



**STAFF REPORT
ACTION REQUIRED**

**26 UNDERHILL DRIVE
Sign Variance Request**

Date:	August 20, 2008
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Ward:	Don Valley West – Ward 25
Reference Number:	File No. 2008 NY 014 Folder No. 08-179200 ZSV 00 ZR

SUMMARY

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-Laws.

The purpose of this report is to review and make recommendations on a request by Shawn Jennings of Magneto Design on behalf of Realstar Management Services Limited acting for the Underhill & Roanoke Properties, for variances from the former City of North York Sign By-law No. 30788, as amended, to erect three directional ground signs and one identification sign on the property at the above noted address.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request for the variances listed in the third column of the table included in page 3 of this report 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 North East corner of Don Valley Parkway and Lawrence Avenue East.

The zoning of the property is RM6 (6) (Multiple Family Dwellings), RM3 (Multiple Family Dwellings) and RM4 (Multiple Family Dwellings) and is developed with 11 two storey apartment houses and two apartment buildings 18 and 19 storeys high.

The properties surrounding the site are (see Attachment #1):

North: Single and semi-detached residential dwellings.

South: Across Roanoke Road – Two apartment houses and single family dwellings

East: Residential (town houses) and single family dwellings

West: The Don Valley Parkway.

The proposal is to provide signage for the Underhill & Roanoke Properties to facilitate traffic flow on the property. Currently there is no signage on this property except for a single address sign, and according to the applicant this lack of signage appears to be a problem for both emergency vehicles and residents.

The proposed identification (Address)ground sign dimensions will measure 1.52mx1.82m (5ftx6ft) with a semi-circular projection at the top having 1.06m (3.5ft) diameter with a total sign area of 3.23m² (34.8ft²). The sign will be located at the north east corner of the property at the intersection of Underhill Drive and Cornerbrook Drive as shown in Attachment #2. The overall sign height above grade is 2.74m (9ft) and is less than the maximum height allowed in the by-law which is 7.7m (25 ft). For sign details see Attachment #3

The three proposed single-sided property location map ground signs will measure 1.21mx1.52m (4ft x 5ft) with a semi-circular projection at the top having 0.76m (ft) diameter with a total sign area of 2.08m² (22.45ft²). The overall sign height above grade is 2.28m (7.5ft) and is less than the maximum height allowed in the by-law which is 7.7m (25 ft). The three signs will be located at different locations on the private property as shown in Attachment #2. For sign details see Attachment #4

The signs will not be illuminated. The applicant has stated in his request that there is enough light from the building entrances and the street lamps to make the new signs visible at night. All ground signs will be within the private property.

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 Variances
<p>Section 5.1.8</p> <p>One identification and vacancy information ground sign not exceeding 2.4 square meters (25.8 ft²) in sign area is permitted for an apartment building.</p>	<p>To erect an identification ground sign having an area of 3.23m² (34.8ft²).</p>	<p>To permit an identification ground sign with a total area of 3.23m² (34.8ft²) where the sign by-law permits a ground sign with an area not exceeding 2.4m² (25.8 ft²).</p>
<p>Section 5.1.9</p> <p>One directional sign at each point of entry or exit to and from a parking station of an apartment building or buildings is permitted. Such sign shall not exceed 0.3 m² in sign area.</p>	<p>To erect three directional signs having an area of 2.08m² (22.45ft²) each.</p> <p>Two of the directional signs are not at point of entry/exit to and from a parking station.</p>	<p>To permit three directional signs having each a sign area of 2.08 m² (22.45ft²) where the sign by-law permits one directional sign with an area not exceeding 0.3 m² (3.2ft²).</p> <p>To permit two of the directional signs to be located not at point of entry/exit to and from a parking station.</p>

Mr. Shawn Jennings of Magneto Design submitted a letter on behalf of the owner of the property, received on August 11, 2008(Attachment #5), in support of this application in which he advises that the proposed signage is important for the following reasons:

- to easily direct traffic to the site as no identification currently exists at this location,
- to facilitate better traffic flow in and around the subject properties, and
- more importantly to direct emergency personnel both in vehicles and on foot in the event of an emergency.

The applicant stated that the three property location map ground signs located at different points on the property will significantly be more readable and will better direct traffic in the event of an emergency provided the requested larger size is granted. The increase in size will allow readability from the street/truck and aid in improving traffic without the confusion that currently exists on this site.

The applicant also stated that in the past year a couple of incidents have brought this problem to light and that the owners are interested in finding a permanent solution.

To reinforce the need for the signs and to further justify the requirements for the larger sizes, Lisa Hegedus, Director of Marketing for Realstar Management Services Limited forwarded a letter dated August 7, 2008 (Attachment #6) in which she stated that:

“Cloisters of the Don are approximately 40 years old. This complex spans over 15 acres and consists of two high-rise towers, 8 rows of maisonette townhouses and 3 rows of standard townhouses.

There is one main drive leading into the townhouse section of the complex. The rows of maisonettes typically run vertically towards the main drive and are identified by a single address sign directly above the main entrance to the row of townhouses. There are also rows of maisonettes that are not accessible or visible from the main drive and can only be accessed by pedestrian pathways.

If one is not familiar with the complex it can be quite challenging to figure out exactly where one is headed. In August of 2007 one of the residents residing in the townhouses contacted 911 services. The 911 services dispatched to the complex had difficulty locating the exact location of the resident in distress. Luckily property staff was nearby and our staff assisted the 911 services in locating the townhouse.

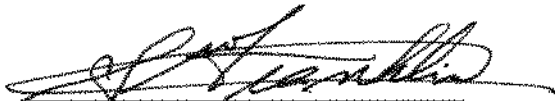
After that incident, and possibly other instances where 911 services had difficulty finding their way through the labyrinth of walkways (and potentially losing vital response time) we felt that it would be wise and responsible for management to erect directional maps at both main entrances to the complex along with additional signage such as larger, brighter address numbers etc.”

CONTACT

Magda Ishak, P. Eng., Manager, Plan Review; Tel.: 416-395-7555; Fax: 416-395-7589;

e-mail: mishak@toronto.ca

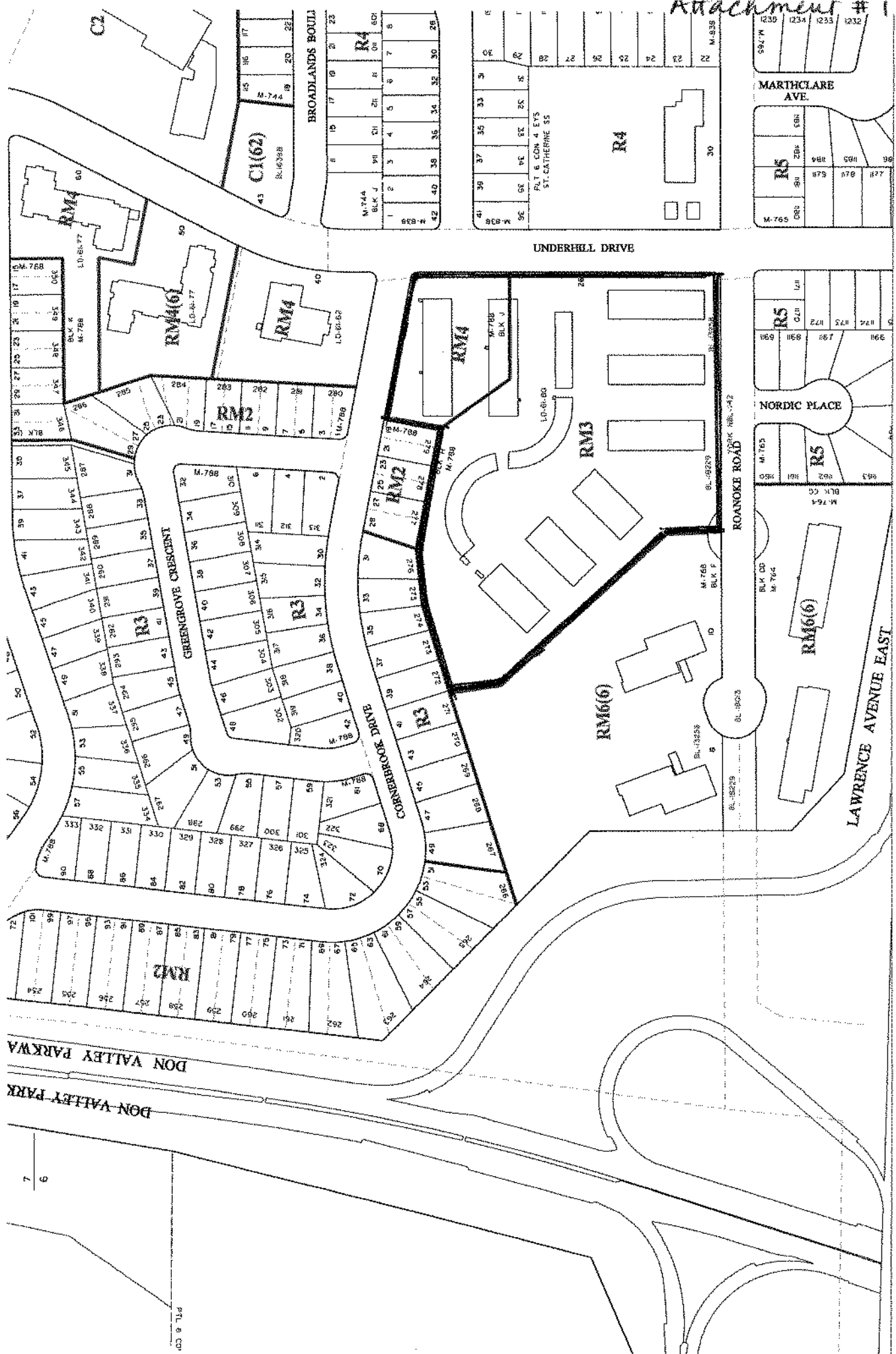
SIGNATURE



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

ATTACHMENTS

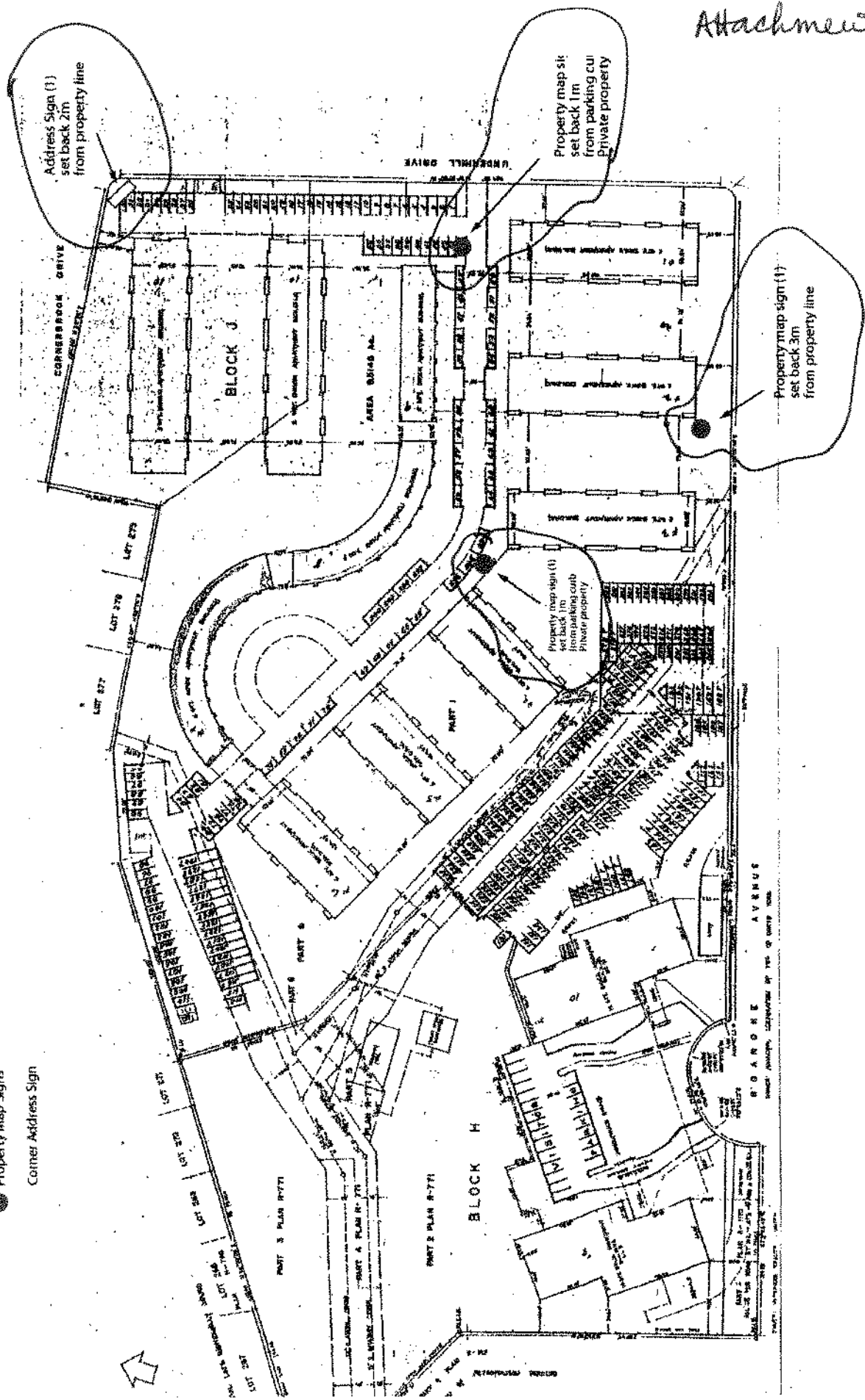
Attachment #1	Zoning Map
Attachment #2	Site Plan
Attachment #3	Address Sign Elevation
Attachment #4	Property Map Sign Elevation
Attachment #5	Letter from Applicant
Attachment #6	Letter from the Management Services



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6

PTL & CO

Property Map Signs
Corner Address Sign



Property map sign (1)
set back 1m
from parking curb
Private property

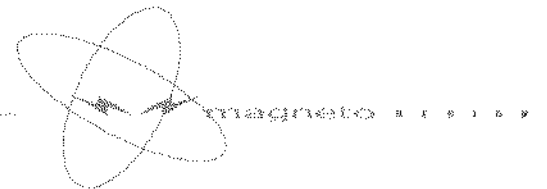
Address Sign (1)
set back 2m
from property line

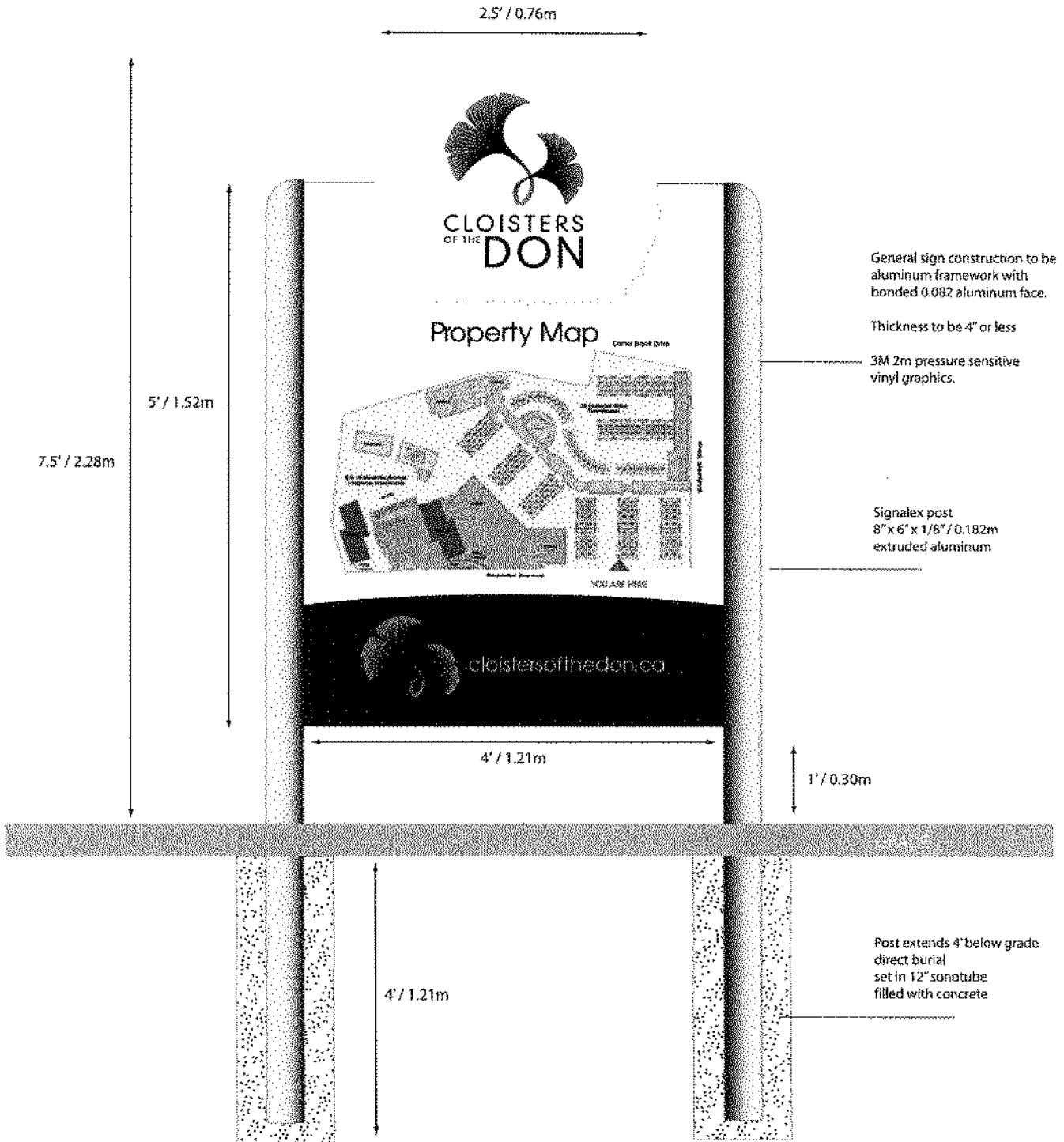
Property map sign (1)
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from property line

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set back 3m
from property line

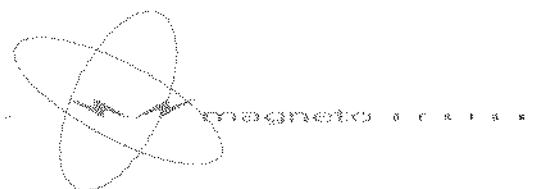


Corner Sign (1) Single Sided





Property Map Signs (3) Single Sided



To whom it may concern:

This letter is to state our rationale in requesting a sign variance for the Underhill & Roanoke properties. Generally our purpose is to facilitate better traffic flow in and around the subject properties and more importantly direct emergency personnel both in vehicles and on foot in the event of an emergency. In the past year a couple of incidents have brought this problem to light and we are interested in finding a solution as soon as possible.

Specific areas of concern are as follows:

In our proposal to the building department we have requested (3) Map location signs measuring 2.08 square metres located at points on our property that in our opinion are significantly more readable and will better direct traffic in the event of an emergency. As stated in the enclosed bylaw notice the maximum allowable size for this type of sign is 0.3 square metres and mandates that the signs be located only at the entry and exit to a parking station. We feel an increase in size will allow readability from the street / truck and aid in better direction of traffic without some of the confusion that exists on this site presently.

Our proposed Identification sign located at the N/E corner of the property also requires a sign variance. As stated in your notice of June 8, 2008 the maximum allowable size for a sign of this type is 2.4 square metres, we would like to increase this to 3.23 square metres in light of the previously mentioned concerns and the size of the subject property. It is our intent to easily direct traffic to our site as no identification exists in this location.

We appreciate your consideration of this matter.



Regards,

Shawn Jennings - Magneto Design

magneto D E S I G N

237 Evelyn Ave, Toronto, Ont. M6P 2Z8

T 416 760 0774 F 416 760 0314

magneto@jenningsinc.com

RECEIVED

AUG 11 2008

Toronto Building
North York District

REALSTAR

We really care where you live

August 7, 2008

Hi Shawn,

Let me know if this will assist the engineer working on our file. I had one of my VP's prepare this summary for you. At this time we do not want to disclose the details behind specific incidences and we have not completed a safety study.

Cloisters of the Don is approximately 40 years old. This complex spans over 15 acres and consists of two high-rise towers, 8 rows of maisonette townhouses and 3 rows of standard townhouses.

There is one main drive leading into the townhouse section of the complex. The rows of maisonettes typically run vertically towards the main drive and are identified by a single address sign directly above the main entrance to the row of townhouses. There are also rows of maisonettes that are not accessible or visible from the main drive and can only be accessed by pedestrian pathways.

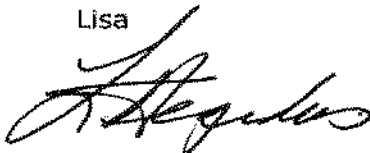
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After that incident, and possibly other instances where 911 services had difficulty finding their way through the labyrinth of walkways (and potentially losing vital response time) we felt that it would be wise and responsible for management to erect directional maps at both main entrances to the complex along with additional signage such as larger, brighter address numbers etc.

I hope this helps.

Regards,

Lisa



Lisa Hegedus
Director of Marketing

Dir: (416) 966-8485