

Sign Variance - 1580 Yonge Street

Date:	September 12, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Toronto Building, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	2008TE016

SUMMARY

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

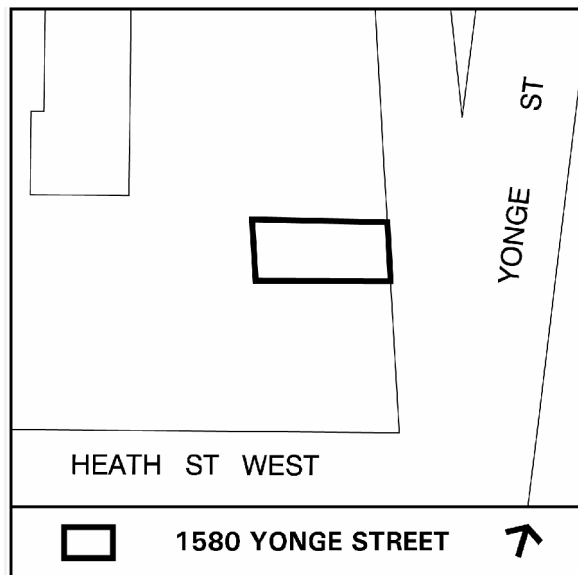
This report reviews and makes recommendations on a request by Javeid Akhtar on behalf of Centennial Infant & Child Care, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated fascia sign on the wall of a planter box located along the Yonge Street frontage of the property at 1580 Yonge Street.

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

RECOMMENDATIONS

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the request for a variance to permit, for identification purposes, a non-illuminated fascia sign on the wall of a planter box located along the Yonge Street frontage of the property at 1580



Yonge Street.

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 R4A zoned property is located north of St. Clair Avenue on the west side of Yonge Street. The property contains a two-storey renovated building. The applicant is seeking permission to erect, for identification purposes, one non-illuminated fascia sign in the form of individual letters to represent “Centennial Infant and Child Centre” on the rear wall of a concrete planter box. The concrete planter box is located in front of the building’s front porch, along the Yonge Street frontage of the property. In order to accommodate the proposed identification fascia sign, the concrete planter box was designed such that the rear wall of the box extends 1.44m taller than the front wall of the planter box. The proposed fascia sign in the form of individual letters, on the planter box is 1.98m wide and 0.91m high with an area of 1.80m² (see Attachments).

The sign does not comply with Chapter 297, Signs, of the former City of Toronto Municipal Code in the following way:

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
Chapter 297-9 and Chapter 297-11 AA	To install a non-illuminated 1.98m wide and 0.91m high fascia sign, in the form of individual letters, on the rear wall of a planter box located in front of the building's front porch.	The proposed sign does not meet the definition of a fascia sign.

COMMENTS

The variance is required because the proposed sign does not meet the definition of a fascia sign. The Municipal Code defines that a fascia sign must be fully attached against the wall of a building. In this case, the sign would be affixed directly against the wall of a planter box which was designed to accommodate the proposed sign. Staff considers the variance to be technical and therefore acceptable. It is staff’s opinion that the proposed non-illuminated fascia sign is sized, designed and positioned to complement the planter box, building and the streetscape.

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

CONTACT

Norm Girdhar, Assistant Planner

Tel. No. 416-392-7209

Fax No. 416-392-7536

E-mail: ngirdhar@toronto.ca

SIGNATURE

Mario Angelucci, Acting Director, Toronto Building
Toronto and East York District

(IBMS Folder #: 08-195603 ZSV 00 ZR) - aa

ATTACHMENTS

Attachment 1: Elevation

Attachment 2: Elevation & Sign Details

Attachment 3: East Elevation

Attachment 4: Section

Attachment 1: Elevation



Elevation

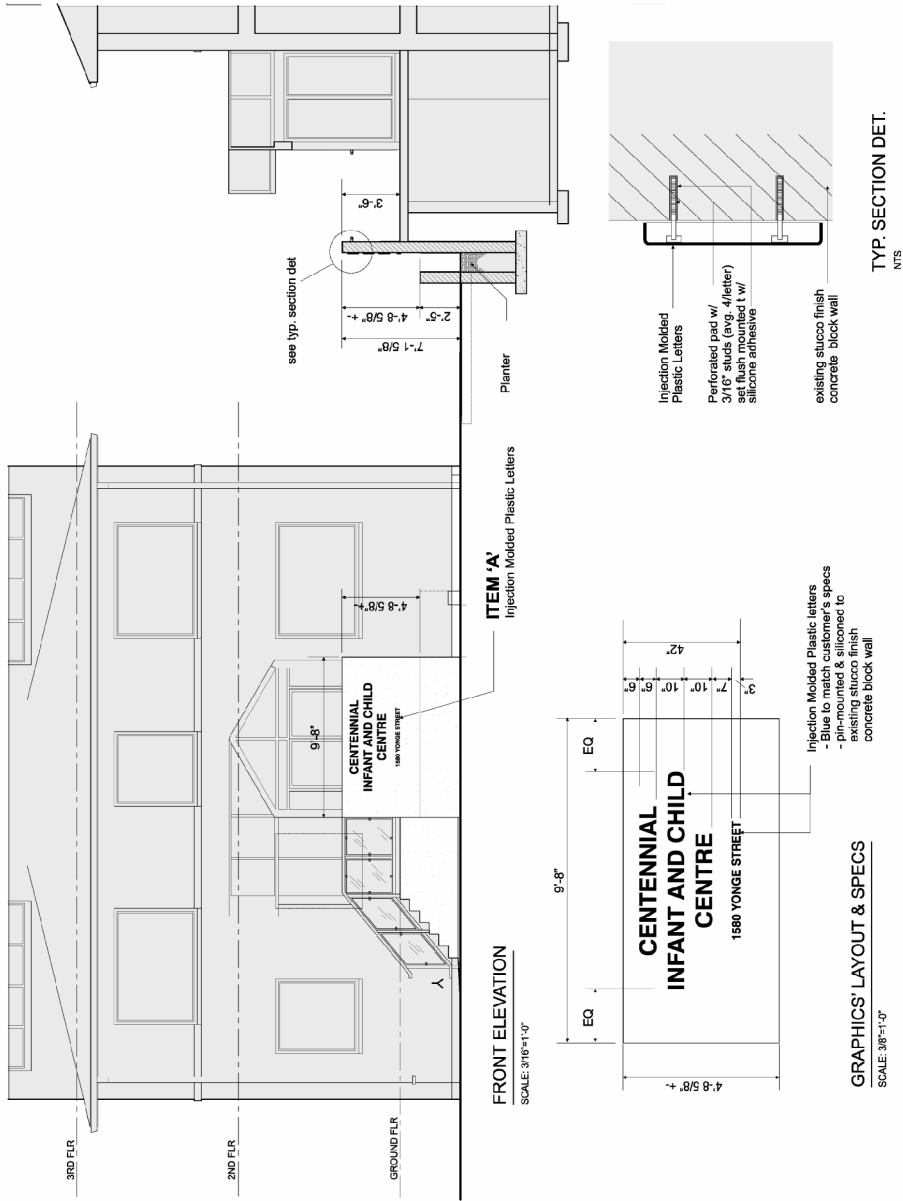
Applicant's Submitted Drawing

Not to Scale
08/27/08

1580 Yonge Street

File # 08_195603

Attachment 2: Elevation & Sign Details



1580 Yonge Street

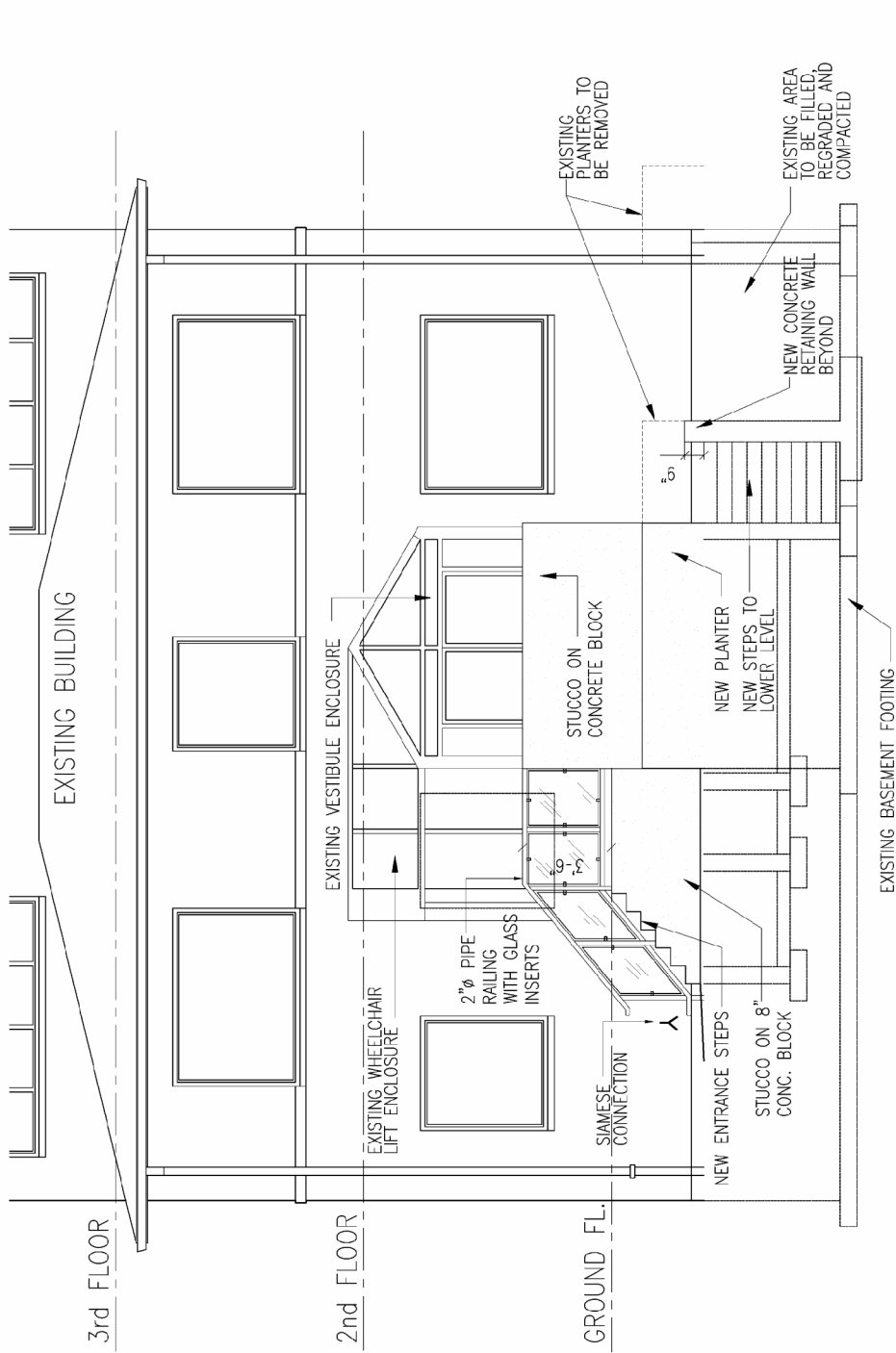
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Attachment 3: East Elevation



1580 Yonge Street

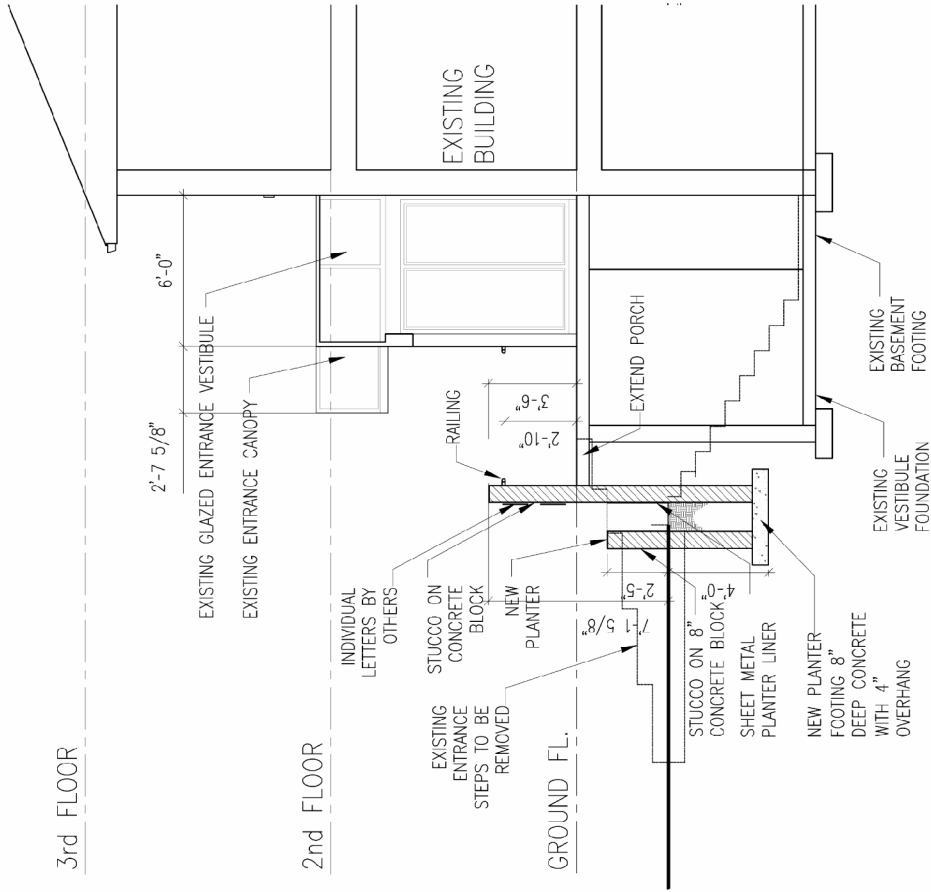
East Elevation

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Attachment 4: Section



1580 Yonge Street

Section
Applicant's Submitted Drawing

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