



STAFF REPORT ACTION REQUIRED

Sign Variance Report 25 Carlson Crt

Date:	March 7, 2008
To:	Chair and Members, The Etobicoke York Community Council
From:	Building and Deputy Chief Building Official
Wards:	Etobicoke North, Ward 2
Reference Number:	2008EY006

SUMMARY

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

Toronto Building received a request for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, from Svetlana Levant, Permit World for Yale Properties Ltd., to allow an additional three First Party Illuminated Signs for Jack Astor's & Canyon Creek.

Two Signs will be installed on the west elevation, and one sign to be installed on the east elevation of the building at 25 Carlson Crt.

RECOMMENDATIONS

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant is advised, upon approval of variances, of the requirement to obtain the necessary sign permit.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The property is located in the former municipality of Etobicoke which is subject to the Etobicoke Zoning Code. Based on the Etobicoke Zoning Code, the property is zoned Class 2 Industrial Zone (IC2) and is also subject to By-law 8540.

These proposed signs are for two new restaurants on the same building that has been approved under Permit No. 07 256666 BLD. The site is at the north-west corner of the Clover Leaf at Highway 27 and Dixon Rd.

The two new restaurants will be facing two existing one-storey restaurants just to the west, with high-rise offices to the north, and a high-rise hotel to the northeast.

COMMENTS

The applicant proposes four Illuminated First Party Fascia Signs of various sizes for the west elevation; five signs of various sizes on the south elevation; and one on the north and east elevations, for Jack Astor's and Canyon Creek.

The signs do not comply with Chapter 215, Signs, of the former City of Etobicoke Municipal Code in the following ways:

Sign By-law Section & Requirements	Applicant's Proposal	Required Variance
215-22.B.(7) - Side wall signs shall be permitted in accordance with 215-20.B.(3) and may be illuminated... Therefore; 215-20.B.(3) - A business with a side wall facing an interior lot may erect one side wall sign. If the wall is set back three (3) metres or more from the lot line the sign may have a display area of four (4) square metres.	The proposal is for 2 illuminated fascia signs on the west elevation for each of the 2 businesses that will be located in this building. One of the two signs for each are not in compliance with this requirement and they are "Canyon Creek" an illuminated sign at 88 in. x 181.5 in. (110.92 sq. ft. or 10.03 sq. m.) located on the north tower and "Jack Astor's" illuminated sign at 90 in. x 120 in. and illuminated neon lettering "Bar and Grill" at 15 in. x 90.5 in. (combined area 84.43 sq. ft. or 7.84 sq. m.) located on the south tower structure.	To permit an additional illuminated fascia sign for each of the two businesses on the West Elevation that will exceed the maximum permitted sign display area of 4 sq. m and the number of permitted signs of one (1) for each business.

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The proposed signs will have very little impact at this location. This area is surrounded by hotels, restaurants, office towers and industrial buildings that are well spaced apart, and it is for this reason I am recommending approval of the proposed signs.

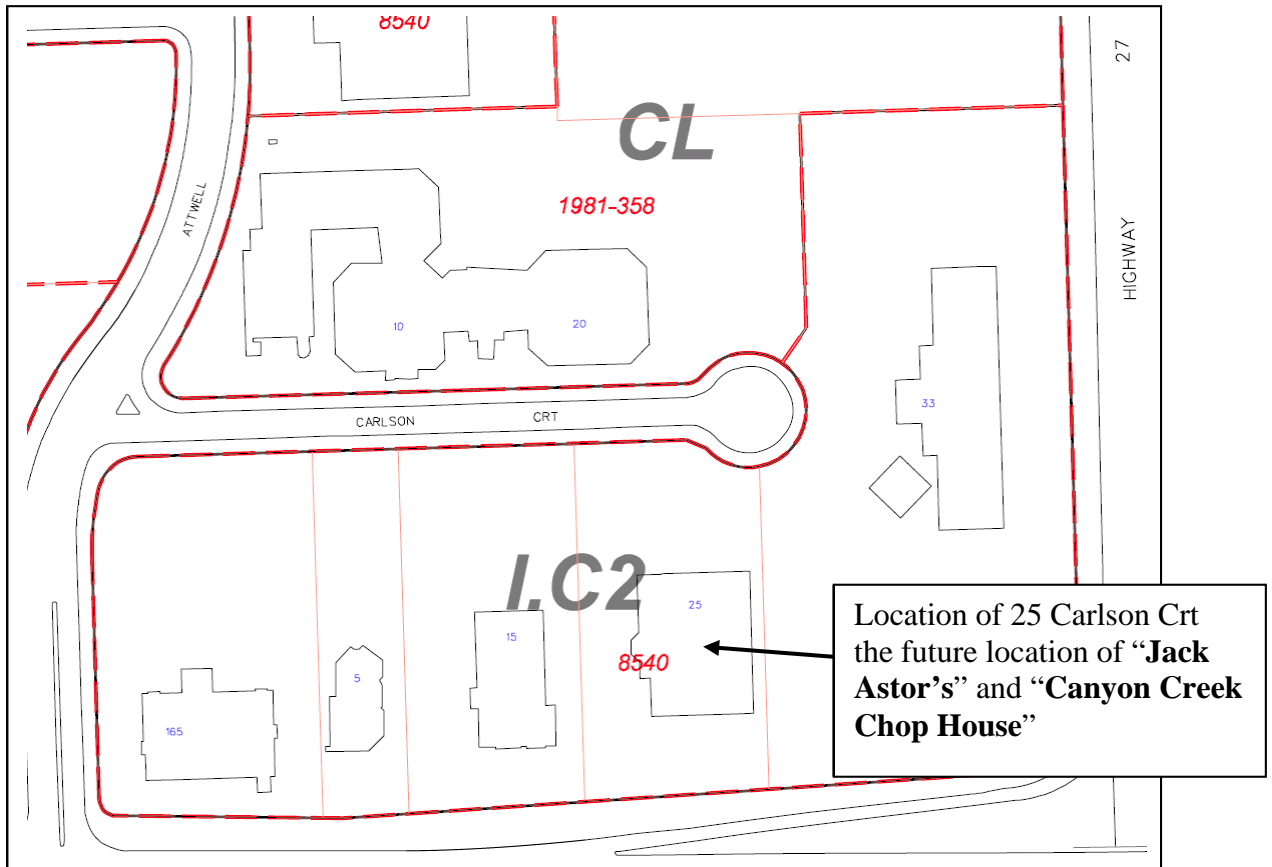
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Edward Tipping P.Eng
 Director of Building and
 Deputy Chief Building Official
 The Etobicoke York District

ATTACHMENTS

- Zoning Map
- Pictures from site
- Elevation drawings
- Site plan



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