

Sign Variance Report 292 Kingston Road

Date:	January 17, 2008
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	07-281873

SUMMARY

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

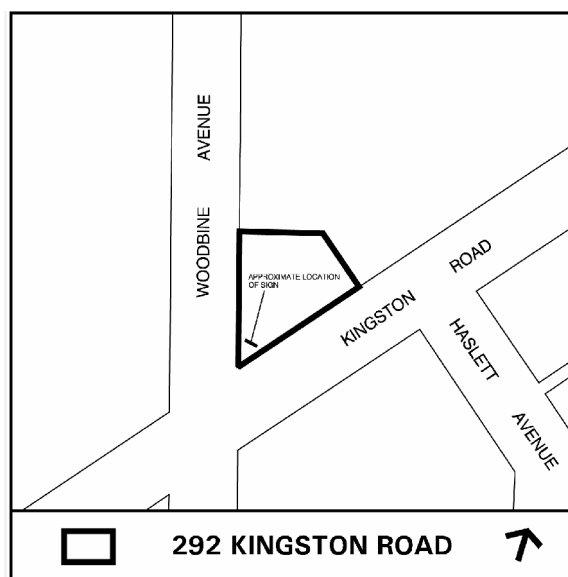
This report reviews and makes recommendations on a request by Al Chabassol with J & B Engineering Inc. on behalf of Suncore Energy Products, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, to add a sign panel on the existing ground sign located at the southwest corner of the property at 292 Kingston Road. The variance request relates to the existing location of the sign.

Staff recommends approval of the application. The variances are 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 variances to permit, for identification purposes, to add a sign panel on the existing ground



- sign located at the southwest corner of the property at 292 Kingston Road 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 variances, 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 property is located on the northeast corner of Kingston Road and Woodbine Avenue in a CR zone. The property contains a Sunoco Service Station with an existing ground sign located at the southwest corner of the property. The applicant is requesting permission to add a sign panel on the existing ground sign for identification purposes. The existing ground sign is 2.78m wide and 3.44m high with an area of 9.56m². The new add-on portion of the sign would be 2.78m wide and 0.92m high with an area of 2.54m². The retrofit ground sign would have a total area of 12.10m². The location of the sign on the property would remain unchanged.

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 297-10D (8) (b)	The existing ground sign set backs 1.21m from the property line.	The 1.21m sign set back from the property line is 0.79m less than the 2.0m sign set back required.
2. Chapter 297-10D (8) (b)	The existing ground sign set backs 5.0m from the point of intersection two property lines (along Kingston Road and Woodbine Avenue).	The 5.0m sign set back from the intersection of two property lines is 1.0m less than the 6.0m sign set back required.

COMMENTS

The 2.0m set back requirement from a property line and 6.0m set back requirement from intersection of two property lines for a ground sign or a pedestal sign is to ensure that streetscape and view corridors are preserved and that sight lines for motorists, cyclists and pedestrians are maintained. In this case, the location of the existing ground sign remains the same, only a sign panel would be added onto the existing ground sign. The add-on portion of the sign is relatively small and the sign would maintain a vertical

clearance of approximately 2.56m from grade to the bottom of sign. It is staff's opinion that to add the proposed sign panel onto the existing ground sign would not obstruct the view corridor or obscure sight lines and the modified illuminated ground sign would not adversely impact the property, surrounding uses or the streetscape.

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

CONTACT

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SIGNATURE

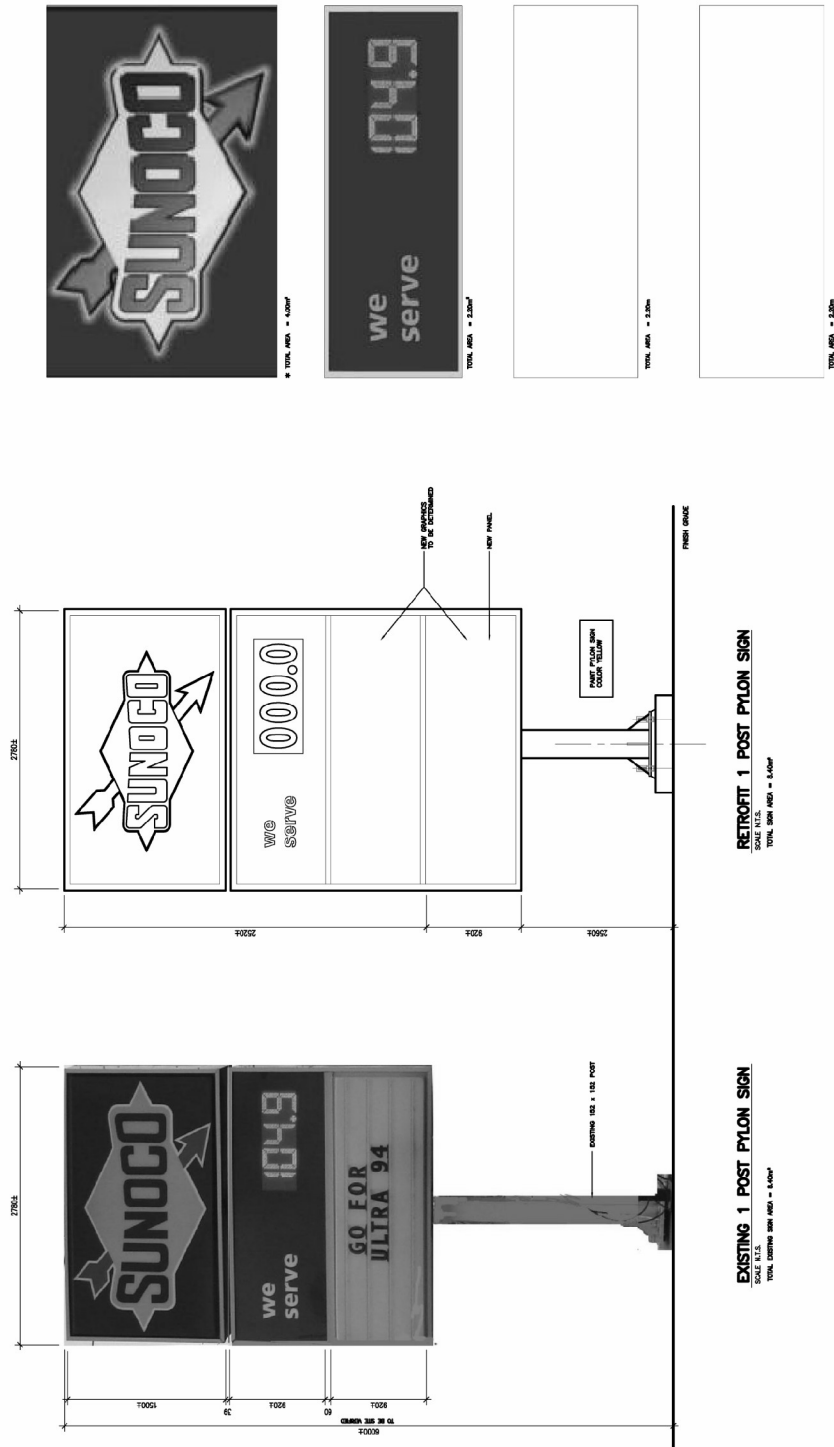
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Elevations

Attachment 1: Elevations



Elevations

292 Kingston Road

Applicant's Submitted Drawing

Not to Scale
 01/07/08

File # 07_281873