



STAFF REPORT ACTION REQUIRED

Sign Variance Report 220 Humberline Drive

Date:	August 13, 2008
To:	Chair and Members, The Etobicoke York Community Council
From:	Building and Deputy Chief Building Official
Wards:	Etobicoke North, Ward 1
Reference Number:	2008EY019

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 from Robert Manning of Gregory Signs Ltd., Westmore Holding Ltd, .for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for an Illuminated First Party Awning Sign, with the letter logo "P" on the front elevation at the second storey of the existing "Panemonte" Banquet Hall at 220 Humberline Drive.

RECOMMENDATIONS

It is recommended that:

- (1) the request for variance be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of variance, 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 City of Etobicoke which is subject to the Etobicoke Zoning Code, and is found on the north west corner at the intersection of Finch Ave W and Humberline Dr. Based on the Etobicoke Zoning Code the property is zoned Class 2 Industrial zone (IC2). The north east corner is zoned industrial, the south east corner is a permitted gas station surrounded by lands zoned residential and the south west corner is an existing residential zone.

COMMENTS

The proposed illuminated canopy will be located on the east elevation just below the existing illuminated sign for the existing "Panemonte" Banquest Hall. This sign will face east, and the lands directly across the street are zoned industrial and are presently vacant.

The awning sign does not comply with Chapter 215, Signs, of the former City of Etobicoke Municipal Code in the following way:

Sign By-law Section & Requirements	Applicant's Proposal	Required Variance
Industrial Zones: 215-22.B.(3) - Each business located in a multi-tenant industrial building may erect two fascia signs or one awning or canopy sign on the facade of the portion of the building they occupy...	To install 7.0 ft. x 10.0 ft. illuminated first party awning sign in addition to an existing illuminated first party fascia sign	To permit an awning sign in conjunction with a fascia sign to be erected together where the bylaw permits only an awning sign but not both.

The proposed awning sign will have very little impact at this location. The lands most affected by this sign are vacant and zoned industrial. On the south east corner there is a gas station and the residential area on the south west corner has an obstructed view of this building due to a sound barrier, and the fact they are a substantial distance from this proposed sign. It is for this reason I am recommending the approval the proposed sign.

CONTACT

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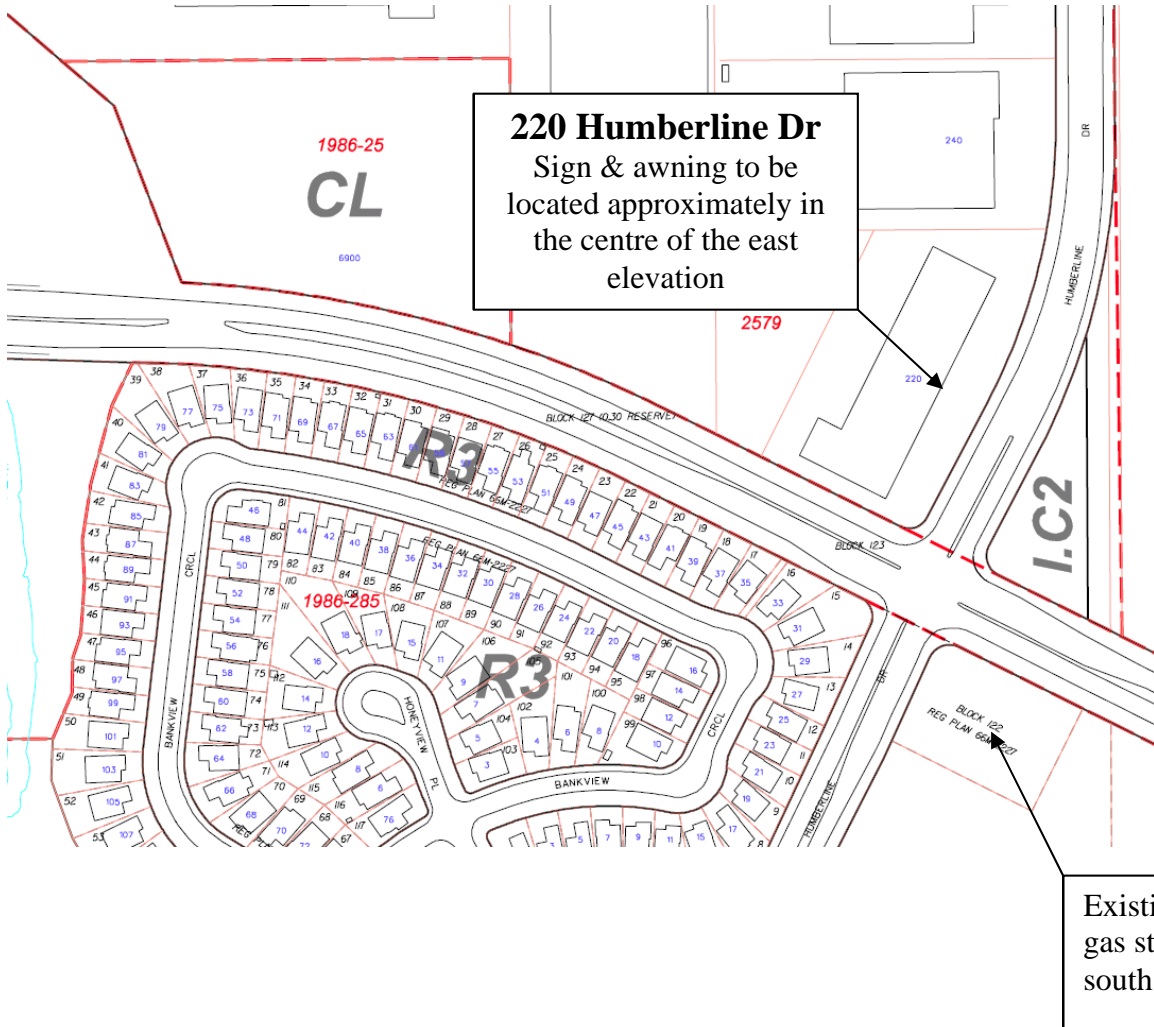
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Edward Tipping P.Eng
Director of Building and
Deputy Chief Building Official
The Etobicoke York District

ATTACHMENTS

1. Zoning map
2. Site Plan
3. Drawings
4. Picture



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