 200ft



TOPOGRAPHIC PLAN 198

CITY OF YORK
PLANNING AND ECONOMIC
DEVELOPMENT



Attachment - 7

SKETCH SHOWING

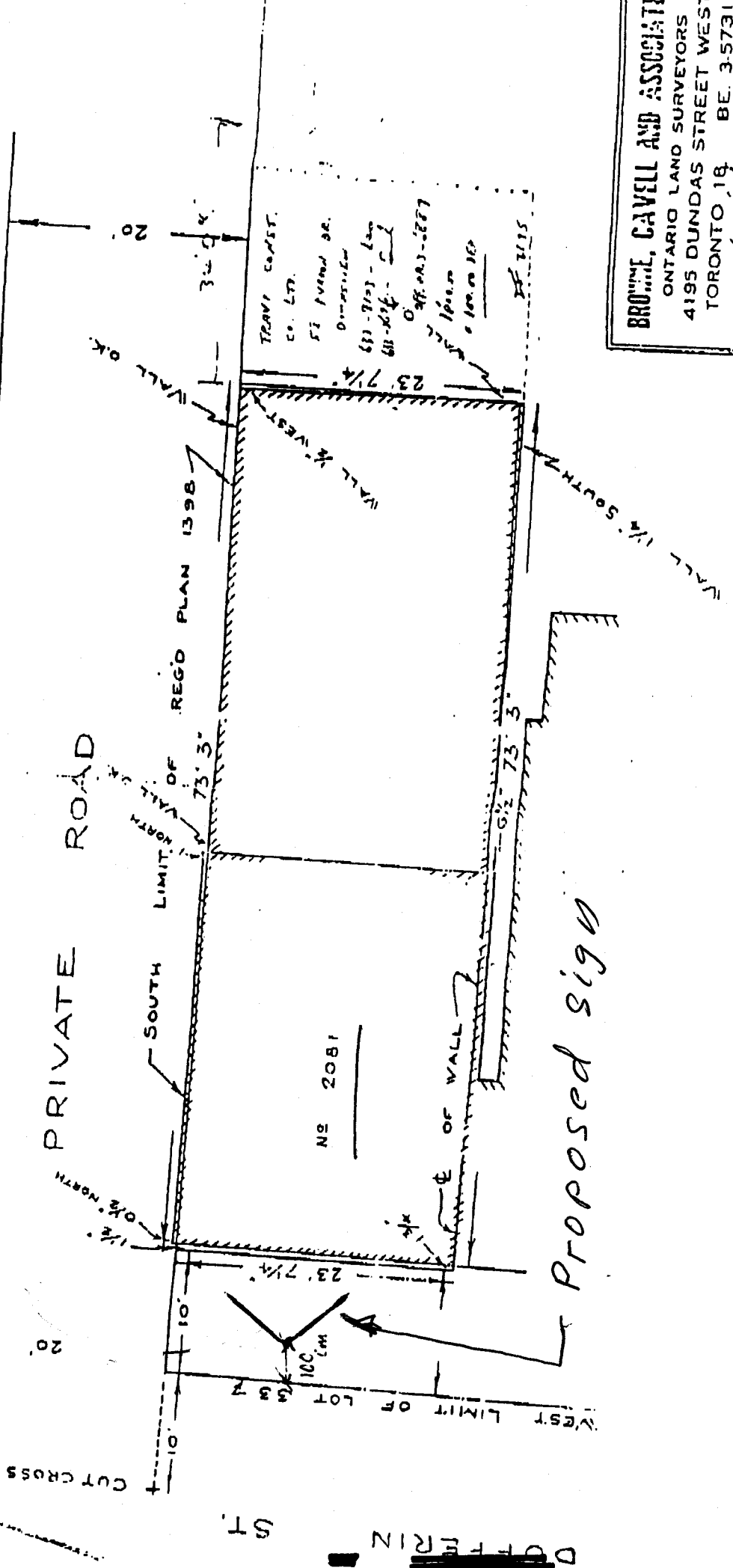
PART OF LOT 35 - REG'D PLAN 423

TOWNSHIP OF YORK

COUNTY OF YORK

SCALE 1" = 10'

Thin Exhibit
to the City of York
of Irving Sideron Architects



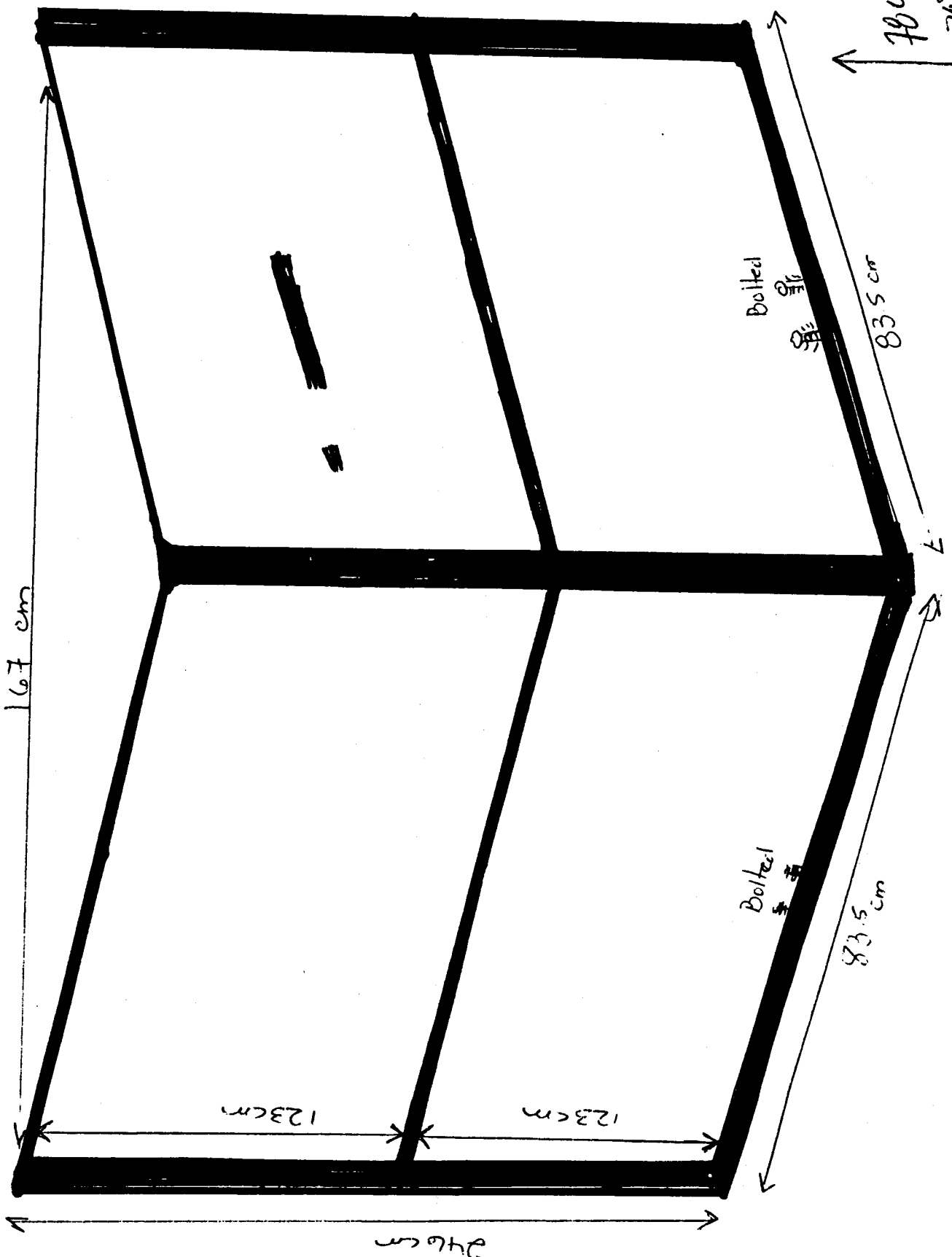
BROOME, CAVELL AND ASSOCIATE
 ONTARIO LAND SURVEYORS
 4195 DUNDAS STREET WEST
 TORONTO 18 ONT. BE. 3-5731

PER: *[Signature]*

DUFFERIN ST.

Attachment - 3

↑ UP



70 cm elevation
patio side wall

Bolted

83.5 cm

Bolted

83.5 cm

167 cm

123 cm

123 cm

246 cm

Attachment - 4

