

Sign Variance – 255 Bremner Boulevard – Amendment to Staff Recommendations in Sign Variance Report

Date:	June 9, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 - Trinity-Spadina
Reference Number:	07-283794

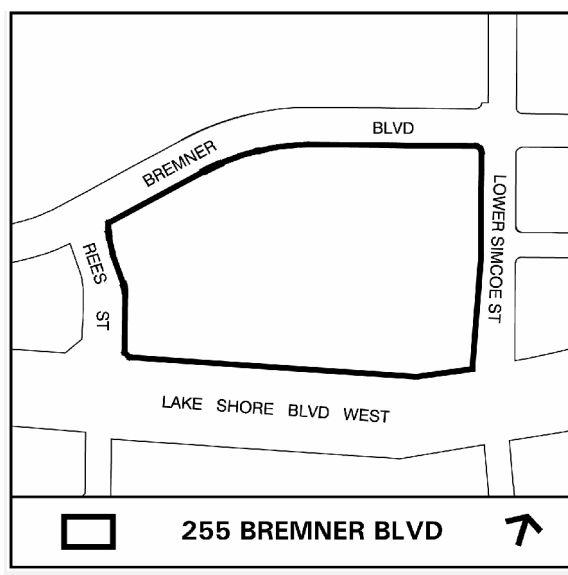
SUMMARY

This report recommends that the staff recommendations in the Sign Variance Report for 255 Bremner Boulevard dated March 7, 2008 be deleted and replaced to reflect recent discussions between the applicant and staff.

RECOMMENDATIONS

The City Planning Division recommends that the recommendations in the Sign Variance Report dated March 7, 2008 be deleted and replaced with the following:

1. Toronto and East York Community Council approve the requested variances for:
 - i. two non-illuminated “Roundhouse” roof signs on the Coal and Sanding Tower for identification purposes; and
 - ii. one non-illuminated canopy sign “Leon’s”, at the northeast face of the Roundhouse, for identification purposes.



2. Toronto and East York Community Council approve, on the following conditions, the requested variances for the three fascia/projecting signs “Leon’s” at the uppermost level of the Coal and Sanding Tower:
 - i. that the signs not be illuminated as proposed;
 - ii. that prior to the issuance of a sign permit the applicant submit final plans to the satisfaction of the Manager of Heritage Preservation Services and the Director of Community Planning; and
 - iii. that the approval be conditional upon submission of a Conservation and Restoration Plan for the Coal and Sanding Tower to the satisfaction of the Manager, Heritage Preservation Services.
3. Staff be directed to continue discussions with the applicant on a comprehensive signage program for the entire site to address the signs for all current and/or future tenants, including the proposed Toronto Railway Heritage Centre (TRHC) and any signage required for park programming.

Financial Impact

The recommendations in this report have no financial impact.

COMMENTS

Since the report of March 7, 2008 Planning staff have held ongoing discussions with Heritage Preservation Services and the applicant. A Site Lighting Concept Plan has been submitted by the applicant which has been reviewed by Heritage Preservation Services as it relates to the lighting of the Coal and Sanding Tower. The lighting of the artefact will also indirectly light the three proposed Leon’s signs, thereby eliminating the need for the signs to be illuminated internally. Planning staff’s recommendation of no illumination of the three signs on the Coal and Sanding Tower has not changed.

Planning staff had recommended that the perforated metal background proposed for the three Leon’s signs on the Coal and Sanding Tower be removed. The purpose of this recommendation was to assist in the interpretation of this heritage feature. As a result of discussions with Heritage Preservation Services staff and the applicant, it has been determined that the perforated metal background is required in order to screen the structural supports required to affix the sign to the heritage structure with the fewest points of contact, as well as to improve the legibility of the sign. That said the sign details should be revised to: increase the size of the perforations, and to increase the distance between the sign and the surface of the Coal and Sanding Tower. These changes have been discussed with the applicant and will allow for better visual interpretation of the heritage structure. These changes may also alter the sign type from fascia to projecting sign, but the variance required will not change. Final sign details are recommended to be provided to the Manager of Heritage Preservation Services and to the Director of Community Planning.

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SIGNATURE

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