

**Sign Variance Report
255 Spadina Road**

Date:	September 11, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul’s
Reference Number:	07-240243

SUMMARY

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

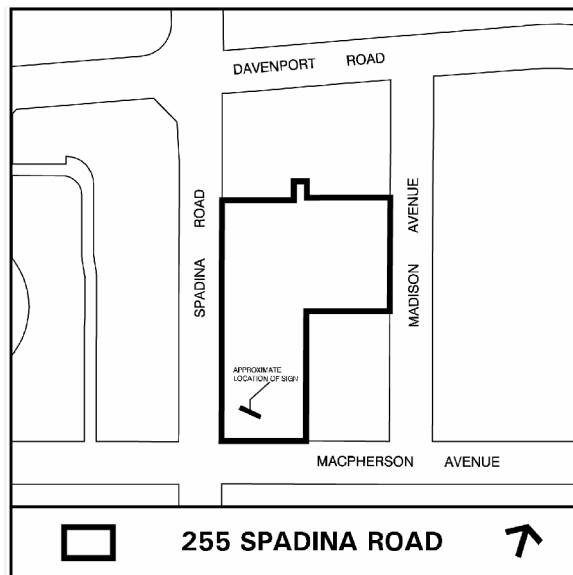
This report reviews and makes recommendations on a request by Chris Gonzaga on behalf of City of Toronto, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated ground sign on the southwest corner of the property at 255 Spadina 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 requested variances to permit, for identification purposes, an illuminated ground sign on the southwest corner of the property at 255 Spadina Road with a condition



that the sign be turned off between 10:00 p.m. and 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 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 northeast corner of Spadina Road and Macpherson Avenue in an “I 1” zone. The property contains a two-storey building for the City of Toronto Archives. The applicant is requesting permission to erect, for identification purposes, an illuminated ground sign at the southwest corner of the property at 225 Spadina Road. The sign is 2.05m wide and 0.91m high with an area of 1.87m². The clearance from grade to the bottom of sign is 0.91m.

The 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 297-10D (9) (b)	The sign would be located at the southwest corner of the property, and it would be the second sign along the Macpherson Avenue frontage of the property.	Only one sign per frontage of the property is permitted.
2. Chapter 297-11 DD	The sign would be located approximately 25m from “R” zone.	The 25m separation distance for the sign from “R” zone would be 15m less than the 40m required.

COMMENTS

The proposed sign is requested for identification and awareness purposes to let the general public know about the type of services being offered by the City of Toronto Archives at this location. The modest size sign is designed well to blend in with the property and the streetscape. The lot is large enough to accommodate the second sign without causing any adverse impact on the property, streetscape or surrounding uses.

The provision of a 40.0m separation distance for illuminated signs from a residential zone is intended to reduce any adverse impact of illumination on the residential uses. In this instance, the sign would not be directly visible from the residential buildings. However, to mitigate any future concerns from illumination, staff has required that the sign be turned off between 10:00 p.m. and 7:00 a.m. by means of an automated timing device. With this condition in place, the sign is acceptable.

Staff recommends approval of the application. The variances are 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

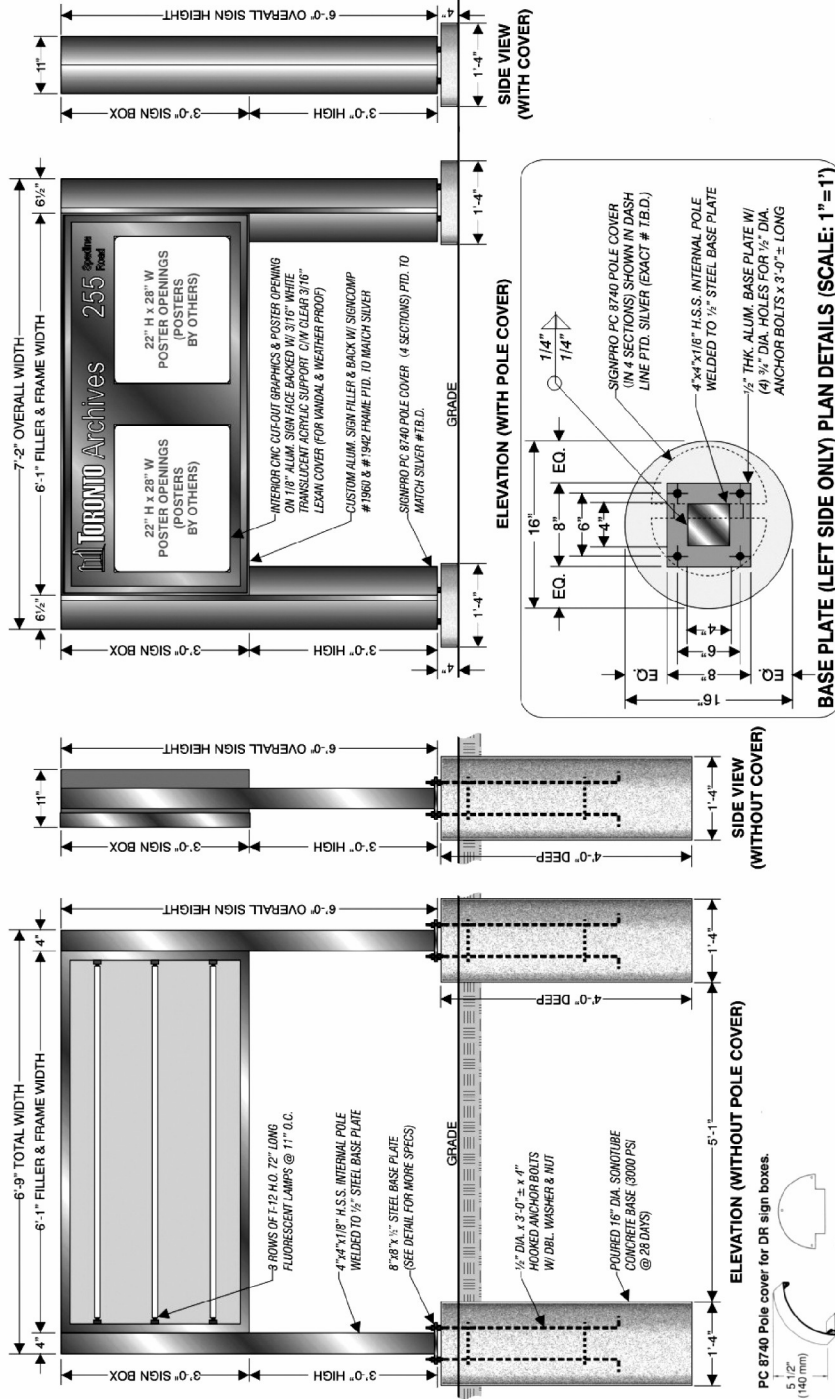
Gary Wright, Director
Community Planning, Toronto and East York District

(P:\2007\Cluster B\pln\teycc22162567028.doc) - smc

ATTACHMENTS

Attachment 1: Elevation & Sign Details
Attachment 2: Elevation & Sign Details
Attachment 3: Elevation

Attachment 1: Elevation & Sign Details



Elevation & Sign Details

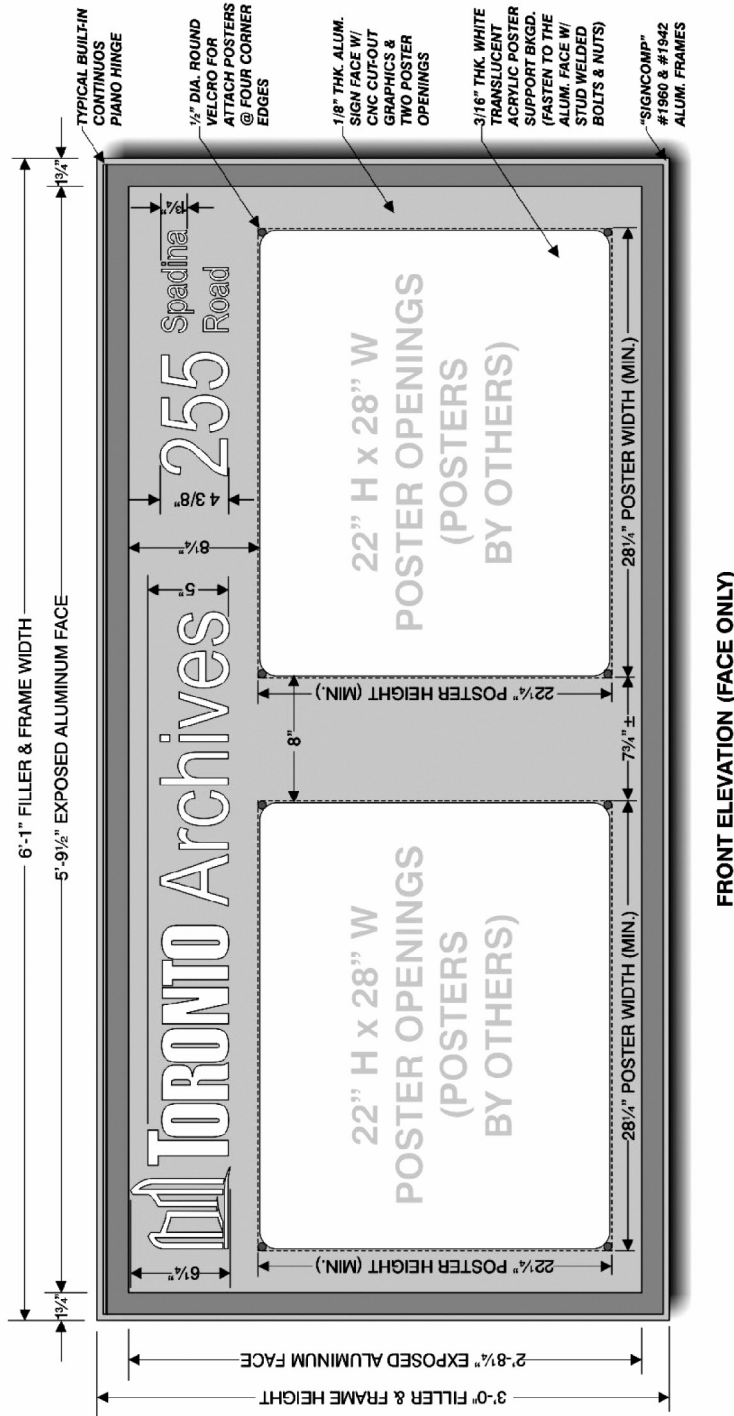
Applicant's Submitted Drawing

Not to Scale
08/28/07

255 Spadina Road

File # 07_240243

Attachment 2: Elevation & Sign Details



255 Spadina Road

Elevation & Sign Details

Applicant's Submitted Drawing

Not to Scale
08/28/07

File # 07_240243

Attachment 3: Elevation



Elevation

Applicant's Submitted Drawing

Not to Scale
08/28/07

255 Spadina Road

File # 07_240243