

**Sign Variance Report
250 Gainsborough Road**

Date:	February 21, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	07-286602

SUMMARY

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

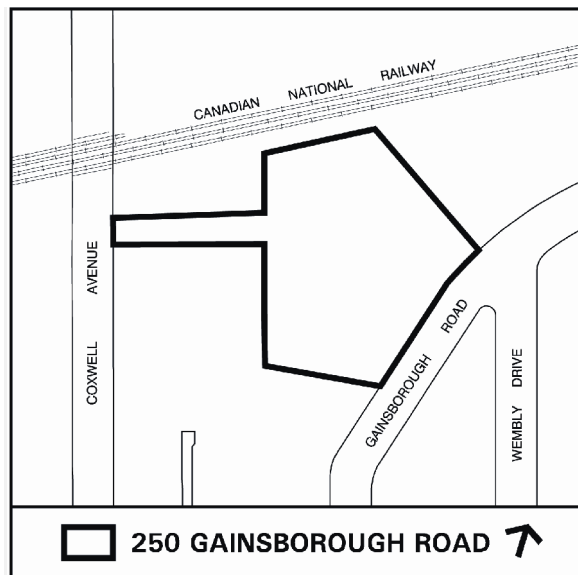
This report reviews and makes recommendations on a request by Jacques Amelin with Conseil Scolaire de District Catholique Centre-Sud, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated ground sign along the east frontage of the property at 250 Gainsborough Road.

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 250 Gainsborough Road 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 north of Gerrard Street East and east of Coxwell Avenue, on the west side of Gainsborough Road in an R zone. The property contains a school building. The applicant is requesting permission to erect, for identification purposes, an illuminated ground sign along the east frontage of the property at 250 Gainsborough 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.
2. Chapter 297-9D(6)(c)	The sign would be located on the south side of entrance to the school parking lot, located at the northeast corner of the property.	The proposed ground sign would not be located between the front lot line and the main wall of the school.

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 proposed sign would not be directly visible from the closest residence located to the north

of school property. The closest residence that would have a view of the sign is on the east side of Gainsborough Road, 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 variances are minor and within the general intent and purpose of the Municipal Code.

CONTACT

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SIGNATURE

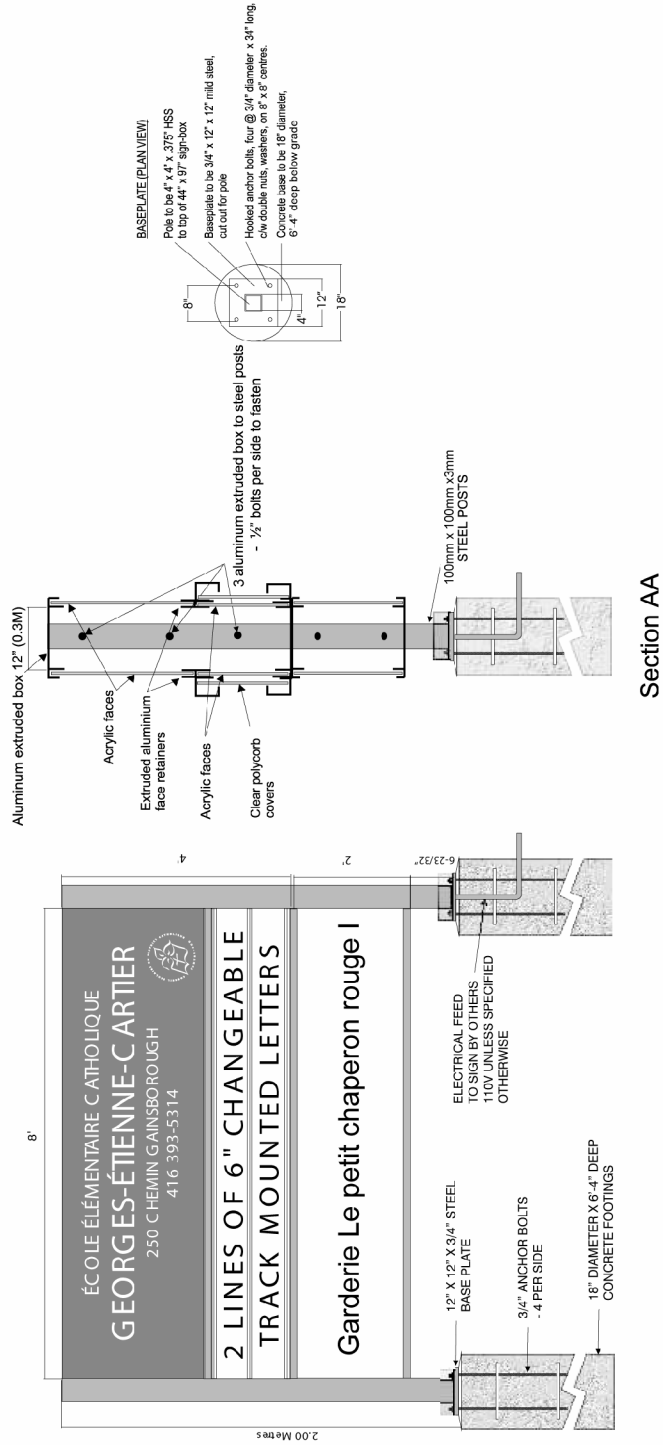
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Sign Details
Attachment 2: Elevation

Attachment 1: Sign Details



250 Gainsborough Road

Sign Details

Applicant's Submitted Drawing

File # 07_286602

Not to Scale
01/28/08

Attachment 2: Elevation



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ÉTIENNE-CARTIER
250, CHEMIN GAINSBOROUGH
TORONTO - ON M4L 3C6

Elevation

250 Gainsborough Road

Applicant's Submitted Drawing

Not to Scale
01/28/08

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