



## STAFF REPORT ACTION REQUIRED

### Sign Variance Report 1061 The Queensway

<b>Date:</b>	June 13, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Edward Tipping, Director and Deputy Chief Building Official
<b>Wards:</b>	Ward 5
<b>Reference Number:</b>	2008EY015

### SUMMARY

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

Request for Approval of Variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to install three Business Identification Fascia Signs on the front elevation and one Fascia Sign on the east and west elevation.

The request comes from Mr. Robert Manning, of Gregory Signs Ltd., on behalf of the owner of the property, The Remington Group Inc., for Approval of the Variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code.

### RECOMMENDATIONS

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Toronto Building recommends that:

1. The request for variances be approved for the reasons outlined in this report.
2. The applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits.

## **FINANCIAL IMPACT**

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

## **COMMENTS**

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The proposed signs will be located on the front and side elevations of a sales office of a new mixed use residential commercial development. The temporary sales office permit has already been issued by Toronto Building in January of this year. The Division has also received an application for one Business Identification Fascia Sign on the front elevation (most westerly sign) of the temporary sales office. The Developer would like to have two additional Business Identification Fascia Signs at the front elevation as well as one Business Identification Fascia Sign on the east and west elevations.

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

<b>Sign By-law Section &amp; Requirements</b>	<b>Applicant's Proposal</b>	<b>Required Variance</b>
1. 215-5(D)(1) permits only one Temporary Business Identification Fascia Sign in a construction site of a development for each street frontage.	Applicant is proposing two additional signs at the front elevation and one on each side elevation of the temporary sales office.	To have a total of five Fascia Signs in lieu of one permitted.
2. 215-5(D)(3) permits maximum display area of a twenty square metres for any sign in this site (based on the street frontage).	Applicant is proposing a Side Wall Fascia Signs of 25 and 30 square metres.	Permit two Business Identification Fascia Signs larger than allowed by the Sign Code.

The applicant is proposing to install three Business Identification Fascia Signs at the front elevation in lieu of one permitted by the Sign Code. The total display area of the three signs is less than 15 percent of the façade area of the sales office. The other two signs located at the east and west elevations will have a display area of 30 and 25 square metres, but graphic parts contained in these signs are only 11.7 and 13.7 square metres respectively.

Therefore, Staff is in the opinion that requested variances are minor in nature.

## **CONTACT**

Sait Toprak, Manager, Plan Examination  
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E-mail: stoprak@toronto.ca

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

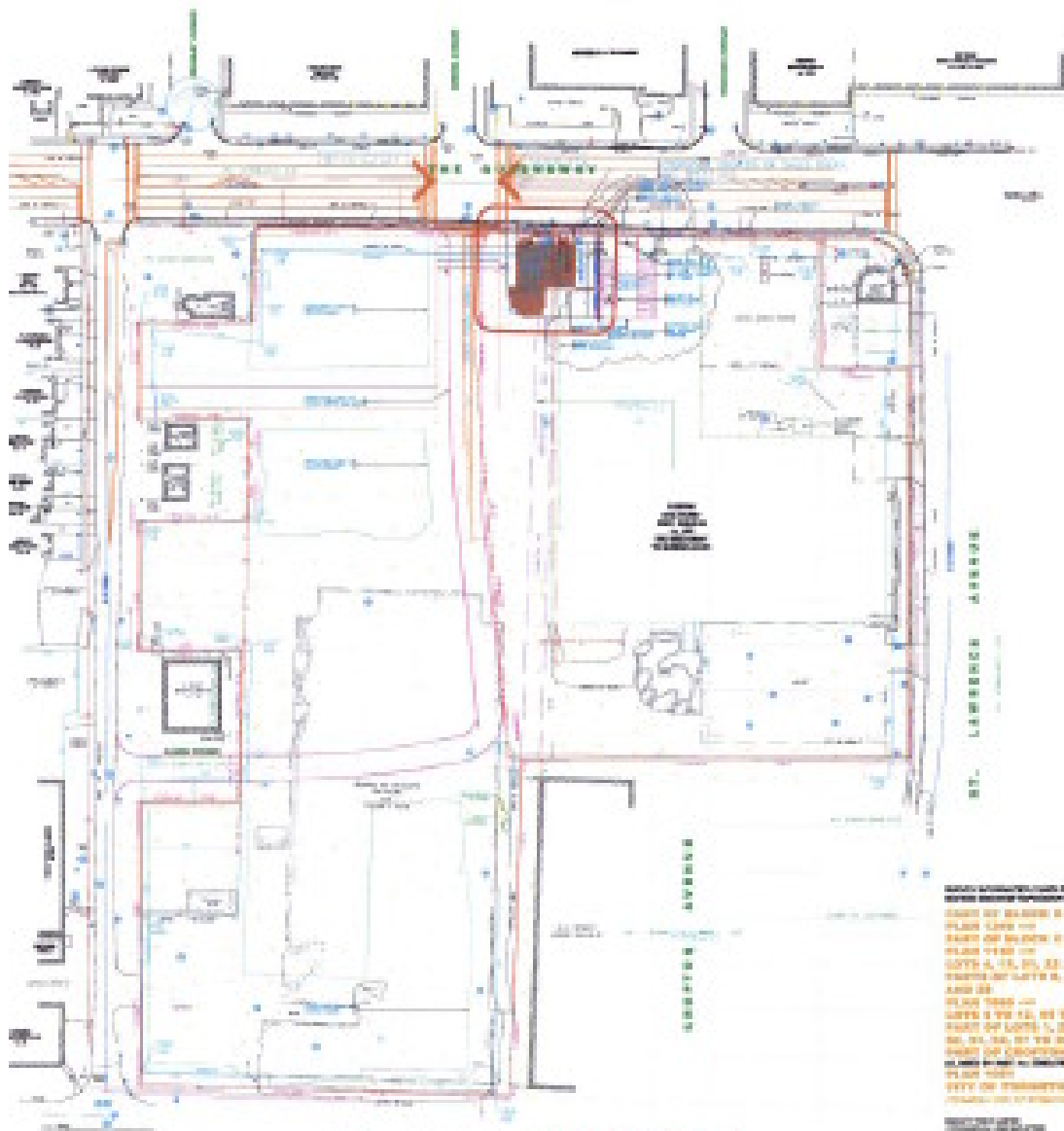
## **ATTACHMENTS**

- 1.) Site Plan
- 2.) Elevations

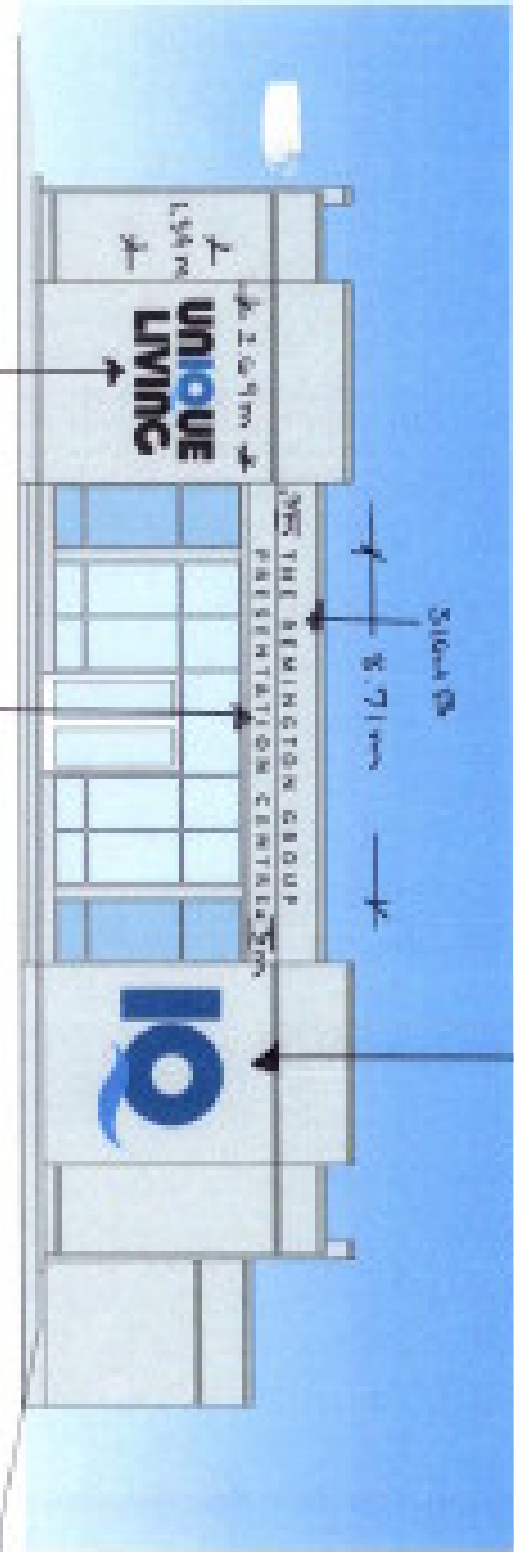
**Applicant's Information**

Robert Manning  
Gregory Signs Ltd.  
28 Ball Point Road  
Little Britain, Ontario  
K0M 2C0

Tel: (705) 786-0327



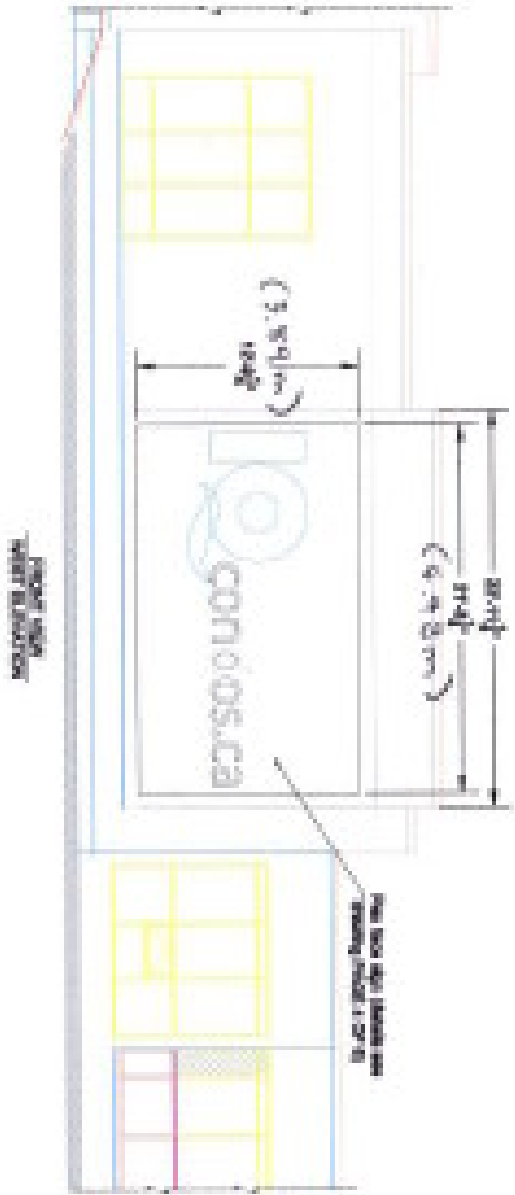
THE BORN FLORISTS BOULEVARD



Co-Operative Centre  
North Division

Date:  
Date of applied measurements and type:

SCALE



NO.	REVISIONS	DATE

**NOTES:**  
 1. All work to be done in accordance with the contract documents.

2. All work to be done in accordance with the contract documents.

3. All work to be done in accordance with the contract documents.

4. All work to be done in accordance with the contract documents.

5. All work to be done in accordance with the contract documents.

6. All work to be done in accordance with the contract documents.

7. All work to be done in accordance with the contract documents.

8. All work to be done in accordance with the contract documents.

9. All work to be done in accordance with the contract documents.

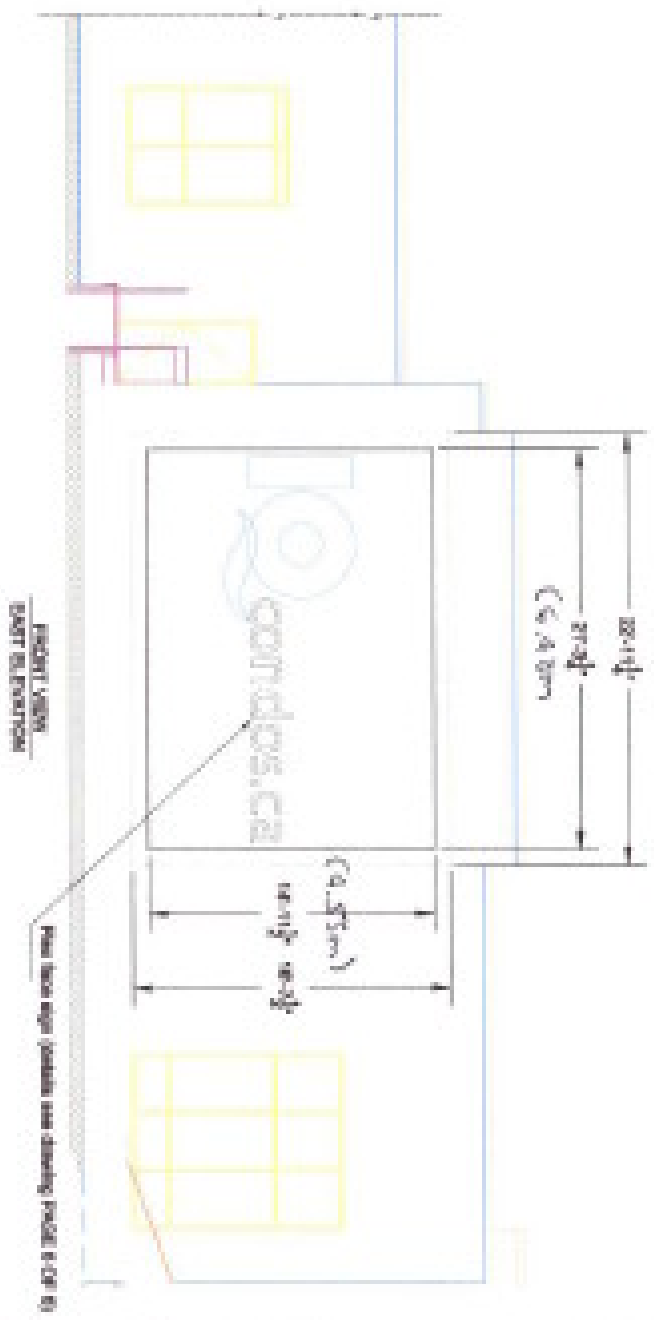
10. All work to be done in accordance with the contract documents.

11. All work to be done in accordance with the contract documents.

12. All work to be done in accordance with the contract documents.

13. All work to be done in accordance with the contract documents.

SIGHT 02



NO.	DESCRIPTION	DATE

**NOTES:**  
 1. See work for graphic and color details.  
 2. Horizontal lines between items with two lines and graphs.

3. All details to be placed on the top returns and visible from the right.

4. Item dimensions were scaled from the original job file and have to be verified before printing production.

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