

Request for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, for Ground sign at 4509 Kingston Road.

Date:	November 05, 2007
To:	Chairs and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough East – Ward 44
Reference Number:	2007SC028 File Number: 07-262267

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 J. Wigley of Gardiner Roberts LLP, solicitors for Bank of Nova Scotia, for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, to permit the erection of one ground sign at 4509 Kingston Road.

The height of the proposed sign is not in compliance with the requirements of the by-law and this report deals with the required variance to allow the erection of the proposed sign.

The requested sign variance, in staff's opinion, is not minor in nature. Staff recommends the requested variance be refused.

RECOMMENDATIONS

Director of Building and Deputy Chief Building Official

It is recommended that:

- (1) The requested variance be refused.

FINANCIAL IMPACT

There are no financial implications resulting from this report.

ISSUE BACKGROUND

The applicant submitted on May 25, 2007 an application for a Project Review Request for the erection of sign at this property. Examination of the Request for a Preliminary Project Review revealed that certain requirements of the Sign By-law were not in compliance. As a result, the applicant submitted an application for a sign variance.

The subject property is located east of Morningside Avenue, on the south side of Kingston Road. The land has a single storey building occupied by Bank of Nova Scotia. The area is designated as a Commercial/Residential Zone (CR) in the West Hill Community District Zoning By-law No. 10327, of the former City of Scarborough.

The abutting lands are designated, in the above zoning by-law, as follows:

North: "Commercial/Residential Zone" (CR).
South: "Commercial/Residential Zone" (CR).
East: "Commercial/Residential Zone" (CR).
West: "Commercial/Residential Zone" (CR).

The applicant proposes to erect an illuminated double face ground sign in the south east quadrant of the intersection of Morningside Avenue and Kingston Road. The sign will be located at the north east corner of the property and 1.5m (3'-3") south of the public sidewalk.

The height of the proposed ground sign matches that of the two existing facial wall signs which are going to be removed should the ground sign be approved.

There are two ground signs in the vicinity that are higher but they are on lots having greater street frontage, allowing for greater sign areas and hence greater heights. The ground sign for the Morningside Mall is located to the east of subject property measuring 30ft. in height and the ground sign for the Kingston Square Mall is located across the street from the subject property that is about 35ft. to 40ft. in height.

COMMENTS

The subject property is classified as Group-Use 4 in the former City of Scarborough Sign By-law. The by-law allows one ground sign per street frontage per property.

The permitted area of the sign is calculated using the length of the property's street frontage, while the permitted height of the sign is calculated using the above calculated permitted sign area.

The proposed sign does not comply with the requirements of the sign by-law. The following table describes in greater detail the areas and extent of the non-compliance.

The proposed signs do not comply with this requirement of the sign by-law. The following table describes in greater detail the extent of the non-compliance.

Sign By-law Section & Requirements	Applicant's Proposal	Required Variance
3) 2.3.5(5) (a) The maximum permitted height of a sign face above grade shall not exceed: (ii) 2m, plus 1m for each 3.0m ² of permitted sign face area, for permitted areas of 10m ² or less.	To erect a ground sign with a sign face height above grade of 7.92m (26.0ft).	To allow the erection of a ground sign with a sign face height above grade of 7.92m (26.0ft), whereas the permitted sign face height is 4.33m (14.2ft). (The proposed sign face height is 3.59m (11.8ft) or 83% greater than the permitted height)

For the above reasons staff recommends that the requested variance be refused.

CONTACT

Robert Lue, P. Eng
Manager, Plan Review
Tel: (416) 396-8225
Fax: (416) 396-5231
E-mail: lue@toronto.ca

SIGNATURE

Bruce Ashton, P.Eng
Director of Building and
Deputy Chief Building Official
Scarborough District

Applicant's Information:

John David Adam
Zip Signs Limited
5040 North Service Road
Burlington, ON
L7L 5RS
Tel: (905) 332-8332
E-mail: dadam@zipsigns.com

ATTACHMENTS

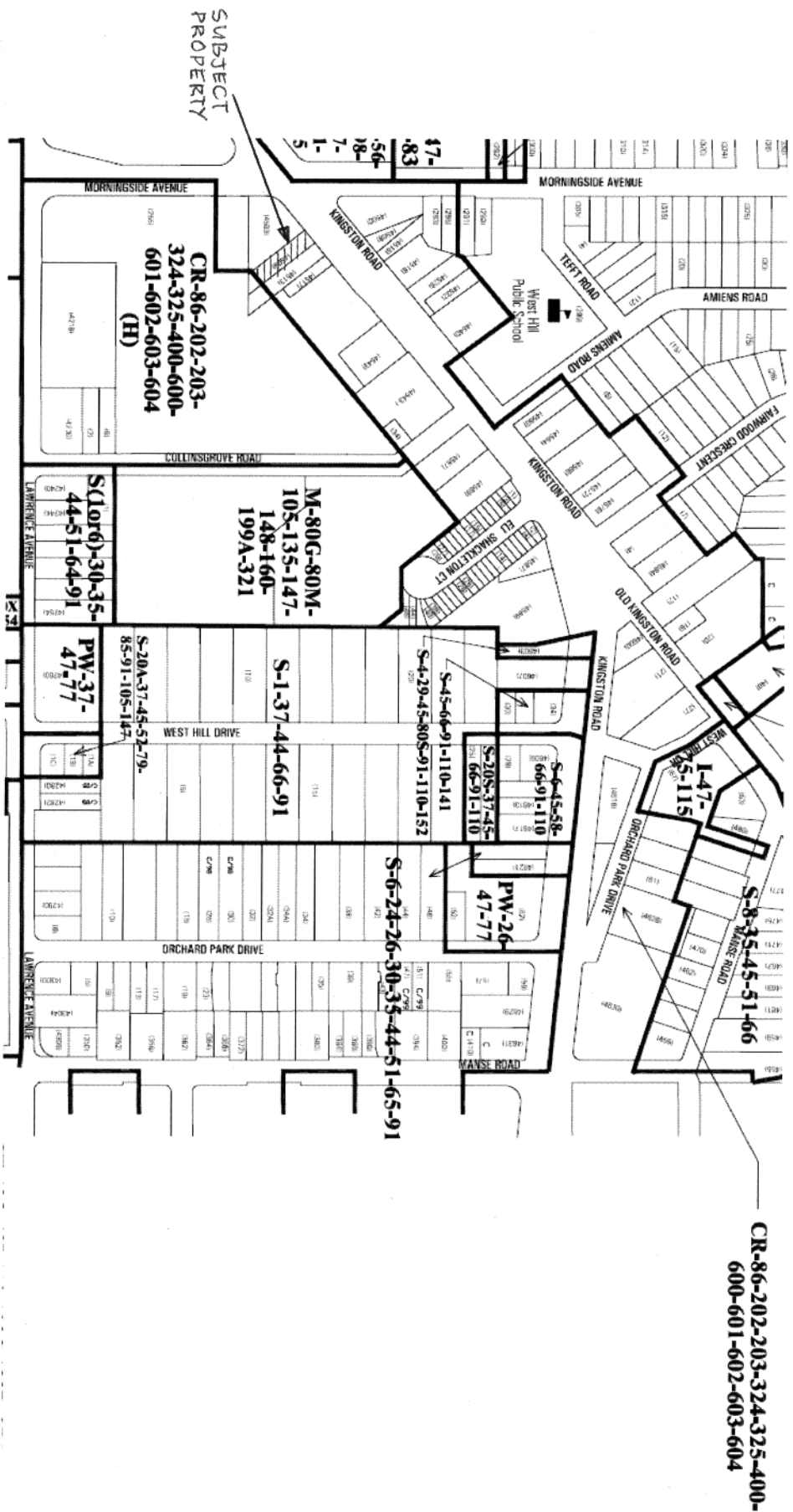
Attachment 1- Site Plan
Attachment 2- Zoning Map
Attachment 3 – Aerial View
Attachment 4 – Proposed Ground Sign Elevations
Attachment 5 – Existing Facial Wall Sign Elevations

- small fence
 4.5 meters
 away from construction
 - long slaving
 cables leaving
 with lighting
 fixtures visible
 - construction (under)
 - Oregon - 5/26/2018
 - check 1-2 lamp
 - checked
 - winter in view
 of site
 - fence view
 - construction blocked low TD building

SECTION	AREA	DATE	BY	REVISIONS
1	1	1/1/18	...	...
2	2	2/1/18	...	...
3	3	3/1/18	...	...
4	4	4/1/18	...	...
5	5	5/1/18	...	...
6	6	6/1/18	...	...
7	7	7/1/18	...	...
8	8	8/1/18	...	...
9	9	9/1/18	...	...
10	10	10/1/18	...	...
11	11	11/1/18	...	...
12	12	12/1/18	...	...
13	13	1/1/19	...	...
14	14	2/1/19	...	...
15	15	3/1/19	...	...
16	16	4/1/19	...	...
17	17	5/1/19	...	...
18	18	6/1/19	...	...
19	19	7/1/19	...	...
20	20	8/1/19	...	...
21	21	9/1/19	...	...
22	22	10/1/19	...	...
23	23	11/1/19	...	...
24	24	12/1/19	...	...
25	25	1/1/20	...	...
26	26	2/1/20	...	...
27	27	3/1/20	...	...
28	28	4/1/20	...	...
29	29	5/1/20	...	...
30	30	6/1/20	...	...
31	31	7/1/20	...	...
32	32	8/1/20	...	...
33	33	9/1/20	...	...
34	34	10/1/20	...	...
35	35	11/1/20	...	...
36	36	12/1/20	...	...
37	37	1/1/21	...	...
38	38	2/1/21	...	...
39	39	3/1/21	...	...
40	40	4/1/21	...	...
41	41	5/1/21	...	...
42	42	6/1/21	...	...
43	43	7/1/21	...	...
44	44	8/1/21	...	...
45	45	9/1/21	...	...
46	46	10/1/21	...	...
47	47	11/1/21	...	...
48	48	12/1/21	...	...
49	49	1/1/22	...	...
50	50	2/1/22	...	...
51	51	3/1/22	...	...
52	52	4/1/22	...	...
53	53	5/1/22	...	...
54	54	6/1/22	...	...
55	55	7/1/22	...	...
56	56	8/1/22	...	...
57	57	9/1/22	...	...
58	58	10/1/22	...	...
59	59	11/1/22	...	...
60	60	12/1/22	...	...



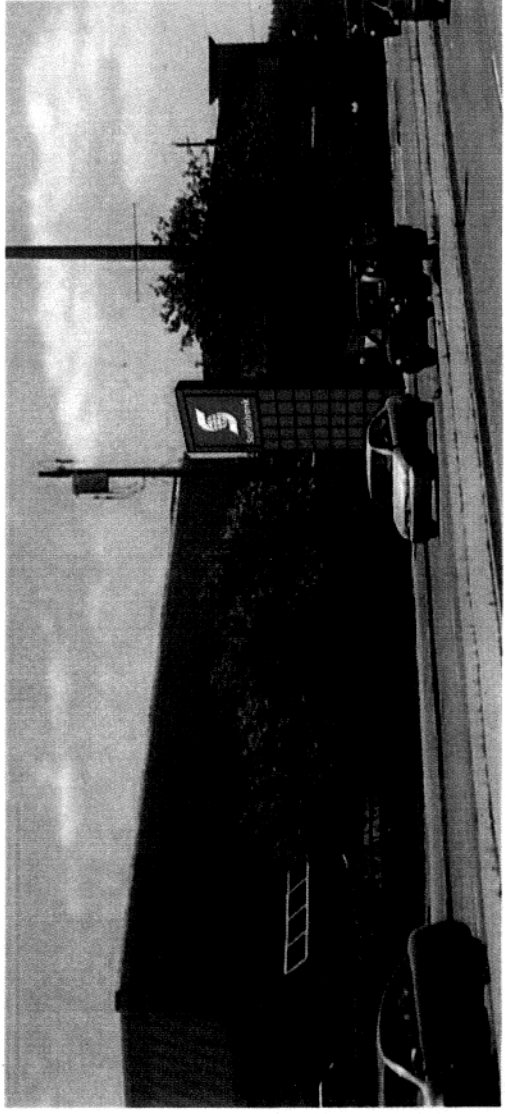
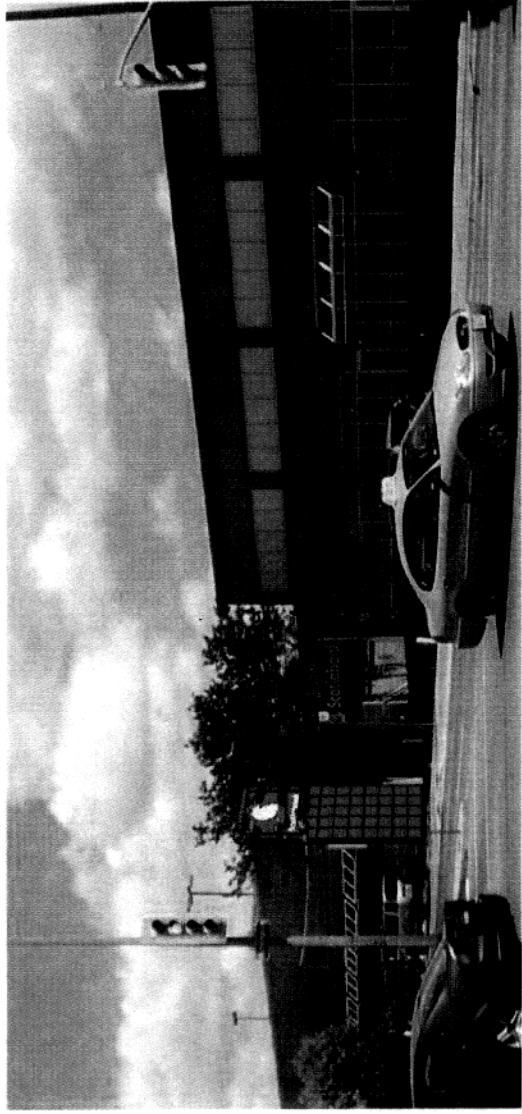
Attachment 1- Site Plan



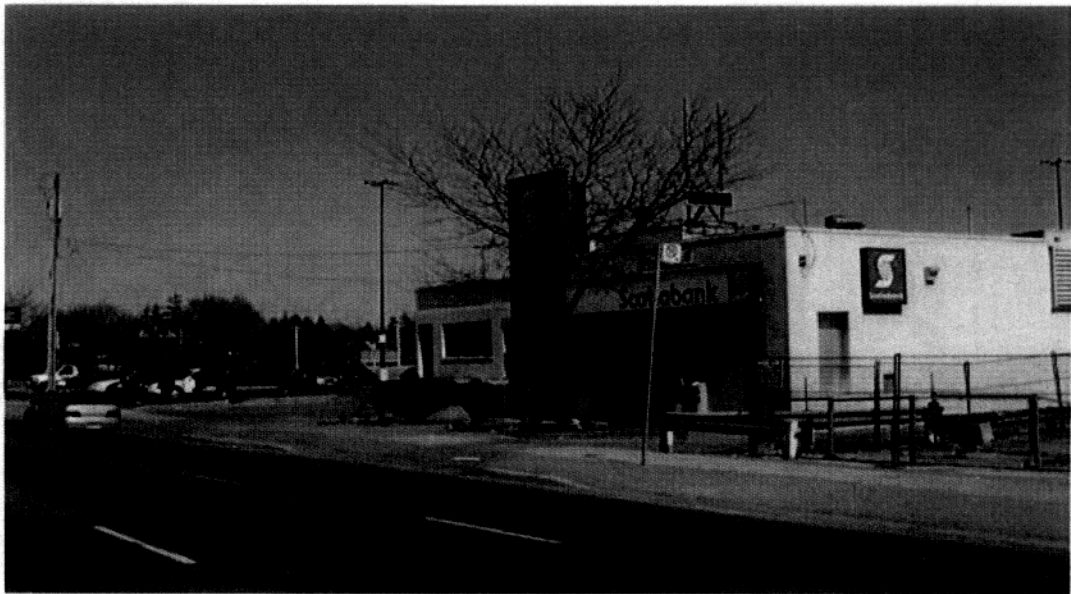
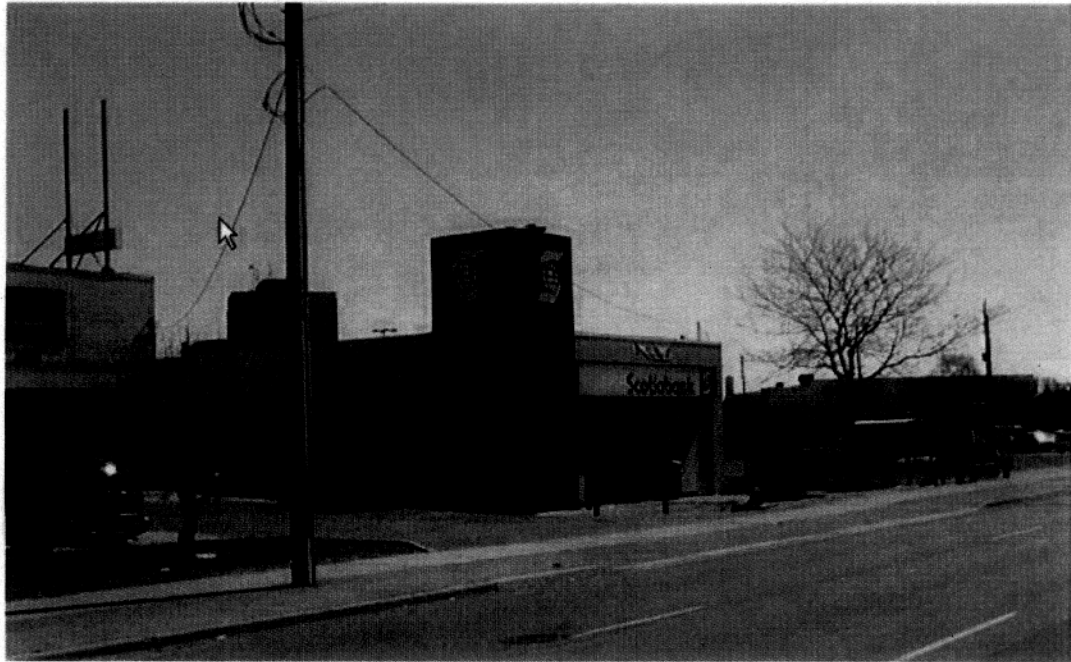
Attachment 2- Zoning Map



Attachment 3 – Aerial View



Attachment 4 – Proposed Ground Sign Elevations



Attachment 5 – Existing Facial Wall Sign Elevations