



STAFF REPORT ACTION REQUIRED

Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as Amended, for Four Wall Signs at 2650 Lawrence Avenue East

Date:	October 28, 2008
To:	Scarborough Community Council
From:	Acting Director of Toronto Building, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	2008SC018 File No: 08-203143

SUMMARY

This staff report is about a matter for which Scarborough Community Council has delegated authority to make a final decision.

To review and make recommendations on a request by John David Adam, of Zip Signs Ltd., on behalf of First Capital (Midland & Lawrence Corp.), for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit four facial wall signs at the above location for TD Canada Trust.

The requested variance enhances the appearance of the building and its design is consistent with the style of other TD Canada Trust throughout the city. Staff recommends approval of the variance.

RECOMMENDATIONS

The Acting Director of Building recommends that:

1. the request for variance be approved for the reasons outlined in this report.

Financial Impact

There are no financial implications resulting from this report.

ISSUE BACKGROUND

The subject property is located on Lawrence Avenue East, between Midland Avenue and Brockley Drive. The property is located in a “Neighbourhood Commercial Zone” (NC), in the Bendale Community By-law 9350, Schedule A, flanked by Dorset Park Employment District in the west.

The abutting lands are designated in the above-noted zoning By-laws as follows:

North: “Multiple Family Residential Zone” (M).
South: “Highway Commercial Zone” (HC).
East: “Apartment Residential & Community Commercial Zone” (A & CC).
West: “Commercial Residential Zone” (CR).

COMMENTS

The subject property is classified as Group 4 Use in the Sign By-law of the former City of Scarborough. The By-law allows facial wall signs which may project above adjacent roofs or parapets not more than 25% of the height of the adjacent roof from grade, measured directly below the sign.

The top of the roof and parapet wall at this location is 5.38m (17’-8”) above grade. The top of the sign is 3.19m (10’-6”) from the top of the parapet wall.

The projection of the proposed sign exceeds the projection permitted by the By-law. The following table describes in greater detail the requirements of the By-law and the non-compliance of the proposed sign.

Sign By-law Section & Requirements	Applicant’s Proposal	Required Variance
1. Sign By-law 2.3.6(5)(a)(i) Facial wall signs shall not have their sign face project above an adjacent roof a distance greater than that permitted for facial roof signs (see item below).	To erect four facial wall signs projecting above an adjacent roof a distance greater than that permitted for facial roof signs.	To erect four facial wall signs projecting above an adjacent roof a distance greater than that permitted for facial roof signs.
2. Sign By-law 2.3.9(5)(a) No sign shall be erected on a roof which would have its sign face project above the roof deck a distance	To allow four facial sign to project above the roof deck a distance of 3.19m (10’-6”), measured from the top of the main parapet wall.	To allow four facial sign to project above the roof deck a distance of 3.19m (10’-6”), measured from the top of the main parapet wall, whereas

Sign By-law Section & Requirements	Applicant's Proposal	Required Variance
<p>greater than the lesser of, for facial roof sign, 25 percent and for projecting roof signs, 50 percent of the height, measured directly below the sign, of the roof deck above grade or of the average height of the first storey. If a parapet wall extends above the roof deck, the aforesaid distances may be measured from the top of the parapet wall.</p>		<p>the permitted projection is 1.345m (4'-5").</p> <p>(The proposed projection is 1.845m (6'-7/16"), or 137% higher than what is permitted in the Sign By-law).</p>

Based on the above, the fact that the requested variance enhances the appearance of the building and its design is consistent with the style of other TD Canada Trust throughout the city, staff recommends approval of its variance.

CONTACT

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SIGNATURE

Robert Lue, P.Eng.
 Acting Director of Building
 Scarborough District

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ATTACHMENTS

- Attachment 1 – Site Plan
- Attachment 2 – Zoning Map
- Attachment 3 – Wall Elevations (North and East)
- Attachment 4 – Wall Elevations (South and West)