



STAFF REPORT ACTION REQUIRED

Sign Variance Report 5485 Dundas Street West

Date:	October 14, 2008
To:	Chair and Members, The Etobicoke York Community Council
From:	Edward Tipping, Director of Building and Deputy Chief Building Official
Wards:	Etobicoke – Lakeshore, Ward 5
Reference Number:	2008EY023

SUMMARY

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 two Illuminated Business Identification Side Wall Signs on the east and west elevations which does not face a street.

The request comes from Ms. Sophia McLean, of Daynite Signs Ltd., on behalf of the owner of the property, 2019579 Ontario 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

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

COMMENTS

The property is located in a commercial zone and is surrounded by other commercial properties and industrial properties. The existing building is a one storey restaurant. The property has two more buildings, a Swiss Chalet restaurant and a multi-tenant commercial building.

The sign does 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
(1) Section 215-20(B)(1) requires that all signs must be located on a street frontage wall of the building.	The applicant is proposing a business identification fascia sign on the west elevation which does not face a street.	Proposed sign does not permitted under the Sign Code.
(2) Section 215-20(B)(3) permits that a business with a side wall facing an interior lot may erect one non illuminated side wall sign provided display area does not exceed four square metres.	The applicant is proposing an illuminated business identification side wall sign facing interior lot with display area of 2.95 square metres	The side wall sign to be illuminated in lieu of non-illuminated sign permitted

The property is located on the south east corner of Dundas Street West and Shorncliffe Road. The proposed Business Identification Fascia Sign is located on the most easterly building and on the west elevation. It will face the other building on the property and will have a display area of 4.75 square metres.

The property is surrounded by other commercial and industrial properties and the proposed Illuminated Business Identification Fascia sign will have a minor effect on the other businesses.

The Sign Code permits a Business Identification Fascia sign on the side wall up to four square metres, provided it is non-illuminated. The proposed sign on the east elevation has a display area of 2.95 square metres and will be illuminated. It is facing an adjacent property which is another commercial establishment. During a recent inspection, it was observed that the side wall fascia sign on the east elevation was already installed without the benefit of a sign permit.

Staff is in the opinion that requested variances are minor in nature. Therefore, it is recommended that variances be approved.

CONTACT

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SIGNATURE

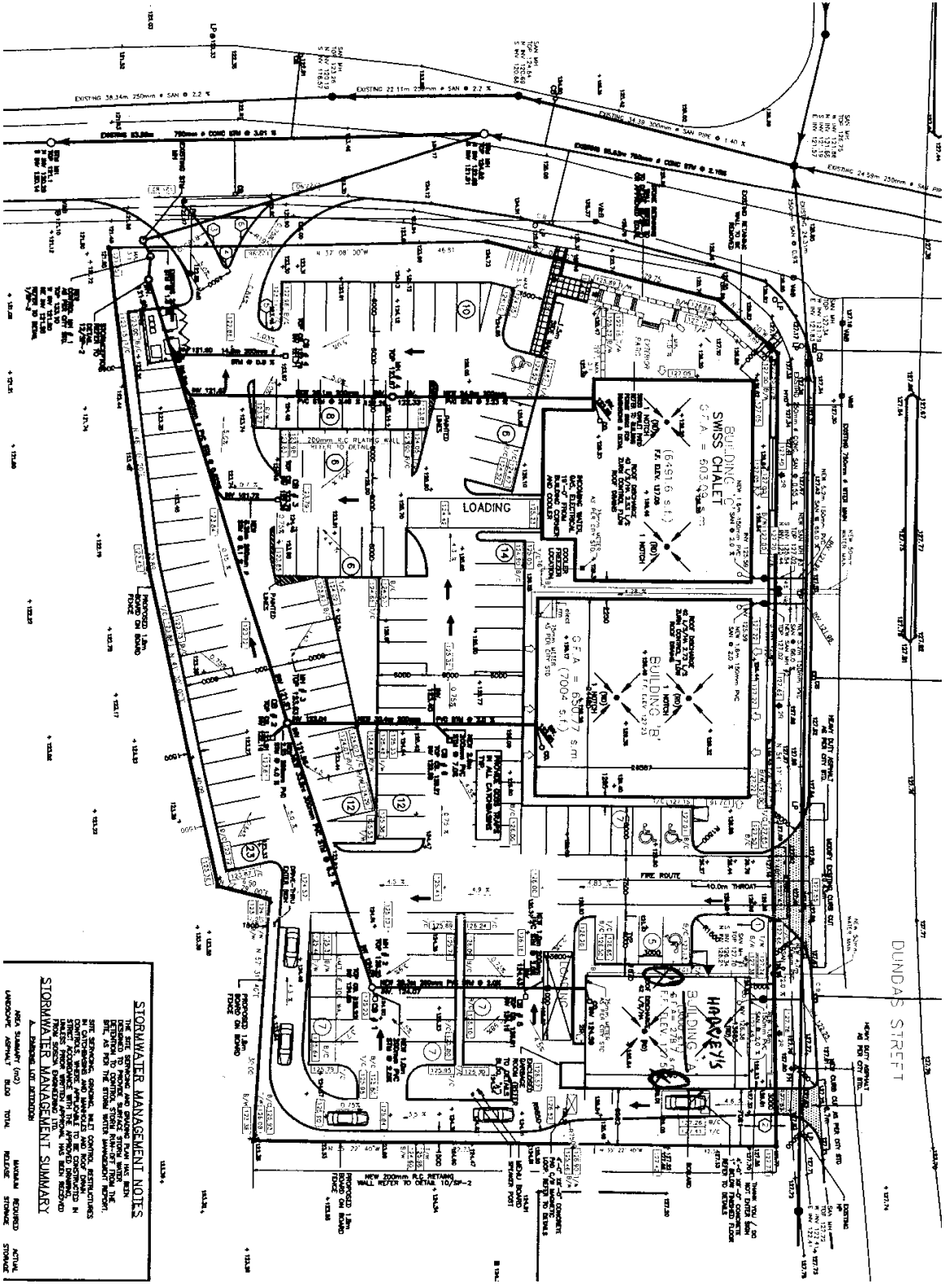
Edward Tipping, P.Eng.
Director of Building and
Deputy Chief Building Official
West District

ATTACHMENTS

Attachment 1: Site Plan and/or Zoning Map

Attachment 2: Elevations

Attachment 3: Picture



STORMWATER MANAGEMENT NOTES

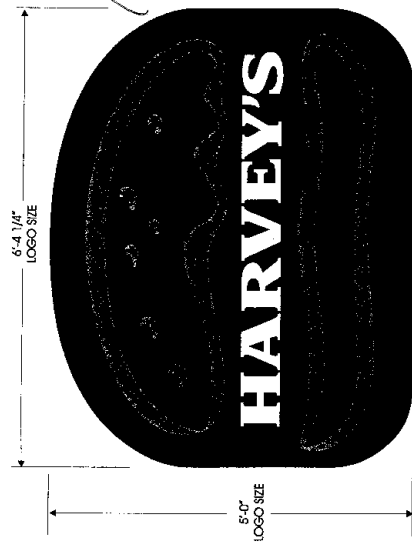
THE SITE ENGINEER AND DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT MEASURES AS SHOWN ON THIS PLAN AS PER THE STORM WATER MANAGEMENT MANUAL.

THE ENGINEER, GEOTECHNICAL, AND ALL CONTROL RESTRICTIONS SHALL BE CONSIDERED TO BE CONSIDERED IN THE DESIGN AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT MEASURES AS SHOWN ON THIS PLAN.

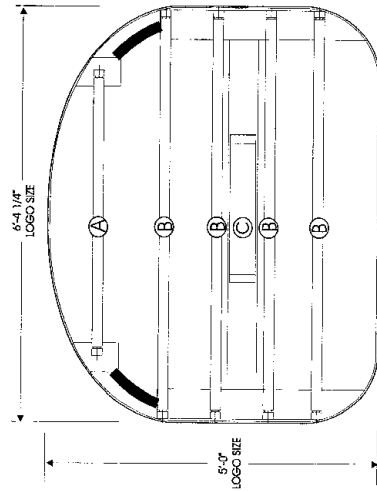
STORMWATER MANAGEMENT SUMMARY

AREA SUBJECT TO DETENTION	ANNUAL STORAGE	ACTUAL STORAGE
LANDSCAPE SWALE/S	500	500
ROAD TOTAL	1000	1000
RELIEF	1000	1000
TOTAL	2000	2000

Site Plan



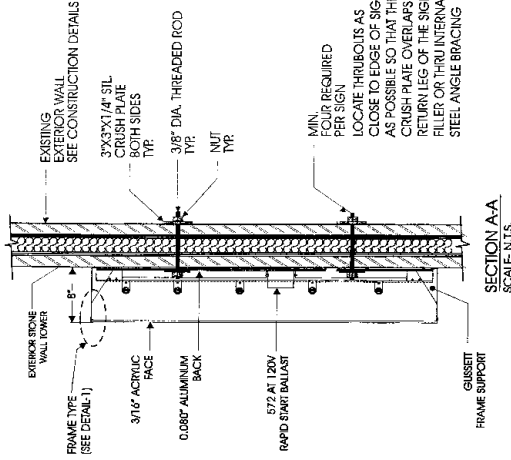
FRONT ELEVATION VIEW
SCALE: N.T.S.



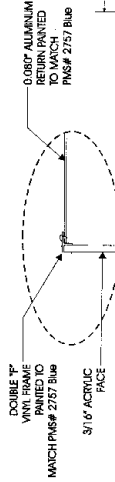
ELECTRICAL LAYOUT
SCALE: N.T.S.

EXISTING EXTERIOR WALL CONSTRUCTION DETAILS
 3 1/2" X 7 1/2" SPLIT SPACE ARCHITECTURAL BLOCK
 1" AIR SPACE
 1/2" EXT. GR. SHEATHING (AIR BARRIER)
 GLASS FIBRE BAT INSULATION (R 20 MIN.)
 6" STEEL STUDS @ 16" O.C.
 VAPOUR BARRIER
 1/2" EXT. GR. SHEATHING
 1" AIR SPACE
 3 1/2" X 7 1/2" SPLIT SPACE ARCHITECTURAL BLOCK

NOTES:
 MAX. WEIGHT OF THE SIGN IS 140 LBS



SECTION A-A
SCALE: N.T.S.



FRAME DETAIL
SCALE: N.T.S.

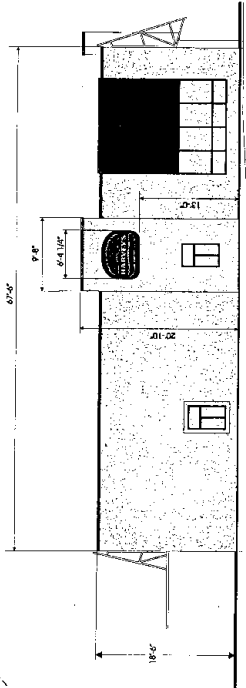
SPECIFICATIONS:

- (A) CABINET painted to match PMS # 2757 Blue
- (B) DOUBLE F VINYL TRIM painted to match PMS # 2757 Blue
- (C) Face to be 3/16" Acrylic with 2nd. surface TRANSLUCENT VINYLs as per HARVEY'S SPECS: 3631-44 Orange Bun 3631-36 Blue background 3631-20 White copy

ELECTRICAL DETAILS

- (A) ONE 48" CW FLUORESCENT LAMP
- (B) THREE 77" CW FLUORESCENT LAMPS
- (C) 1-RAPID START BALLAST (AT573)
- TOTAL 120V 3.40 AMPS LOAD
- 1-15 AMPS CIRCUIT REQUIRED
- 1-ON/OFF SWITCH

FRONT ELEVATION VIEW (EAST)
SCALE: N.T.S.



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Sign Excellence
 SIGN EXCELLENCE

NOTES:

DRAWN BY: M. HARRIS DATE: 08.18.2008 PAGE: 1

APPROVED BY: DATE: DWG. #

SCALE: AS SHOWN FILE NAME: 5276W-47-ELM-1000-0008

DESCRIPTION: SIGN LOGO DBP/RLG/101C-R4



Picture - East Side



Picture - West Side



Picture – North Side