



STAFF REPORT ACTION REQUIRED

16 YORK MILLS ROAD Sign Variance Request

Date:	September 16, 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. 2008NY019 Folder No. 08-199621 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 Faris Fayadh of Struct-Con Construction, on behalf of the Toronto Transit Commission (TTC), for a variance from the former City of North York Sign By-law No. 30788, as amended, to maintain five existing ground signs in addition to replacing the current TTC identification ground sign with a new TTC identification ground sign for a total of six ground signs along York Mills Road at the above noted address.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request for the variance 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 at the North East corner of York Mills Road and Yonge Street.

The zoning of the property is C1 (Commercial Zone 1) and is developed with a 5 storey commercial building. The building has several municipal addresses which are: 10, 16, 20 and 36 York Mills Road and 4023, 4025, 4055, 4075 and 4101 Yonge Street. The building provides access to the York Mills TTC subway station.

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

North across Church Road: Single and semi-detached residential dwellings.

South across York Mills Road: An apartment/condominium building and a gas station.

East: Single family dwellings.

West across Yonge Street: A parking lot for TTC commuters.

Along the York Mills Road frontage there are six existing ground signs described below (refer to Attachment #2):

- A TTC ground sign which will be replaced by a new proposed TTC ground sign. For a picture of the existing TTC ground sign refer to Attachment #7D. The proposed TTC ground sign will measure 1.788m x 1.038m (5.8ft x 3.40ft) for a sign area of 1.856m² (19.97 ft²). For elevations and details of the proposed TTC ground sign refer to Attachments #3 & #4.
- An identification V-sign mounted on a concrete wall base (Attachment #5). The angle between the two faces of the V-sign is 90 degrees. As stated in the sign by-law: “*sign area means the largest area visible from any direction projected onto a vertical plane of the sign face*”. Each sign face measures 2.74m x .65m (9.0ft x 2.13ft). The sign projection on a vertical plane is 3.87m x .65m for a sign area of 2.51m² (27.07ft²). There will be no modification to the V-sign.
- Four identification granite pylons signs (Attachments #7A, #7B, 7C and #7E). Each pylon sign measures 1.37m x 4.65m (4.5ft x 15.25ft) for an individual sign area of 6.37m² (68.57ft²). The cumulative sign area for the four pylons is 25.48m² (274.27ft²). There will be no modifications to these four signs.

The cumulative sign area of the six ground signs along York Mills Road will be 30.90m² (332.57ft²). The property frontage along York Mills Road is 195.5m (641.4ft) which permits a maximum single ground sign area of 27.9m² (303ft²) and a cumulative area of 58.65m² (631.32ft²). The signage including the proposed new TTC sign complies with

the by-law requirements for both individual and cumulative sign area. The number of ground signs, six in total, is greater than the maximum allowed by the by-law.

Along the Yonge Street frontage there are two ground signs (Attachment #2):

- A TTC ground sign (Attachment #7F) which will be replaced by a proposed new TTC ground sign (Attachments #3 & #4).
- One identification granite pylon sign (Attachment #7G) measuring 1.37m x 4.65m (4.5ft x 15.25ft) for a sign area of 6.37m² (68.65ft²) which will remain unchanged.

The signage along Yonge Street, including the proposed new TTC sign, complies with the former City of North York Sign By-law No. 30788, as amended.

The two proposed back to back identification TTC ground signs will be erected on the private property where the current TTC signs are presently located and will be illuminated using a new energy saving lighting system: one TTC ground sign along York Mills Road and one TTC ground sign along Yonge Street.

The height of the proposed TTC ground signs will be 4.995m (16.3ft) where the maximum permitted height is 9.2m (30ft).

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
Section 5.2.2.3 Maximum of two ground signs are permitted on each street frontage of a corner lot.	Along York Mills Road, the applicant proposes to have six ground signs.	To permit six ground signs along York Mills Road where only 2 ground signs are permitted.

The applicant has stated in a letter dated August 20, 2008 that (refer to Attachment #6):

- 1) The proposed new sign is a public access sign and it provides additional visibility that is needed for the public to locate the entrance to the subway.
- 2) The proposed new sign is newer and brighter than the existing signs and makes it easier for the public to locate and access the subway system.

- 3) The proposed new sign has a new energy saving lighting system and reduces the burden on power.
- 4) The proposed new sign is identical to the sign proposed and accepted by the City on Yonge Street, and is an improvement to the York Mills and Yonge Street intersection.

CONTACT

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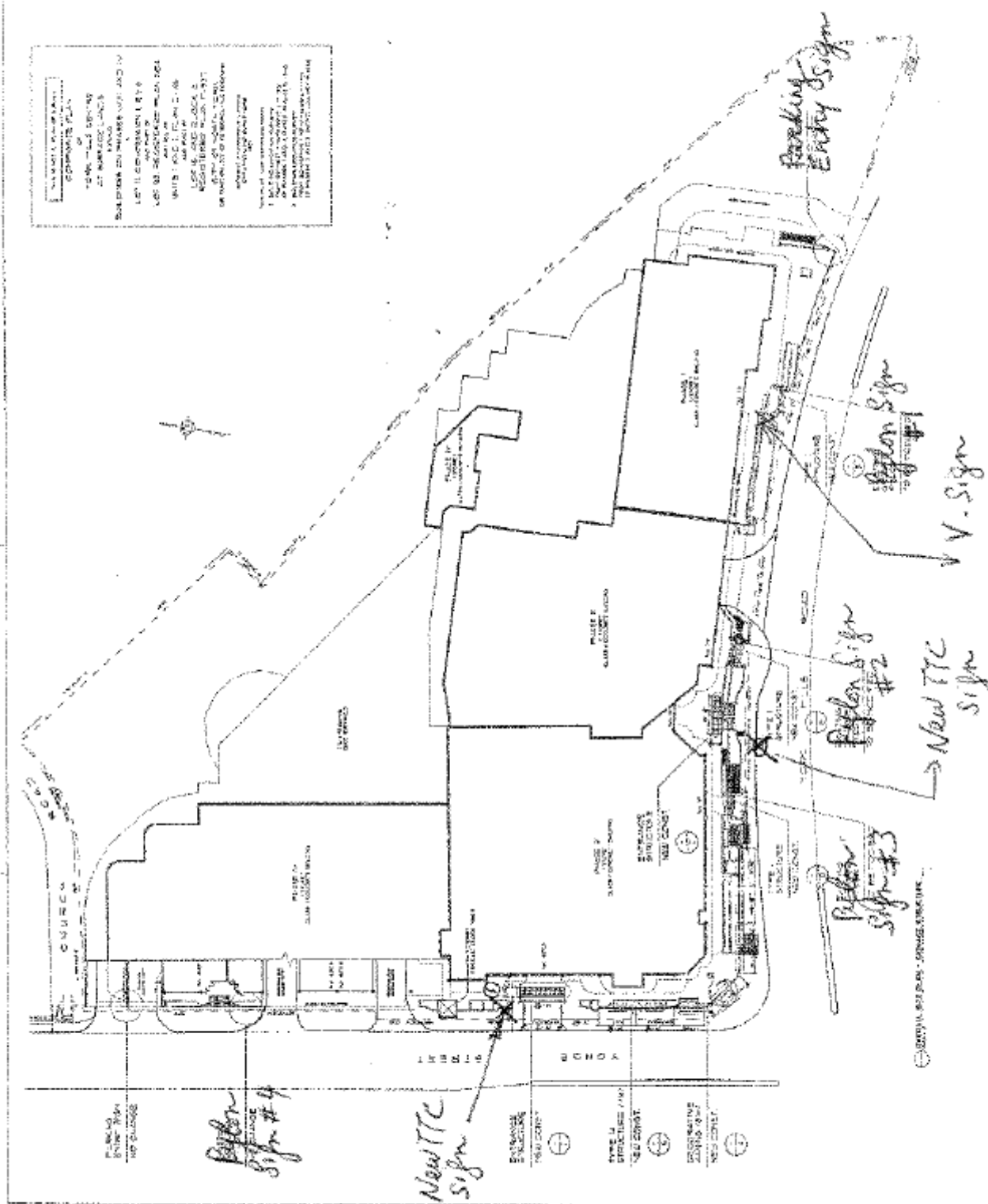
e-mail: mishak@toronto.ca

SIGNATURE

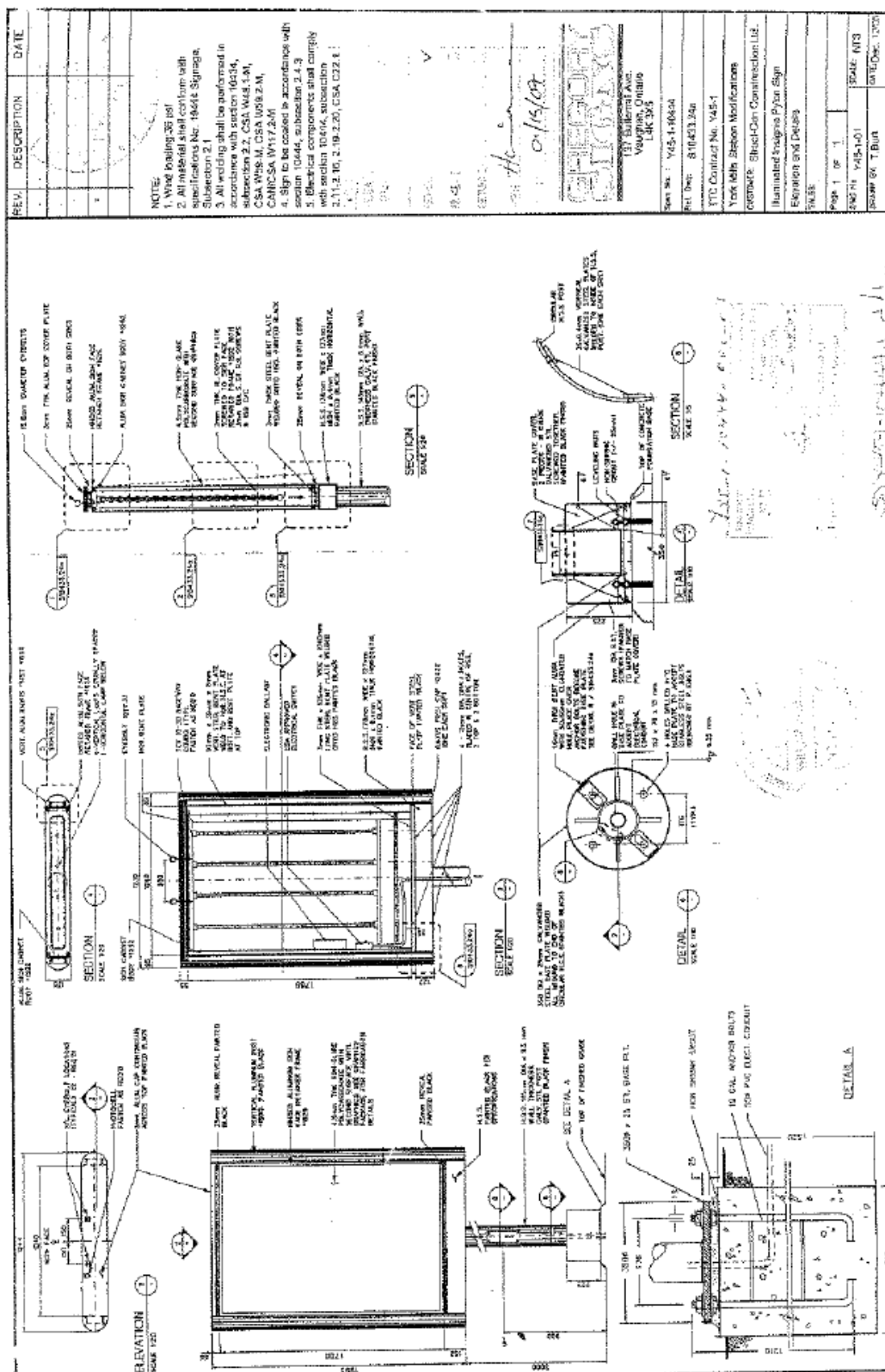
Steve Franklin, P.Eng.
Director and Deputy Chief Building Official
North York District

ATTACHMENTS

Attachment #1:	Zoning Map
Attachment #2:	Site Plan showing the locations of property ground signs
Attachment #3:	Sign Elevations
Attachment #4:	Sign Details
Attachment #5:	Details of V-sign
Attachment #6:	Letter from Applicant
Attachments #7 (A to G):	Pictures of the various current ground signs



2/17/1777MO1-1:57X35



STRUCT-CON Construction Ltd.



August 20, 2008

City of Toronto

Re: Sign Variance for Toronto Transit Commission

Struct-Con Construction Ltd., on behalf of the Toronto Transit Commission, is requesting a Sign Variance for the following reasons:

- 1) The proposed new sign is a Public Access sign and it provides additional visibility that is needed for the Public to locate the entrance to the subway.
- 2) The proposed new sign is much newer and brighter than the existing signs and makes it easier for the Public to locate and access the subway system.
- 3) The proposed new sign has a new energy saving lighting system and reduces the burden on power.
- 4) The proposed new sign is identical to the sign proposed and accepted by the City on Yonge Street, and is an improvement to the York Mills and Yonge St. intersection.

Regards,

M. Shariati
President

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