



STAFF REPORT ACTION REQUIRED

Sign Variance Report 116 Bond Street

Date:	January 9, 2008
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	07-267573

SUMMARY

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

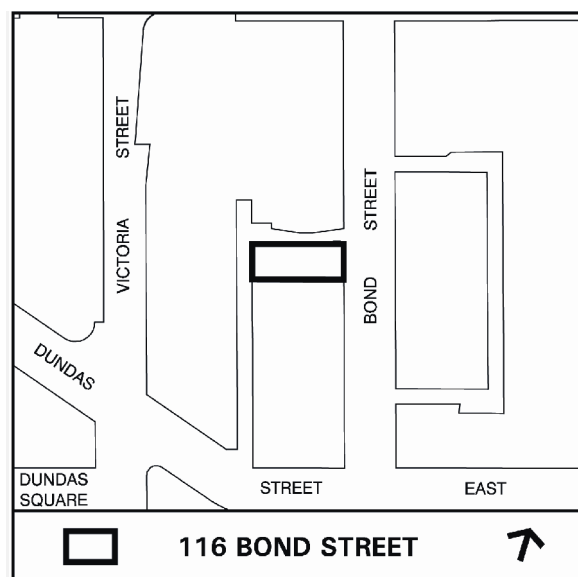
This report reviews and makes recommendations on a request by Karin Berg of Berg Design Works, on behalf of the First Evangelical Lutheran Church, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated ground sign along the Bond Street frontage of the property at 116 Bond Street.

Staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variance to permit, for identification purposes, an illuminated ground sign along the Bond Street frontage of the property at 116 Bond Street



and require that energy efficient lights be used; and

2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

The listed historic property is located north of Dundas Street East on the west side of Bond Street in a CR zone. The property contains a single storey church building and it is occupied by the First Evangelical Lutheran Church. The applicant is requesting permission to erect, for identification purposes, an illuminated ground sign along the Bond Street frontage of the property. The sign is 1.25m wide and 0.81m high with an area of 1.01m². The height from grade to the top of sign is 1.83m. The vertical clearance from grade to the bottom of the sign is 1.02m.

The sign does not comply with Chapter 297, Signs, of the former City of Toronto Municipal Code in the following ways:

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
1. Chapter 297-10 D(9) (C)	The proposed ground sign would set back 0.10 m from the property line.	The 0.10m set back from a property line is 1.9m less than the required set back of 2.0m.

COMMENTS

The 2.0m set back requirement for a ground or pedestal sign is to ensure that streetscape and view corridors are preserved and that sight lines for motorists, cyclists and pedestrians are maintained. Although the sign would not meet the required 2.0m set back from the property line, the sign would set back 5.61m from the curb. Also, the vertical clearance from grade to the bottom of the sign is 1.02m. It is staff's opinion that the proposed sign would not obstruct the view corridor, or obscure sight lines.

The Heritage Preservation Services staff have reviewed the plans and have advised that they have no objections to the proposed sign.

Staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

CONTACT

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SIGNATURE

Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Elevations

Attachment 2: Sign Details

Attachment 1: Elevations



View 1 Looking North



View 2 Looking West

Elevations

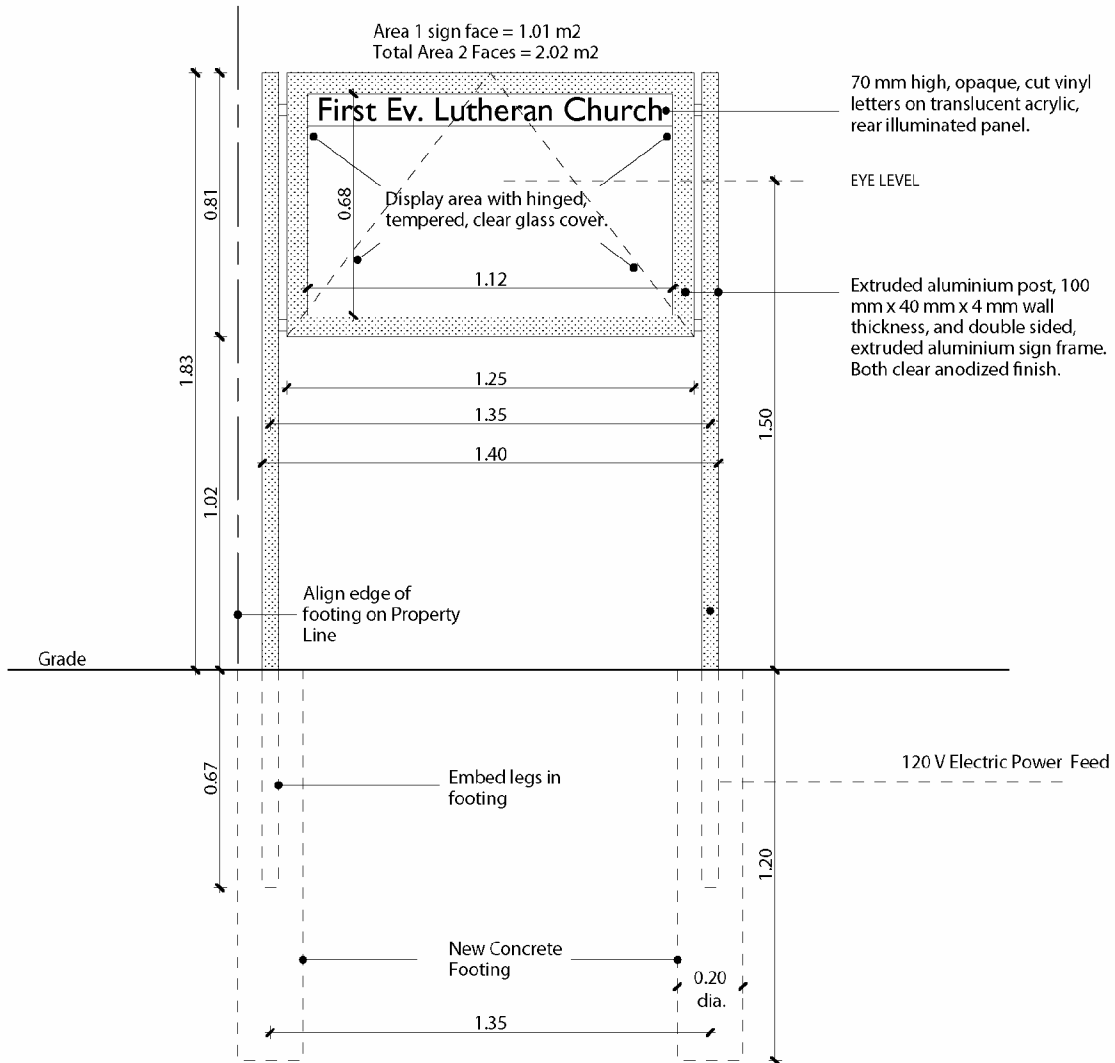
Applicant's Submitted Drawing

Not to Scale
11/26/07

116 Bond Street

File # 07_267573

Attachment 2: Sign Details



Sign Details

Applicant's Submitted Drawing

Not to Scale
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