

**Sign Variance Report  
195 Davenport Road**

<b>Date:</b>	October 4, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	07-203531

**SUMMARY**

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

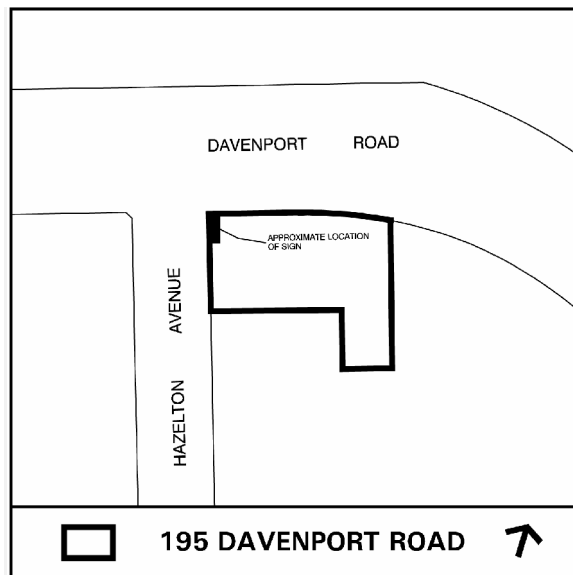
This report reviews and makes recommendations on a request by Mathew Laing, with Sherman Brown Dryer Karol, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated ground sign at the northwest corner of the property at 195 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 requested variances to permit, for identification purposes, an illuminated ground sign at the northwest corner of the property at



195 Davenport Road 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 southeast corner of Davenport Road and Hazelton Avenue in a CR zone. The L-shape property contains a single-storey office building. The applicant is requesting permission to erect, for identification purposes, an illuminated ground sign at the northwest corner of the property. The sign is 1.83m wide and 2.44m high with an area of 4.47m<sup>2</sup>. The height from grade to the top of sign is 5.49m. The vertical clearance from grade to the bottom of the sign is 3.45m.

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

<b>Sign By-law Section and Requirements</b>	<b>Applicant's Proposal</b>	<b>Required Variance</b>
1. Chapter 297-10D (12)	The sign would be located 15.2m from a lot in R zone.	The 15.2m separation distance from a lot in R zone would be 4.8m less than the required separation distance of 20.0m.
2. Chapter 297-10D (12) (c)	The proposed sign would set back 0.5m from the property line.	The 0.5m sign set back from the property line would be 1.5m less than the 2.0m sign set back required.

### **COMMENTS**

The requirement for a 20m separation distance of illuminated signs from a lot in a residential zone district is intended to reduce adverse impact from the illumination of signs on residential uses in the vicinity. The abutting property to the south is zoned residential but, it is being used as a cosmetic surgery office. Also, the sign would not be directly visible from the abutting property.

The 2.0m set back requirement for a ground or pedestal sign is to ensure that streetscape and view corridors are preserved and that sight lines for motorists, cyclists and pedestrians are maintained. Although the sign would not meet the set back requirements,

the vertical clearance from grade to the bottom of the sign is 3.45m and the sign would not obstruct the view corridor, or obscure sight lines.

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

## **CONTACT**

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## **SIGNATURE**

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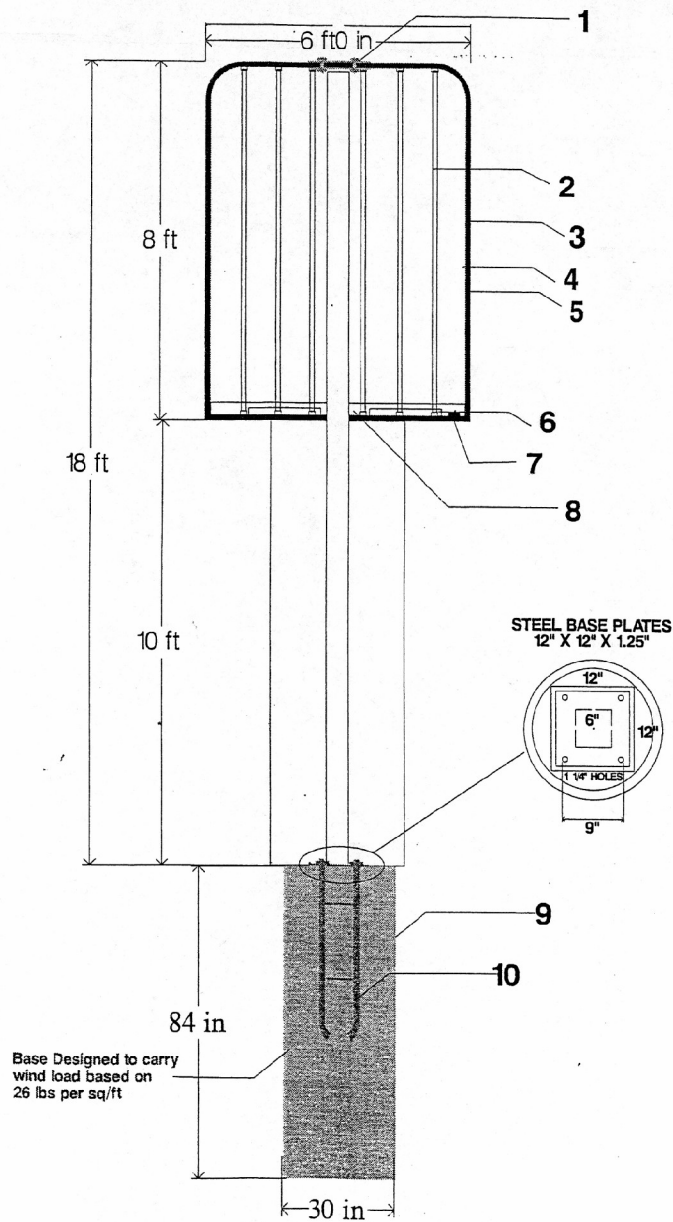
Gary Wright, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Elevation  
Attachment 2: Sign Details

# Attachment 1: Elevation



## Elevation

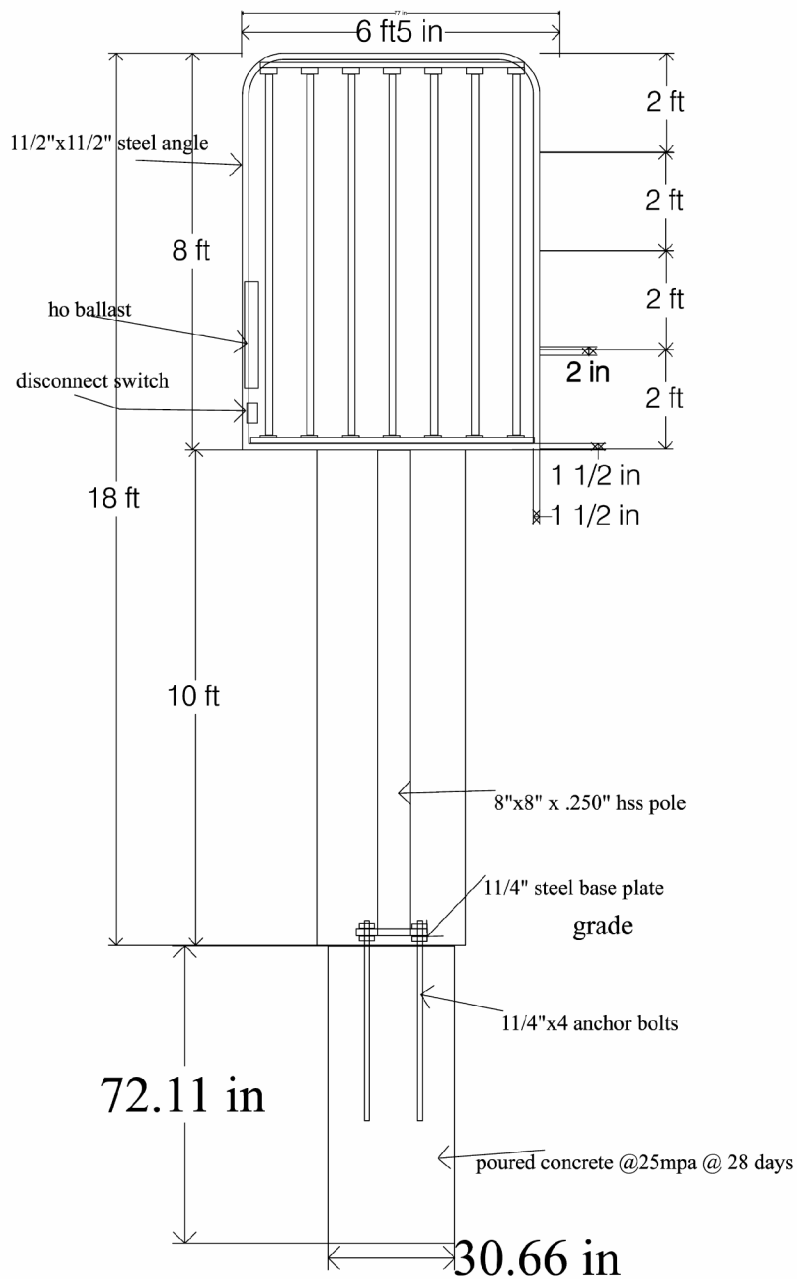
Applicant's Submitted Drawing

Not to Scale  
09/14/07

195 Davenport Road

File # 07\_203531

## Attachment 2: Sign Details



### Sign Details

Applicant's Submitted Drawing

Not to Scale  
05/18/07

195 Davenport Road

File # 07\_203531