



STAFF REPORT ACTION REQUIRED

Sign Variance Report 25 Linden Street

Date:	February 21, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	07-286586

SUMMARY

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

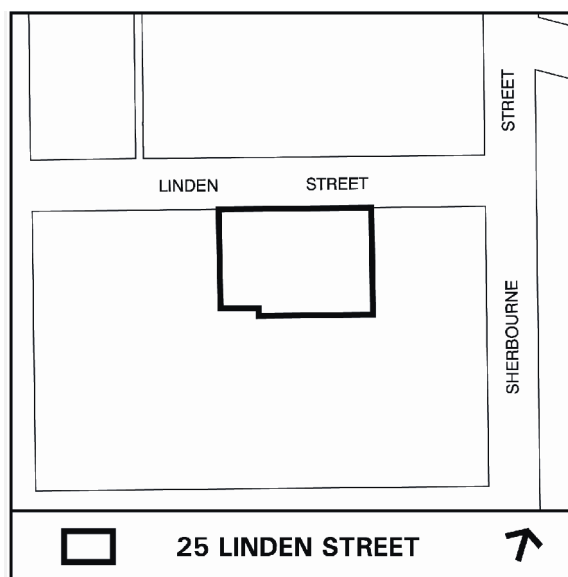
This report reviews and makes recommendations on a request by Jacques Amelin with Conseil Scolaire de District Catholique Centre-Sud, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated ground sign along the north frontage of the property at 25 Linden Street.

Staff recommends approval of the application on a condition that the sign be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device. 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, an



- illuminated ground sign along the east frontage of the property at 25 Linden Street on a condition that the sign be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device 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 west of Sherbourne Street, south of Bloor Street East on the south side of Linden Street in an R zone. The property contains a two-storey school building. The applicant is requesting permission to erect, for identification purposes, an illuminated ground sign along the north frontage of the property at 25 Linden Road. The sign is 2.44m wide and 1.83m high with an area of 4.46m². The height from grade to the top of the sign is 2.0m. The vertical clearance from grade to the bottom of the sign is 0.16m.

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 297-9D(6)(a)	The proposed sign would have an area of 4.46m ² .	The 4.46m ² sign area would exceed by 1.96m ² , the maximum 2.5m ² sign area permitted for a ground sign in an "R" zone.

COMMENTS

The permitted signs in an R zone are required to be small and low. The proposed ground sign has been designed, sized and positioned to complement the lot frontage of the school property.

The sign is proposed to be backlit which is the least intrusive form of illumination. The closest residence that would have a view of the sign is on the north side of Linden Street, about 20.0m away. Staff therefore recommend that the sign be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device. It is staff's opinion that with this condition in place, the proposed ground sign at this location is appropriate.

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

Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Sign Details

Attachment 2: Elevation

Staff report for action – Sign Variance Report – 25 Linden Street



Attachment 2: Elevation



Elevation

Applicant's Submitted Drawing

Not to Scale
01/28/08

25 Linden Street

File # 07_286586