

**Sign Variance - 56 York Street**

<b>Date:</b>	April 9, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	08-103622

**SUMMARY**

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

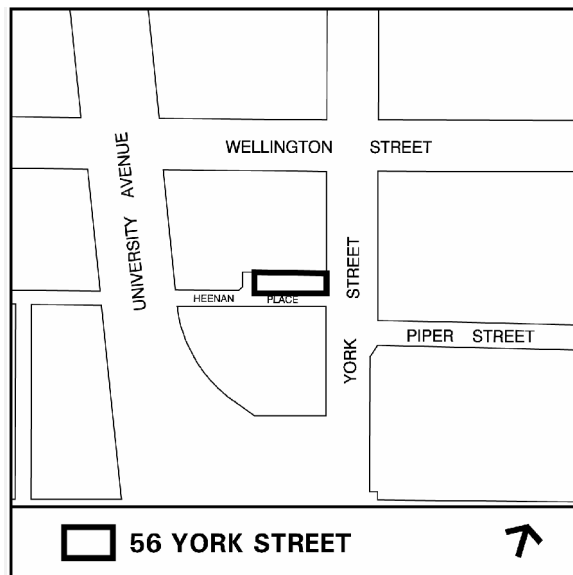
This report reviews and makes recommendations on a request by Andrew Todd, with World Impact Inc. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two non-illuminated awning signs on the east elevation and one non-illuminated awning sign on the southeast elevation of the building at 56 York Street.

Staff recommends approval of the application. The requested 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, two non-illuminated awning signs on the east elevation and one non-illuminated awning sign on the southeast elevation of



the building at 56 York Street; 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 CR zoned property is located just south of Wellington Street West, on the west side of York Street. Property is located in the Union Station Heritage Conservation District. The property contains a two-storey brick building, which is occupied by “Bardi’s Steak House” restaurant. The applicant is requesting permission to erect, for identification purposes, two non-illuminated awning signs at the second floor level, on the east elevation of the building and one non-illuminated awning sign at the southeast corner elevation of the building. Each proposed awning sign located on the east elevation of the building is 1.98m wide and 1.22m high with an area of 2.42m<sup>2</sup>. The non-illuminated awning sign located at the southeast corner elevation of the building is 1.93m wide and 3.66m high with an area of 7.06m<sup>2</sup>.

The signs do 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 (1)(b)	The aggregate area of the two proposed awning signs on the east elevation of the building would be 4.83m <sup>2</sup> .	The 4.83m <sup>2</sup> aggregate areas of the two proposed awning signs on the east elevation would exceed by 1.62m <sup>2</sup> , the maximum 3.21m <sup>2</sup> aggregate signage area permitted. The maximum permitted signage area is based on 15% of the building face of the second storey commercial unit.
2. Chapter 297-10D (1)(a)1	The proposed awning sign located at the southeast corner elevation of the building would have an area of 7.06m <sup>2</sup> .	The 7.06 m <sup>2</sup> sign area of the proposed sign on the southeast corner elevation of the building would exceed by 3.75m <sup>2</sup> , the maximum 3.31m <sup>2</sup> signage area permitted. The maximum permitted signage area is based on 30% of the building face of the first floor commercial unit.

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
3. Chapter 297-10D (1)(a)2	The proposed awning sign located at the southeast elevation of the building would extend 2.44m above the second floor level of the building.	The proposed 2.44m sign extension above the second floor level would exceed by 1.64m, the maximum 0.8m sign above second floor level permitted.

## COMMENTS

Although the aggregate area of the proposed awnings on the east elevation exceeds the permitted area, the actual copy of the sign is relatively small. Also, the awning located at the southeast corner of the building extends higher than the permitted height above the first floor level but the sign area is small. It is staff's opinion that the proposed signs are sized, designed and positioned to compliment the building façade. It is staff's view that the signs would not adversely impact the building, surrounding uses or the streetscape.

Staff of Heritage Preservation Services has advised that the proposed signs are acceptable.

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

## CONTACT

Norm Girdhar, Assistant Planner  
 Telephone: 416-392-7209  
 Fax No. 416-392-1330  
 E-mail: ngirdhar@toronto.ca

## SIGNATURE

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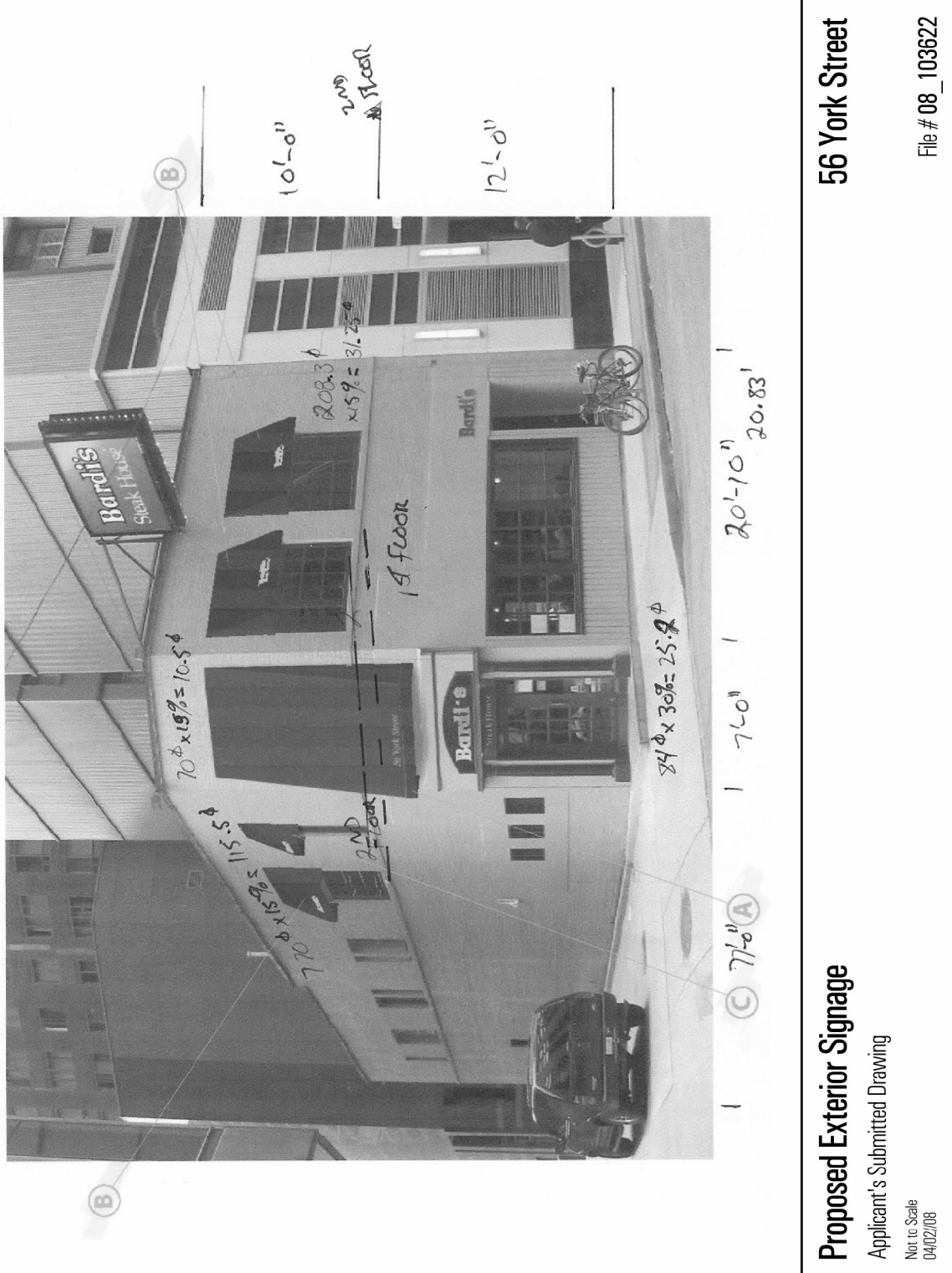
Raymond David, Acting Director  
 Community Planning, Toronto and East York District

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## ATTACHMENTS

Attachment 1: Proposed Exterior Signage  
 Attachment 2: Existing Building  
 Attachment 3: Front & East Elevations

Attachment 1: Proposed Exterior Signage



Proposed Exterior Signage

Applicant's Submitted Drawing

Not to Scale  
04/02/08

56 York Street

File # 08\_103622

## Attachment 2: Existing Building



### Existing Building

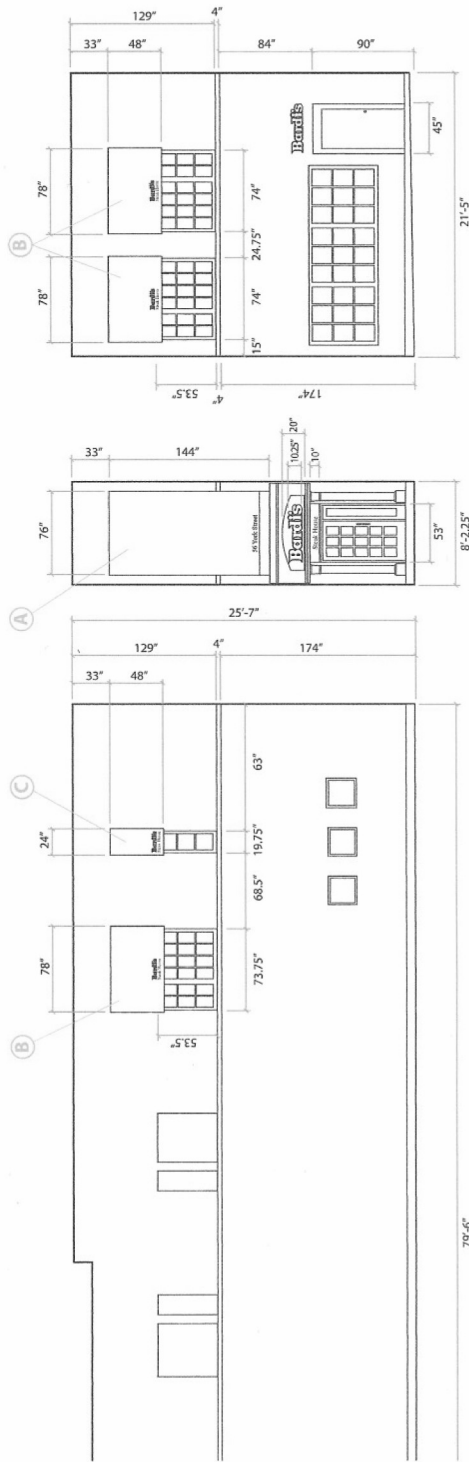
Applicant's Submitted Drawing

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56 York Street

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Attachment 3: Front & East Elevations



South Elevation

Front Elevation

East Elevation

Front & East Elevations

Applicant's Submitted Drawing

Not to Scale  
04/02/08

56 York Street

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