

**Sign Variance Report
195 Roncesvalles Avenue**

Date:	February 22, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	07-255760

SUMMARY

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

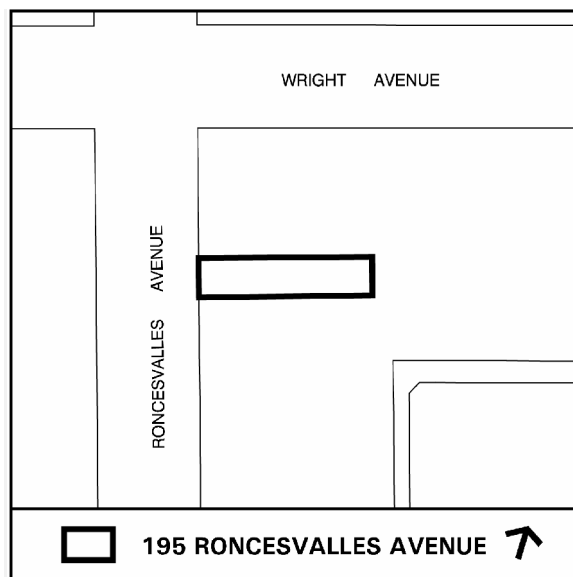
This report reviews and makes recommendations on a request by William Cosman, with Haftu Enterprises, on behalf of 558778 Ontario Ltd. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated projecting sign on the front elevation of the building, at 195 Roncesvalles Avenue.

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 to permit, for identification purposes, an illuminated projecting sign on the front elevation of the building at 195 Roncesvalles Avenue 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 Fern Avenue, south of Wright Avenue on the east side of Roncesvalles Avenue in a CR zone. The property contains a three-storey brick building with a restaurant at the grade level. The applicant is seeking permission to erect, for identification purposes, an illuminated projecting sign at the second storey level, on the front elevation of the building. The sign is 0.91m wide and 0.61m high with an area of 0.56m².

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
Chapter 297-19D (14)(e)	The proposed illuminated projecting sign at the second storey level of the building would be located less than 10.0m from a window of a residential unit located at the second storey of the building.	The proposed illuminated projecting sign located at the second storey level of the building would not meet the required 10.0m separation distance from a window of the second storey residential unit.

COMMENTS

The variance is required because the proposed illuminated projecting sign does not meet the required separation distance of 10.0m from a window of a residential unit located at the second storey of the building. The sign is relatively small and it is designed to blend in with the building façade. The sign is consistent with many other existing projecting signs in this part of Roncesvalles Avenue. It is staff’s opinion that the sign would not adversely impact the building, surrounding uses or the streetscape. In order to mitigate any concern from its illumination, staff has required that the sign be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device.

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: Elevation
Attachment 2: Elevations

Attachment 1: Elevation



Elevation

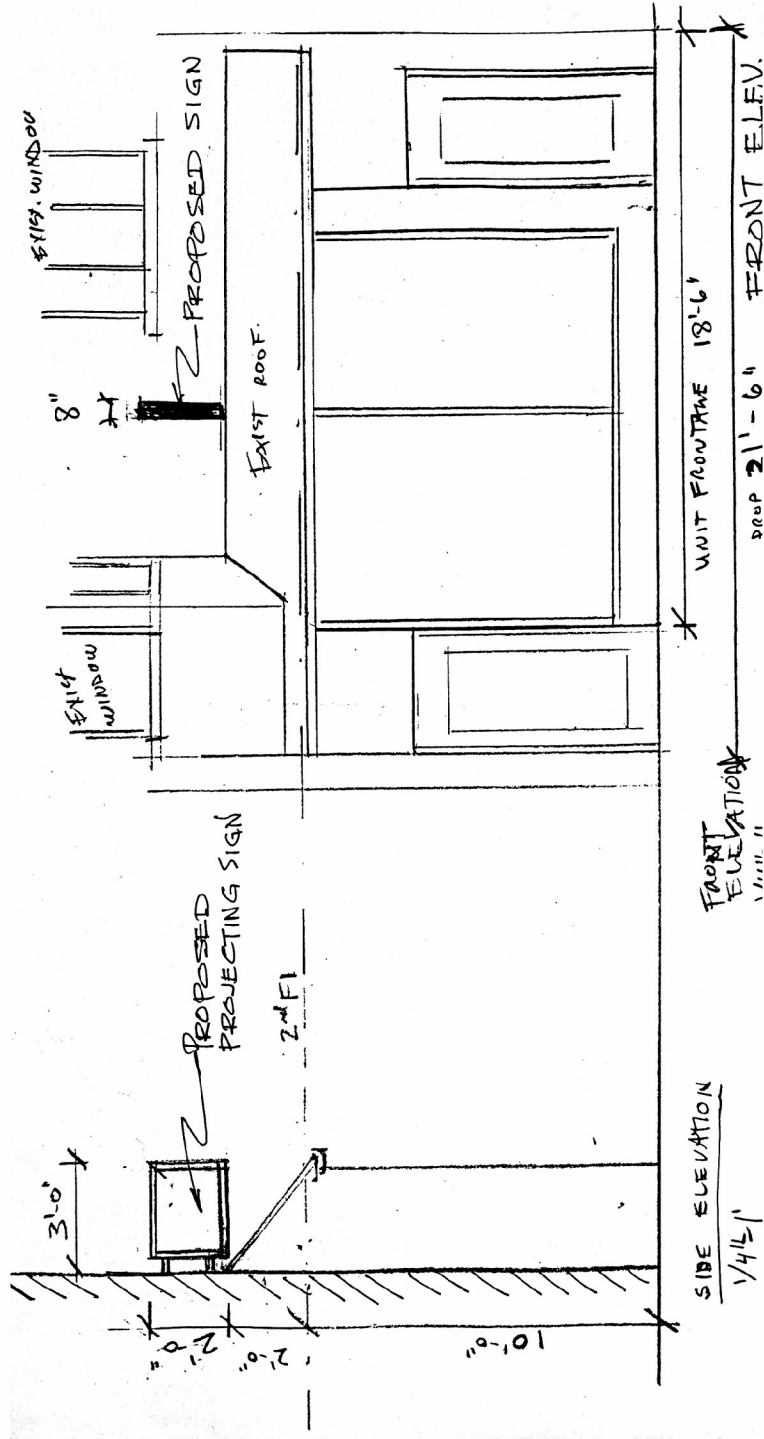
Applicant's Submitted Drawing

Not to Scale
01/29/08

195 Roncesvalles Avenue

File # 07_255760

Attachment 2: Elevations



195 Roncesvalles Avenue

Elevations

Applicant's Submitted Drawing

Not to Scale
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