



## STAFF REPORT ACTION REQUIRED

### **Request for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, for one ground sign at 2839 Eglinton Avenue East.**

<b>Date:</b>	June 12, 2007
<b>To:</b>	Chairs and Members, Scarborough Community Council
<b>From:</b>	Director, Toronto Building, Scarborough District
<b>Wards:</b>	Scarborough Southwest – Ward 35
<b>Reference Number:</b>	2007SC018

### **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 Anastasios (Tom) Pagonis, for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, to permit the erection of a third party ground sign that does not comply with the By-law at the above address.

The location of the proposed sign is not in compliance with the requirements of the By-law and this report deals with the required variance to allow the erection of the proposed third party ground sign.

Staff reviewed the requested variance and recommends the variance to be approved.

## **RECOMMENDATIONS**

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

It is recommended that:

- (1) The requested variance be approved for the reasons outlined in this report.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from this report.

## **ISSUE BACKGROUND**

In September 2006 , a sign permit for the erection of a third party ground sign at 2839 Eglinton Avenue East was issued. Upon encountering poor soil conditions, the applicant applied for a revision to relocate the sign to another location within the same property. During the review of this revision application, it was discovered that the original permit was issued in error without due consideration given to a sign bylaw amendment requiring a 75 metre setback from the closest intersection. On May 24, 2007, the applicant applied for a sign variance. This report is a result of that application.

The subject property is located on the south east corner of Oswego Road and Eglinton Avenue East. The sign is proposed to be installed in the parking lot of an existing 1 storey building. The area is designated as a Highway Commercial (HC), in the Eglinton Community District, of Zoning By-law No. 10048 of the former City of Scarborough.

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

North:	“Community Commercial” (CC).
South-East:	“Single Family Residential Zone” (S)
East:	“Industrial Zone” (M) & “Industrial Commercial” (MC)
West:	“Highway Commercial” (HC)”.

## **COMMENTS**

The subject sign is classified as a third party billboard sign in the former City of Scarborough Sign By-law. For such a sign, its location is required to be at a minimum distance of 75 metres (246 feet) from the closest intersection. The proposed sign does not comply with this requirement. The following table describes in greater detail the extent of the non-compliance.

<b>Sign By-law Section &amp; Requirements</b>	<b>Applicant's Proposal</b>	<b>Required Variance</b>
1) 2.4.2(3)(f) No part of a poster panel, billboard, painted bulletin, posturn or spectacular sign or sign group shall be located within 75 metres (246 ft) of an intersection.	To erect a third party billboard sign at 61 metres (200 feet) from the intersection.	<p>To allow the erection of one billboard sign at a distance of 61 metres (200 ft) from the closest intersection; whereas, the permitted distance to the nearest intersection is 75 metres (246 ft).</p> <p>The proposed sign at 61 metres (200 ft) is closer to the nearest intersection by 14 metres (46 ft) (or 18.6%) than the permitted distance of 75 metres (246 ft).</p>

The property in question has a frontage of only 45.7 metres (149 ft) facing Eglinton Avenue East. In order to meet the minimum 75 metres (246 ft) distance to the intersection, the sign would have to be located a substantial distance away from the street. In that case, the sign would be partially hidden by the building on site and lose a significant amount of visibility.

Because of poor soil condition, the sign was required to be moved from a location that was approved under the original permit. In order to minimize the required variance, the location of the sign is proposed to be set back further from the street line and located in an existing parking space. To compensate for this loss of a parking space, the applicant will construct one additional space on the property.

For the above reasons, staff recommends that the requested variance be accepted.

## **CONTACT**

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## **SIGNATURE**

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

### Applicant's Information:

Anastasios Pagonis  
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Scarborough, ON M1J 2E2  
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## **ATTACHMENTS**

Attachment 1 - Site Plan.  
Attachment 2 - Zoning map.  
Attachment 3 - Sign Elevation