



**STAFF REPORT
ACTION REQUIRED**

Request for approval of variances from former City of Scarborough Sign By-law 22980, as amended, for two facial signs at 1900 Eglinton Avenue East.

Date:	December 13, 2007
To:	Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	2008SC007 File No. 07-263013

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 Christine Leu on behalf of the Bank of Montreal, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit two facial signs at the above noted location.

Two facial signs are being proposed where their projection above the roof is not in compliance with the requirements of the By-law. This report deals with the required variance to allow the erection of these two signs.

Staff considers the sign projection above the roof located on the east elevation of the building to be minor and recommends approval of the variance. For the sign located on the west elevation of the building, staff does not consider it to be minor and recommends refusal of the variance. However, staff recommends the variance to be accepted if the roof projection is limited to 1.8 m (5’-11”), similar to the requested variance for the sign on the east elevation of the building.

RECOMMENDATIONS

Director of Building and Deputy Chief Building Official

It is recommended that:

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- (1) The requested variance be approved for sign projection above the roof for the sign located on the east elevation of the building;
- (2) The requested variance be refused for sign projection above the roof for the sign located on the west elevation of the building; and
- (3) The requested variance be accepted for sign projection above the roof for the sign located on the west elevation of the building on the condition that the projection is limited to 1.8 m (5'-11") above the roof deck.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

The subject property is located on the north side of Eglinton Avenue East, between Pharmacy Avenue and the new extension of Lebovic Avenue north of Eglinton Avenue East. The land is presently under development.

The area is designated as a Mixed Employment Zone (ME), in the Golden Mile Employment District (West), of Zoning By-law No. 24982 of the former City of Scarborough.

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

North: "Institutional – Public Services Zone (I-PS)"
South: "Industrial Zone (M) and Mixed Employment Zone (ME)"
East: "Mixed Employment Zone (ME)"
West: "Industrial Zone (M) and Industrial District Commercial Zone (MDC)"

The applicant proposes to erect two illuminated facial signs which are not in compliance with the Sign By-law.

COMMENTS

The subject property is classified as Group Use 4 in the Sign By-law of the former City of Scarborough. The proposed signs do not comply with the requirements 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
<p>Sign Projection Above the Roof on East Elevation of Building</p> <p>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.</p> <p>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 greater than the lesser of ... 25 percent ...of the roof deck above grade...</p>	<p>To erect a facial sign 1.8 m (5'-11") above roof deck.</p> <p>The permitted projection of each sign above the roof deck is 1.35 m (4'-5")</p>	<p>To allow the erection of a wall sign with a projection of 1.8 m (5'-11") above roof deck.</p> <p>The proposed height is 0.45 m (1'-6") or 33% higher than that permitted.</p>
<p>Sign Projection Above the Roof on West Elevation of Building</p> <p>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.</p> <p>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 greater than the lesser of ... 25 percent ...of the roof deck above grade...</p>	<p>To erect a facial sign 3.09 m (10'-2") above roof deck.</p> <p>The permitted projection of each sign above the roof deck is 1.35 m (4'-5")</p>	<p>To allow the erection of a wall sign with a projection of 3.09 m (10'-2") above roof deck.</p> <p>The proposed height is 1.74 (5'-8") or 129% higher than that permitted.</p>

The requested variance for sign projection above the roof for the sign located on the east elevation of the building is considered as minor. Staff recommends approval of the variance.

The requested variance for sign projection above the roof for the sign located on the west elevation of the building is not considered as minor. Staff recommends refusal of the variance. However, staff recommends that the variance be accepted if the roof projection is limited to 1.8 m (5'-11"), similar to the requested variance for the sign on the east elevation of the building.

CONTACT

Gene Lee, P. Eng
Manager Plan Review
Tel: (416) 396-4300
Fax: (416) 396-5231
E-mail: glee@toronto.ca

SIGNATURE

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

Applicant's Information:

Christine Leu,
Kearns Mancini Architects Inc.
One Atlantic Avenue, Suite 104
Toronto, ON M6K 3E7
Tel: (416) 536-5666
Fax: (416) 536-8626

ATTACHEMENTS

Attachment 1 – Site Plan
Attachment 2 – Zoning Map
Attachment 3 – Overall View of Building
Attachment 4 – East Elevation
Attachment 5 – West Elevation

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