

Site-specific Variances

A site inspection of five locations was conducted at the request of Councillor Saundercook. The site conditions were reviewed for compliance with the above noted criteria. The results of those site inspections indicate non-compliance with the provisions of Municipal Code Chapter 693 as follows:

3015 Dundas Street West - Agora Mediterranean Market Café

Frontage: 4.99m (16.27 feet) does not meet minimum 6.01m (20 feet) requirement as per 693-18 A (4).

Sidewalk Clearance: 2.04m (6.7 feet) does not meet minimum 2.13m (7 feet) clearance requirement as per 693-18 B(1); if a sign .61m (2 feet) in width is erected the passable sidewalk space will be reduced further to 1.43m (4.7 feet).

3289 Dundas Street West - Reba's Café

Frontage: 5.22m (17.12 feet) is the total frontage of the building does not meet minimum 6.01m (20 feet) requirement as per 693-12 A(4).

Frontage of actual store front: 3.75m (12.30 feet) does not meet the minimum 6.01m (20 feet) requirement as per 693-18 A(4).

Sidewalk Clearance: 3.03m (9.94 feet), a temporary sign cannot exceed .61m (2 feet) in order to assure that the required 2.13m (7 feet) of sidewalk clearance as per 693-18 B(1).

520 Annette Street - Butcher - By Nature

Frontage: 4.72m (15.48 feet) – does not meet minimum 6.01m (20 feet) requirement as per 693-12 A(4)

Sidewalk Clearance: 1.78m (5.84 feet) does not meet minimum 2.13m (7 feet) sidewalk clearance requirement as per 693-18 B(1); if a sign .61m (2 feet) in width is erected at the west limit of the property the sidewalk clearance of 2.13m (7 feet) could be maintained. The passable space on the sidewalk has been reduced at this location due to an existing bus shelter.

514 Annette Street - Unit B - Lou's Café

Frontage: 4.17m (13.68 feet) does not meet minimum 6.01m (20 feet) requirement as per 693-12 A(4).

Sidewalk Clearance: 3.77m (12.36 feet) sufficient sidewalk is existing for the placement of a temporary sign and compliance with 693-18 B (1).

2255 Bloor Street West - 2nd Floor - Earth Salon

The business requesting permission for a temporary sign at this location occupies the second floor of the premises. This does not meet the requirement that only the ground floor occupant of the premises is eligible for a temporary sign permit as per 693-18 B(4).

Frontage: 1.10m (3.6 feet) does not meet minimum 6.01m (20 feet) requirement as per 693-12 A(4).

Sidewalk Clearance: there is an existing boulevard café operated by the ground floor occupant at this location, reducing the sidewalk to 2.13m of passable space.