

Sign Variance Report - 1109 Bathurst Street

Date:	June 1, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	07-142053

SUMMARY

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

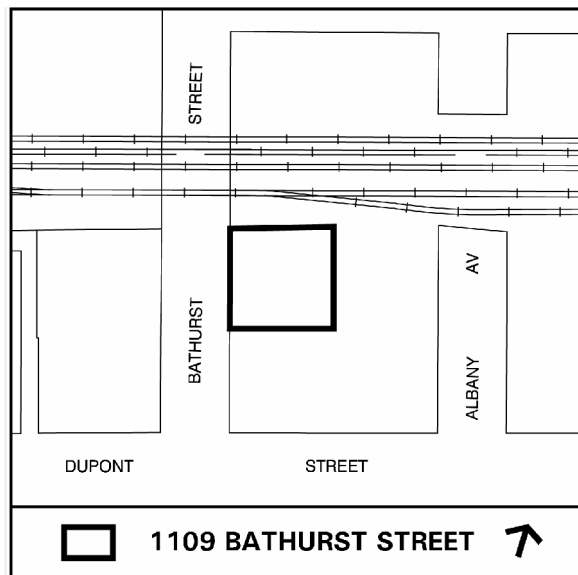
This report reviews and makes recommendations on a request by Eduardo Rebelo, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated roof sign facing west at 1109 Bathurst Street.

Staff recommends approval of the application. The variances are 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 roof sign at 1109 Bathurst Street with a condition that the proposed sign be turn off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device, 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 a variance, 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 just north of Dupont Avenue on the east side of Bathurst Street in an IC zone. The property contains a single storey building with a five bays carwash. The applicant intends to install an illuminated roof sign attached to the front parapet wall of the building. The sign is 7.32m wide and 3.66m high with an area of 26.79m².

The sign does not comply with Chapter 297, Signs, of the former City of Toronto Municipal Code in the following way:

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
Chapter 297-11D	The proposed illuminated sign would be located 30.43m from a Gh zoned lot.	The 30.43m distance from a Gh zoned lot would be 9.57m less than the required distance of 40.0m for an illuminated sign.

COMMENTS

The proposed sign in the form of individual letters would be installed to represent “Bathurst Car Wash”. The variance is required because the sign would not meet the 40.0m separation distance requirements from a Gh zone. In this case, the sign is oriented west to face Bathurst Street and the Gh zoned lot is located to the east of the property. It is staff’s opinion that the proposed sign would not adversely impact the Gh zoned property, other surrounding uses or the streetscape.

To mitigate any concerns related to the illumination of the sign, staff recommend a condition requiring the sign to be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device. With this condition in place, staff consider the proposed sign is acceptable.

CONTACT

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

SIGNATURE

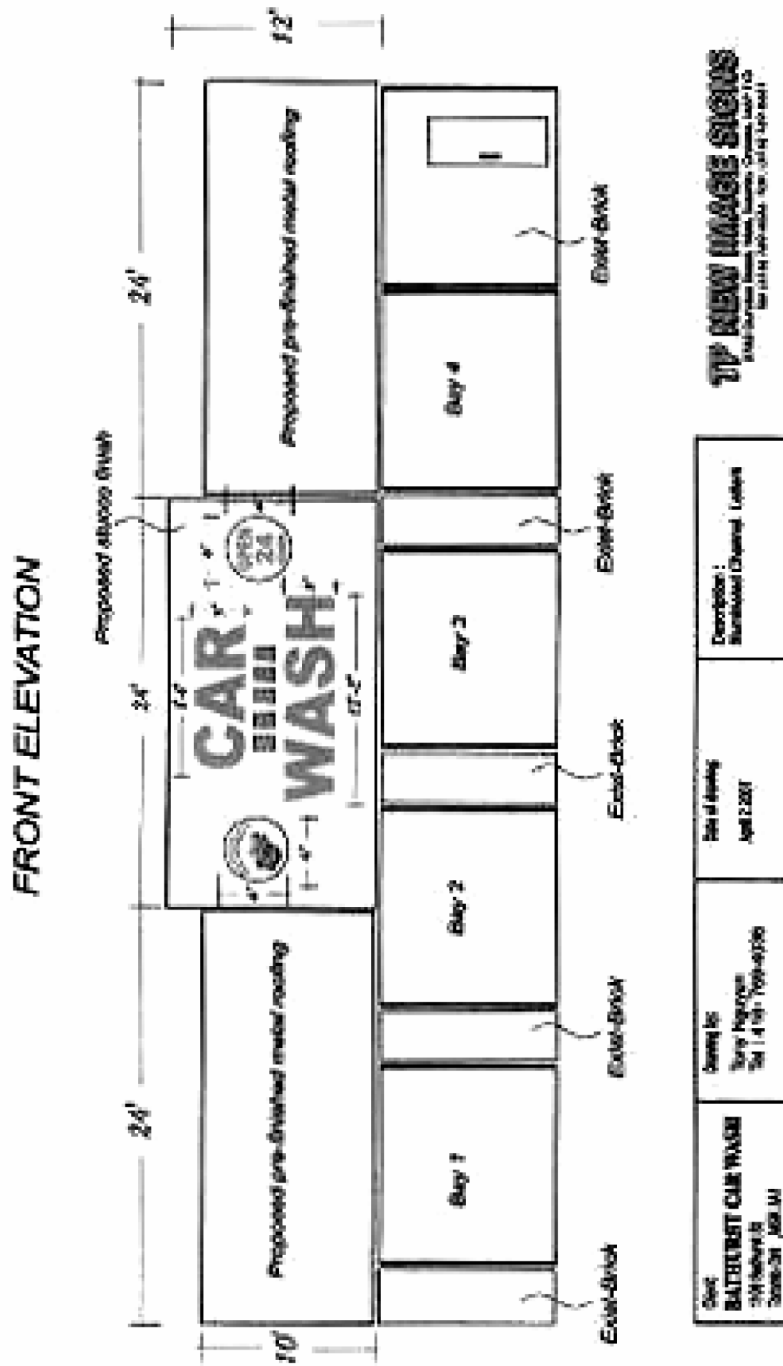
Gary Wright, Director
Community Planning, Toronto and East York District

(P:\2007\Cluster B\pln\teycc12483176064.doc) - smc

ATTACHMENTS

Attachment 1: Front Elevation
Attachment 2: Sign Details

Attachment 1: Front Elevation



1109 Bathurst Street

Front Elevation
Applicant's Submitted Drawing

File # 07_142053

Not to Scale
05/18/07

