



## STAFF REPORT ACTION REQUIRED

### Request for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, for a facial sign at 1125 Kennedy Road.

<b>Date:</b>	May 14, 2007
<b>To:</b>	Chair and Members, Scarborough Community Council
<b>From:</b>	Director, Toronto Building, Scarborough District
<b>Wards:</b>	Scarborough Centre – Ward 37
<b>Reference Number:</b>	2007SC012

### SUMMARY

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This staff report is about a matter for which Scarborough Community Council has delegated authority to make a final decision.

To review and make recommendations on a request by Paul Picini of Twilight Sign & Neon Inc., on behalf of N. Turk Investments Limited, for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, to permit a facial sign at the above address.

Staff recommends approval of the requested variance.

### RECOMMENDATIONS

**Director of Building and Deputy Chief Building Official**

It is recommended that:

- (1) the requested variance be approved and
- (2) the applicant be informed to submit an application, along with the required documents, to update the existing Sign Uniformity Plan.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from this report.

## **DECISION HISTORY**

In its meeting of January 16, 2007, Scarborough Community Council deferred consideration of report (Item SC 2.9) dated January 2, 2007 until its meeting of March 27, 2007. This report was further deferred to the meeting of May 1, 2007 and subsequently to the meeting of May 29, 2007.

## **ISSUE BACKGROUND**

The applicant, on behalf of the owner of the property, submitted on March 25, 2005 an application to obtain a sign permit to install three facial wall signs. The application was not approved because the signs did not comply with the Scarborough Sign By-law. Subsequently, the applicant submitted an application to request variances from the provisions of the Sign By-law. A staff report was submitted to the January 16, 2007 Community Council which identified total sign area and uniformity plan as areas of non compliance. After a number of deferrals, the applicant revised his proposal and the total sign area is now in compliance. This report is based on this latest submission and supersedes the report previously submitted for the January 16, 2007 Community Council.

The subject property is located on the east side of Kennedy Road, north of Lawrence Avenue East. The land is occupied by a two storey commercial building with multiple occupancies, located in a Mixed Employment Zone (ME), in the Dorset Park Employment District area of Zoning By-law No. 24982.

The abutting lands are designated, in the above zoning by-law, as follows:

North: "Mixed Employment Zone" (ME) and "Highway Commercial Zone (HC).

South: "Mixed Employment Zone" (ME).

East: "General Industrial Zone" (MG), "Special Industrial Zone" (MS) and "Vehicle Service Zone" (VS).

West: "Commercial Zone (C), on the west side of Kennedy Road.

An existing Uniformity Plan for this property, approved on July 5 1996, requires all wall signs to be channel letters. An affidavit signed by the property owner, as part of this Uniformity Plan, confirmed the above requirement. The present owner is the same owner as the one who signed the affidavit in 1996.

The applicant proposes to erect a metal box sign with copy "United Furniture Warehouse". The sign is 2.46m (8 feet-1 inch) high by 7.32m (24 feet) long and consists of black and red letters in a yellow plastic sign face.

## COMMENTS

The subject property is classified as Group Use 4 in the Sign By-law of the former city of Scarborough.

The proposed sign is of a sign box type, and as such is not in compliance with the existing Uniformity Plan for the property. The Uniformity Plan requires all signs on this property to be the type consisting of channel letters. The following table describes in greater detail the non-compliance of the proposed sign.

<b>Sign By-law Section &amp; Requirements</b>	<b>Applicant's Proposal</b>	<b>Required Variance</b>
2.3.1(8)(c).....Once a uniformity plan is approved as in compliance with this By-law, all permits issued thereafter and signs erected or displayed pursuant to such permits shall comply in all aspects with the approved uniformity plan, or if later amended, the approved uniformity plan as amended.	To erect a new sign not in compliance with the existing sign uniformity plan.  Signs under the uniformity plan must be channel letters.	To allow the erection of a facial wall signs not in compliance with the existing uniformity plan.  The proposed sign is a box sign, not one consisting of channel letters.

## CONTACT

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## SIGNATURE

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Bruce Ashton, P.Eng  
Director of Building and  
Deputy Chief Building Official  
Scarborough District

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**ATTACHMENTS**

Attachment 1 - Site Plan  
Attachment 2 - Zoning map  
Attachment 3 – Proposed Sign  
Attachment 4 – West Wall Elevation