



## STAFF REPORT ACTION REQUIRED

### Sign Variance Report 5150 Dundas Street West

<b>Date:</b>	October 14, 2008
<b>To:</b>	Chair and Members, The Etobicoke York Community Council
<b>From:</b>	Edward Tipping, Director of Building and Deputy Chief Building Official
<b>Wards:</b>	Etobicoke – Lakeshore, Ward 5
<b>Reference Number:</b>	2008EY024

### **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 a Variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to install a Tenant Directory General Identification Ground Sign within 0.23 metres of the property line.

The request comes from Mr. Gino Natale, of Natale Architect Inc., on behalf of the owner of the property, 5150 Dundas Street Inc.

### **RECOMMENDATIONS**

It is recommended that:

1. The request for variances be approved for the reasons outlined in this report.
2. 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**

The existing building is a three storey office building with offices and a day centre.

The sign does 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) Section 215-13(A) requires that no part of any ground sign or sign structure shall be located less than 1.5 metres from any street line or other property lines.	The applicant is proposing a tenant directory general identification ground sign within 1.5 metres of the property line.	Proposed sign is 0.23 metres from the east property line.

The Sign Code of the Former City of Etobicoke permits one tenant directory, provided it is integrated as part of a general identification ground sign, for any business and professional office building exceeding two storeys in height. But, section 215 13(A) of the Sign Code requires a minimum setback from any street line or property line.

If the sign is erected within the required setback, the existing building will lose one of the required parking spaces for the building. Therefore, in order to avoid the loss of a parking space, the owner is requesting to install the proposed tenant directory general identification sign 0.23 metres from the east property line.

Staff is in the opinion that the requested variance is minor in nature, therefore it is recommended to be approved.

## **CONTACT**

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E-mail: stoprak@toronto.ca

## **SIGNATURE**

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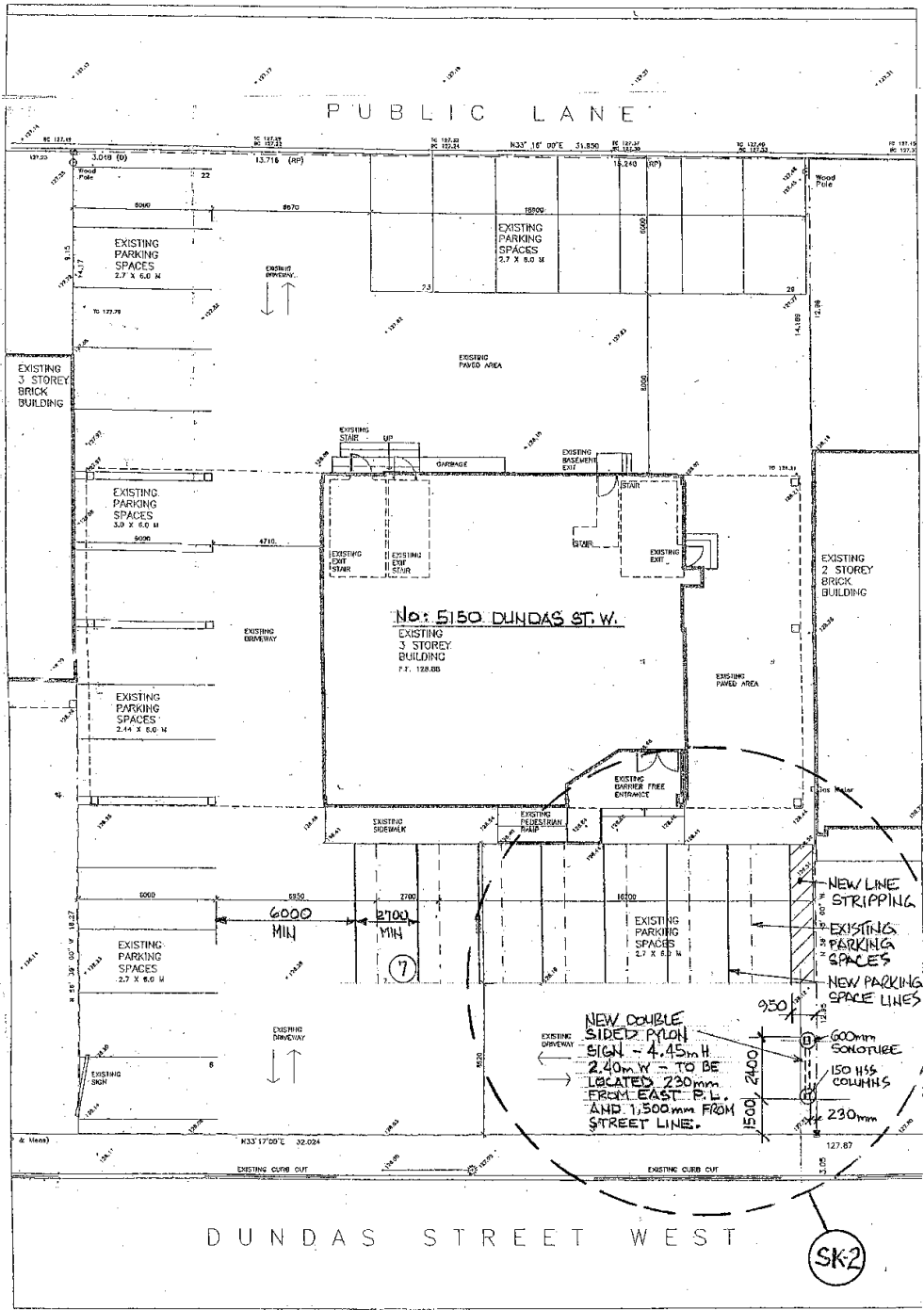
Edward Tipping, P.Eng.  
Director of Building and  
Deputy Chief Building Official  
West District

## **ATTACHMENTS**


Attachment 1: Site Plan and/or Zoning Map

Attachment 2: Elevations

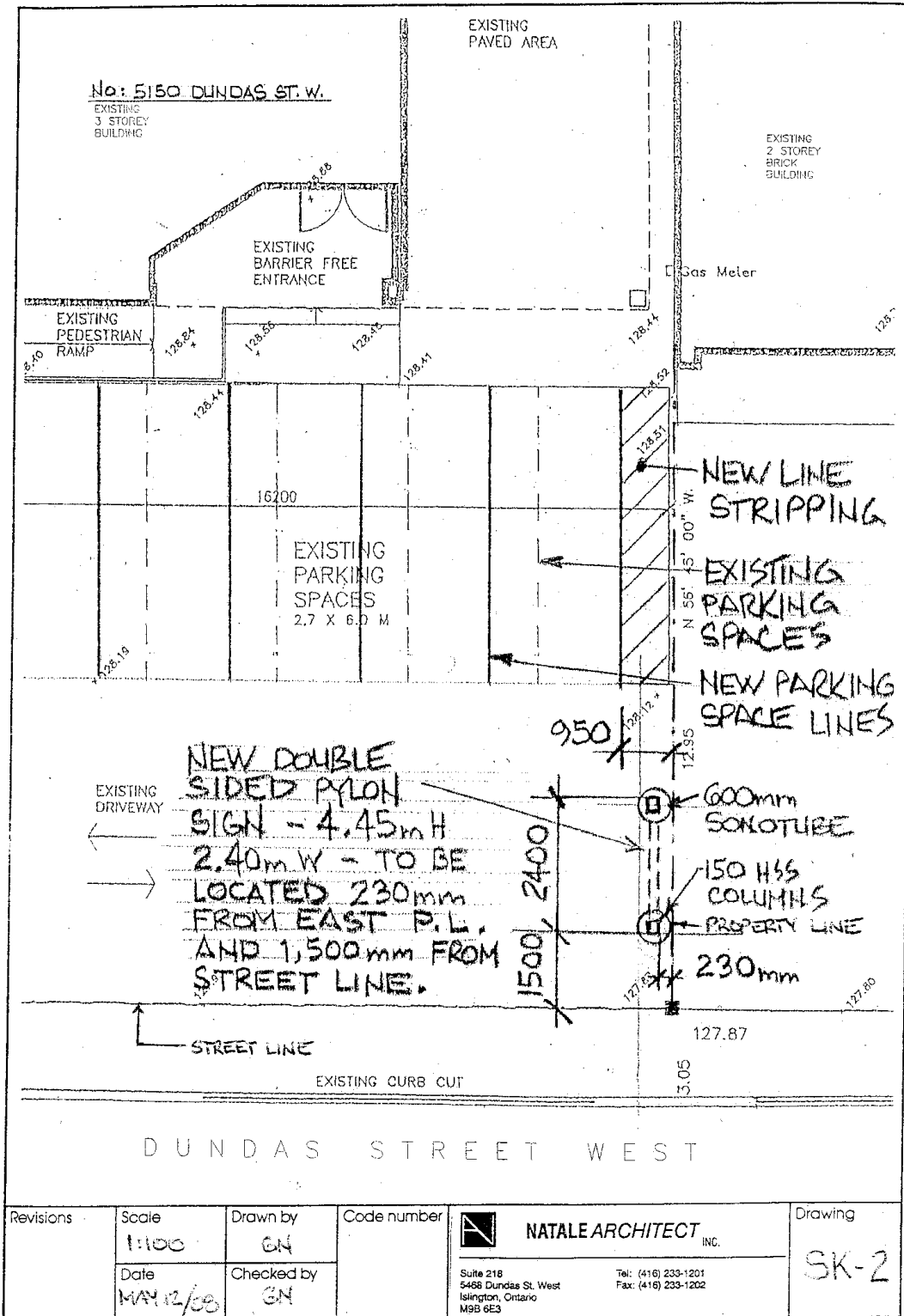
Attachment 3: Picture



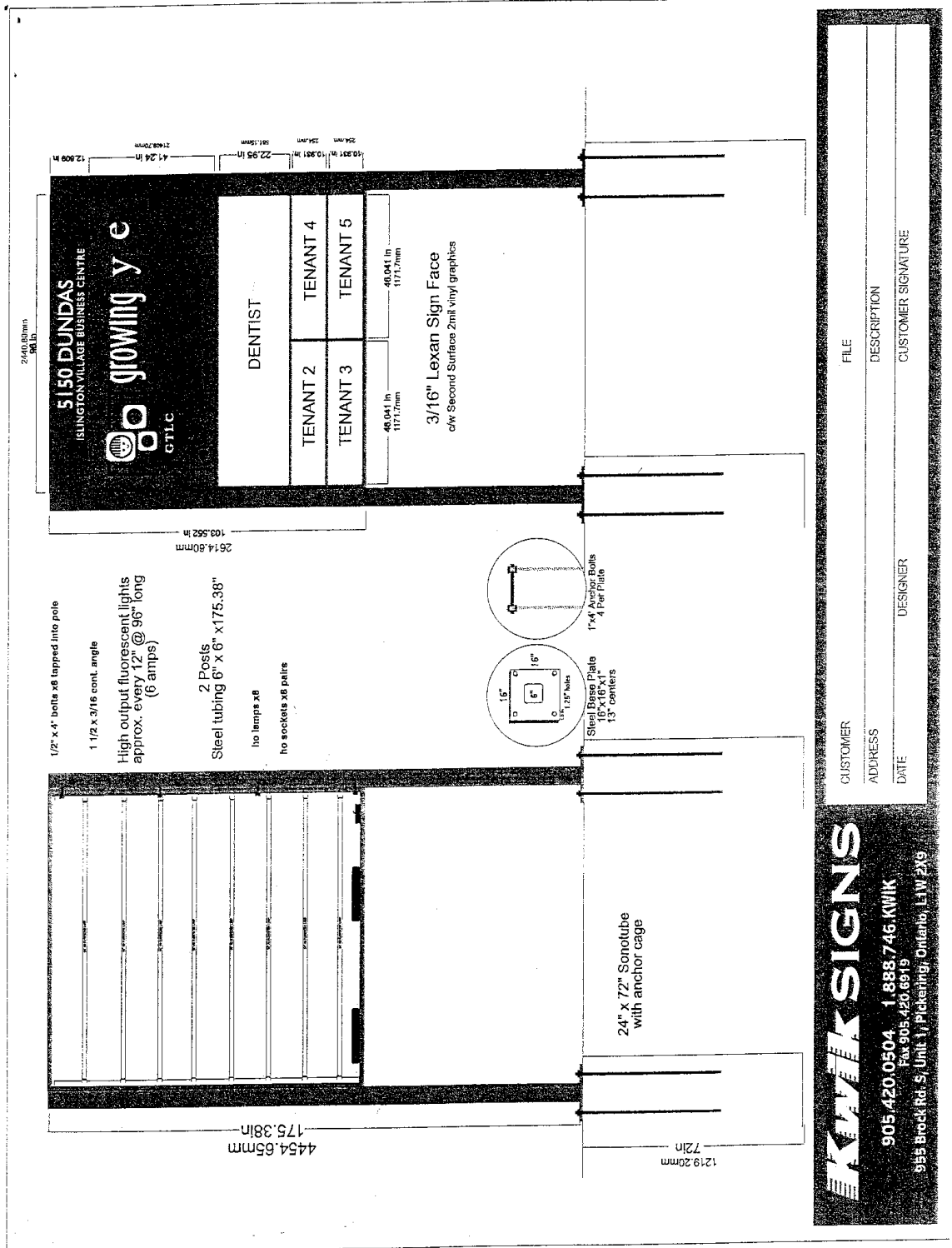
NEW PYLON SIGN FOR 5150 DUNDAS ST. W.

Revisions	Scale	Drawn by	Code number	 <b>NATALE ARCHITECT</b> INC.	Drawing
	Date	Checked by			
	1:200	GN			SK-1
	MAY 12/08	GN			

Site Plan



Setback Details



Sign Elevations

**Kwik Signs**  
 905.420.0504 1.888.746.KWIK  
 Fax: 905.420.6919  
 955 Brock Rd., S., Unit 1, Pickering, Ontario, L1W 2X9

CUSTOMER: \_\_\_\_\_ FILE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_  
 DATE: \_\_\_\_\_ DESIGNER: \_\_\_\_\_ CUSTOMER SIGNATURE: \_\_\_\_\_



5150 Dundas Street West