



**STAFF REPORT  
ACTION REQUIRED**

**650 - 672 SHEPPARD AVENUE EAST  
Sign Variance Request**

<b>Date:</b>	April 9, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director of Building and Deputy Chief Building Official
<b>Ward:</b>	Don Valley West – Ward 24
<b>Reference Number:</b>	File No. 2008NY008 Folder No. 08-117156 ZSV 00 ZR

**SUMMARY**

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This staff report is about a matter that Community Council has been delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

The purpose of this report is to review and make recommendations on a request by Adam Brown of Sherman, Brown, Dryer, Karol Barristers & solicitors on behalf of the St. Gabriel’s Parish, for approval of a variances from the former City of North York Sign By-law No. 30788, as amended, to erect a ground sign on the existing property at the above noted address.

**RECOMMENDATIONS**

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**Toronto Building North York Division recommends that:**

1. The request for variance be approved; and
2. The applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

**Financial Impact**

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

**COMMENTS**

The property is located in the area east of Bayview Avenue on the north side of Sheppard Avenue East. The zoning of the property is RM6 (144) (Multiple Family Dwellings Zone exception 144) and is developed with an existing place of worship St.Gabriel Parish.

The properties surrounding the proposed sign are:

- North: Elkhorn Drive and multiple residential buildings.
- South: across Sheppard Avenue East – Single family dwellings
- East: residential (town houses)
- West: proposed residential high rises and town houses.

The proposed application is to provide signage for the St. Gabriel’s Parish along the Sheppard Avenue East frontage of the site. The proposed illuminated ground sign would be rectangular in shape having dimensions of 1.21m in height, 2.28m in width and 0.6m in depth [(4’-0’’)x(7’-6’’)x(1’-10’’)]. The proposed sign will sit and be fastened to a stone pedestal that is 0.71m high and 2.28m in width [(2’-4’’)x(7’-6’’)]. The overall height of the sign will be 1.92m (6’-4 1/4’’). The proposed sign area would be 4.83m<sup>2</sup> (52 ft<sup>2</sup>).

The proposed sign will provide direction, identification and advertise services to parishioners. The information is to be displayed on both sides of the illuminated rectangular sign face to be read by both east and west vehicular and pedestrian traffic travelling along Sheppard Avenue East.

The proposed sign illumination will be monitored by a timer which would illuminate the sign between 5pm to midnight every day.

The proposed signage does not comply with the former City of North York Sign By-law No. 30788 as amended in the following way:

Sign By-law Section & Requirements	Applicant’s Proposal	Required Variance
Section 4.1.2 “In any zone, directional signs for places of worship may be erected on highways the maximum sign area shall be 0.5m <sup>2</sup> (5.1 ft <sup>2</sup> ).	To erect a directional ground sign having an area of 4.83m <sup>2</sup> (52 ft <sup>2</sup> ).	To permit a ground sign with a total area of 4.83m <sup>2</sup> (52 ft <sup>2</sup> ) where one ground sign having an area of 0.5m <sup>2</sup> (5.1 ft <sup>2</sup> ) is permitted.  To permit identification and advertisement of the services to the parishioners.

<p>Section 4.1.2</p> <p>Signs are not permitted to be illuminated.</p>	<p>To permit an illuminated sign.</p>	<p>To permit an illuminated sign where signs are not permitted to be illuminated.</p>
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Mr. Adam Brown submitted a letter on behalf of the owner of the property in support of his request in which he advises that the additional signage is important for the following reasons:

- The site is an irregular large shaped lot comprised of several condominium buildings, townhouses and the St. Gabriel’s Parish. The St. Gabriel’s parish was recently reconstructed on the site, with access to the church provided via a shared driveway leading to/from Sheppard Avenue East. The proposed illuminated ground sign is intended to identify the Church, identify the municipal address and to provide information to the parishioners about the weekly services.
- The illuminated sign will not adversely impact any surrounding uses in the area.
- The St. Gabriel’s Parish is a longstanding integral part of the community and it is very important that its location is clearly identifiable and information about its services be conveyed to the parishioners.
- The proposed sign will give the Church a distinct presence along the streetscape of Sheppard Avenue East and maintain the same type of signage related to the Church which existed prior to the relocation and reconstruction of the Church.
- The sign is appropriate for the Church, a benefit to the community, and worthy of Community Council’s approval.

**CONTACT**

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**SIGNATURE**

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Steve Franklin, P.Eng.  
 Director and Deputy Chief Building Official  
 North York District

## **ATTACHMENTS**

Attachment 1	Zoning Map
Attachment 2	Survey
Attachment 3	Site Plan
Attachment 4	Elevations
Attachment 5	Cross Section
Attachments 6 & 6A	Letters from Applicant