

**Sign Variance Report
85 Hanna Avenue**

Date:	May 9, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	07-116015

SUMMARY

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

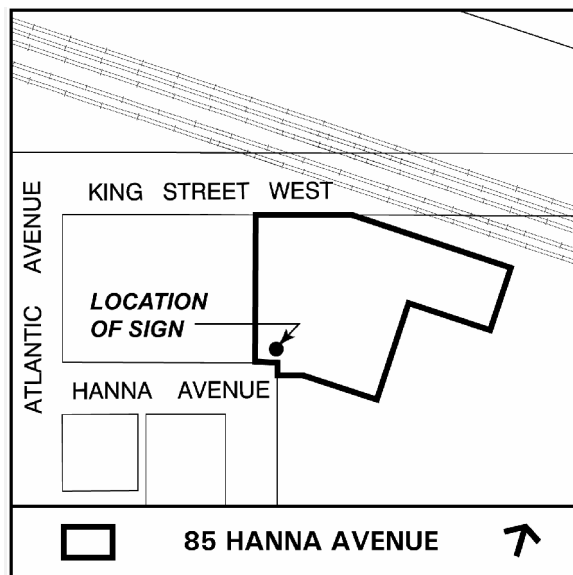
This report reviews and makes recommendations on a request by Javed Akhtar, with Signlogix, for First Capital (King-Liberty) for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated ground sign for direction purposes at 85 Hanna Avenue.

Staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the request for a variance to permit, for identification purposes, an illuminated ground sign for direction purposes at 85 Hanna Avenue, and require that energy efficient lights be used; and



2. Toronto and East York Community Council direct the City Clerk’s Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

The property is located on the north side of Hanna Avenue. The property contains a three storey office building. The applicant is requesting permission to install, for identification purposes, an illuminated ground sign for direction purposes. The sign would direct vehicular traffic to the underground parking, and would be located on top of an existing 0.91m high wall adjoining the ramp entrance. The sign is 1.47m wide and 0.88m high with an area of 1.29m². The vertical clearance from top of grade to the bottom of sign is 2.74m.

The signs do not comply with Chapter 297, Signs, of the former City of Toronto Municipal Code in the following ways:

Sign By-law Section and Requirements	Applicant’s Proposal	Required Variance
Chapter 297-10D 9(c)	The proposed sign would set back 1.0 metre from the property line.	The 1.0 metre set back from the property line would be 1.0 less than the required 2.0 metres setback from the property line.

COMMENTS

The 2.0m set back requirement for a ground sign is to ensure that commercial streetscapes and view corridors are preserved and enhanced and sight lines for motorists and pedestrians are improved. In this instance, vertical clearance from top of grade to the bottom of sign is 2.74m. The sign is sized and designed so as not to impair visibility for motorists or pedestrians or adversely impact the site, surrounding uses and the streetscape. Planning staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

CONTACT

Norm Girdhar, Assistant Planner
Telephone: 416-392-7209
Fax No. 416-392-1330
E-mail: ngirdhar@toronto.ca

SIGNATURE

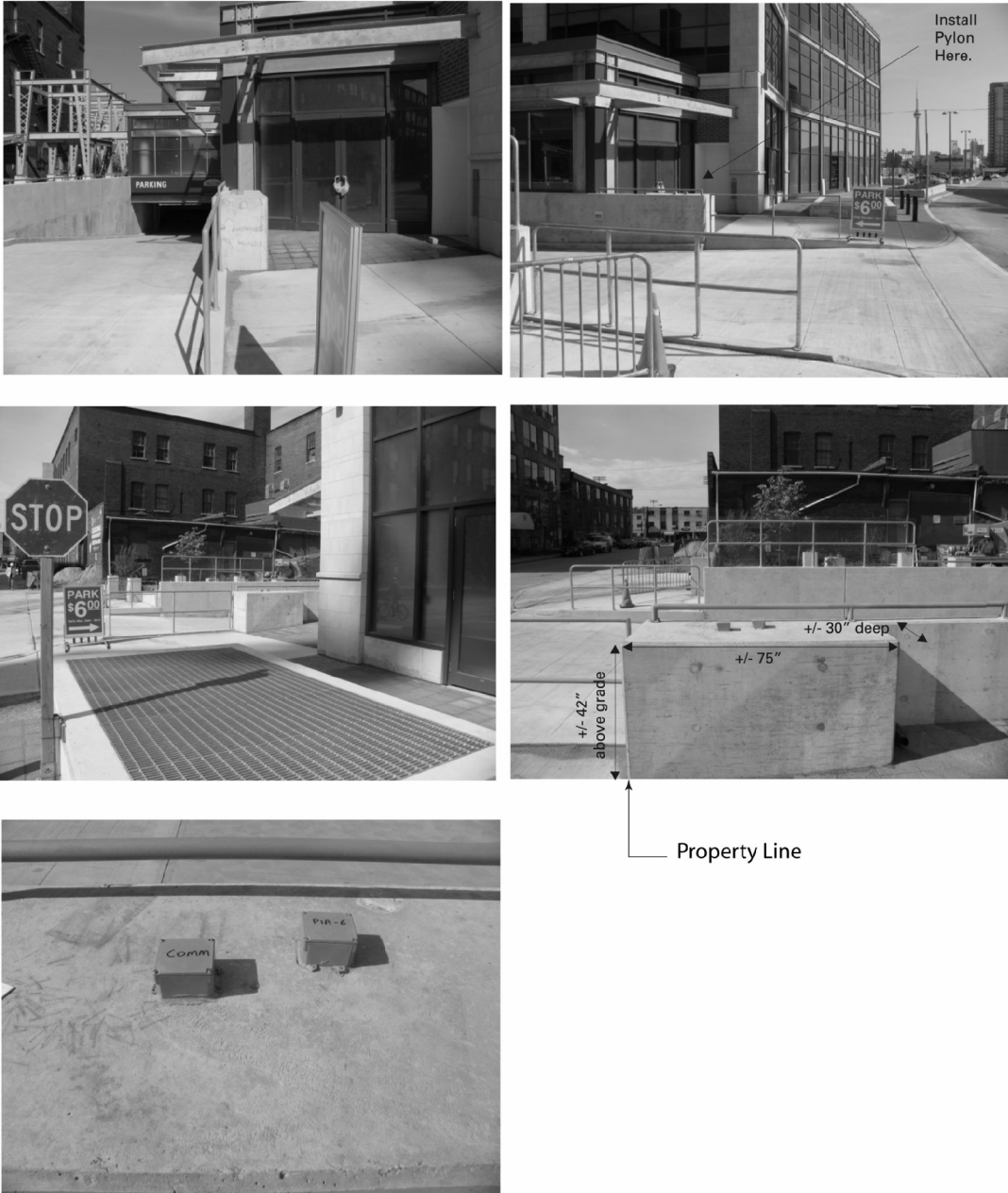
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Sign Details
Attachment 2: Sign Details

Attachment 1: Sign Details



Sign Details

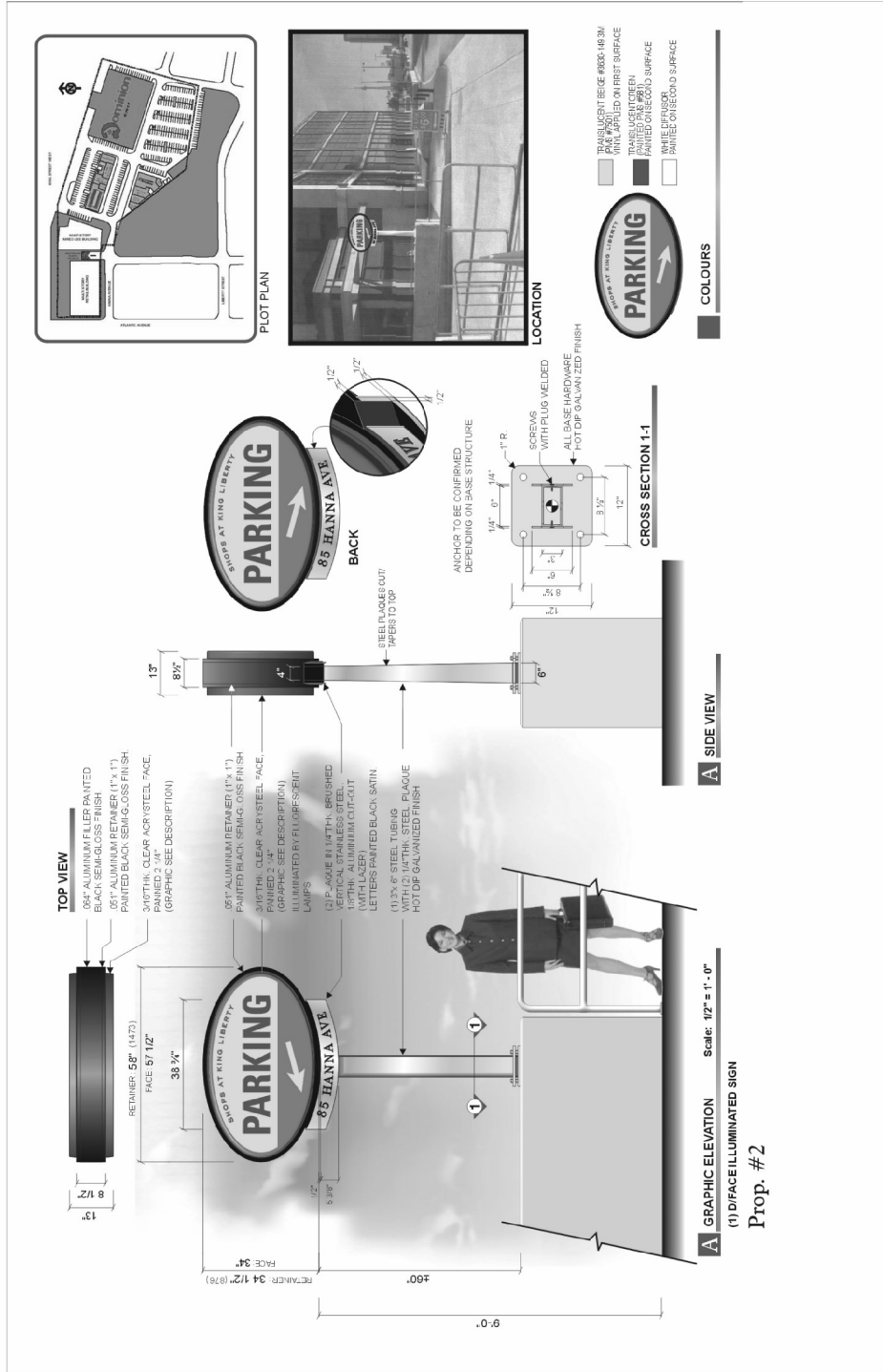
Applicant's Submitted Drawing

Not to Scale
05/14/07

85 Hanna Avenue

File # 07_116015

Attachment 2: Sign Details



85 Hanna Avenue

File # 07_116015

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Applicant's Submitted Drawing

Not to Scale
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