

**Sign Variance Report
Southwest quadrant of Davenport-CPR underpass
Ward 20**

Date:	May 30, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	07-218930

SUMMARY

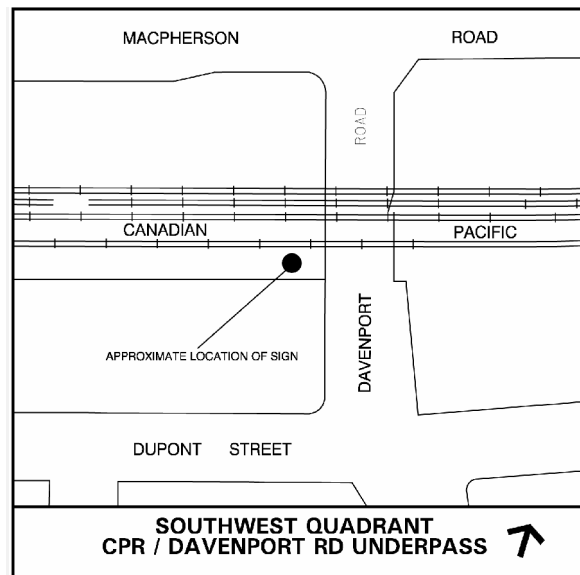
This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Steve Wolowich, with CBS Outdoor for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to remove two existing, illuminated third party advertising ground signs and install an illuminated third party advertising tri-vision ground sign as a replacement. The location is the southwest quadrant of Davenport-CPR underpass, north of Dupont Street on Davenport Road.

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 variances to install one illuminated tri-vision ground sign as a replacement conditional upon:
 - the removal of the two existing third party ground signs;
 - the proposed tri-vision ground sign should set back a minimum of 2.0m from all property lines,
 - energy efficient lights are to 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 Davenport-CPR underpass is located just north of Dupont Street and south of McPherson Road on Davenport Road. There are two legal non-conforming, third party illuminated ground signs within the CPR utility corridor, on the southwest quadrant of Davenport-CPR underpass. The City of Toronto intends to upgrade and repair the underpass, including the public sidewalks. The City had requested the CPR to relocate the ground sign “A” (see attachment # 1) to the west from its current location. The existing signs “A” and “B”, each are 6.10m wide and 3.05m high with each having an area of 18.61m². The proposed tri-vision ground sign is 6.10m wide and 3.05m high with an area of 18.61m².

The replacement sign does 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
1. Chapter 297-10 F (1)	The sign would be located between 25-45 metres from other existing third party signs located in the vicinity.	The sign would not meet the required 60.0 metres separation distance from another third party sign.
2. Chapter 297-11 DD (3)	The sign would be located approximately 37 metres from Gh zone district.	The 37 metres separation distance for an illuminated sign from a Gh district would be 3 metres less than the required distance of 40 metres.

COMMENTS

It is a City initiated project that requires to relocate the existing ground sign "A". To allow the City to undertake the upgrading work, Sign "A" would have to be removed. The applicant agreed to remove both sign "A" & "B", if one tri-vision ground sign was permitted. It is staff's opinion that although the proposed tri-vision ground sign does not meet the By-law requirements, the proposed sign would be an overall improvement. The sign does not face a Gh or residential zone. Planning staff considers the proposal is acceptable because it would eliminate one illuminated third party ground sign.

Approval of the variances should be conditional upon:

- the removal of the two existing third party signs;
- the proposed sign being setback a minimum of 2.0m from the property lines; and
- energy efficient lights being used.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Elevation & Sign Details

Attachment 1: Elevation & Sign Details



Existing Sign Location "A" (as plotted on the attached sketch) which is located on the southwest quadrant of the CPR corridor. The said sign has been requested to be relocated, so as to accommodate the required bridge repair program.

The sign shall be relocated five (5) feet west away from the road and five feet north up the embankment so as provide the required spacing for the bridge repair program by the City of Toronto.



Sample photo
Tri-vision face

Sign Location "A" shall be relocated and rebuilt as an illuminated single-sided 10' x 20' Tri-Vision Unit facing south. The sign shall be constructed with a single support pole and the sign face shall be turned away to become more perpendicular with the road and parallel with the CPR south lot line. The sign shall be elevated to an overall height, which shall not exceed 24 feet (7.5 metre's) from grade.

Sign Location "B" is an additional single-sided poster panel display - 10' x 20' feet in size located further to the west. As part of approval for the new proposed sign "A" CBS Outdoor shall permanently remove the said "B" sign location, which shall reduce the quantity of overall signage at the intersection. The volunteered removal of the sign is conditional on approval for a tri-vision display so as not to diminish the CPR land lease income.

Note: CBS OUTDOOR shall be responsible for all related costs – City of Toronto must assure a source of overhead power to the new sign.

Elevation & Sign Details

Applicant's Submitted Drawing

Not to Scale
05/18/07

Southwest Quadrant of CPR/ Davenport Underpass

File # 07_218930