

**Sign Variance Report
1109 Bathurst Street**

Date:	December 17, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	07-277119

SUMMARY

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

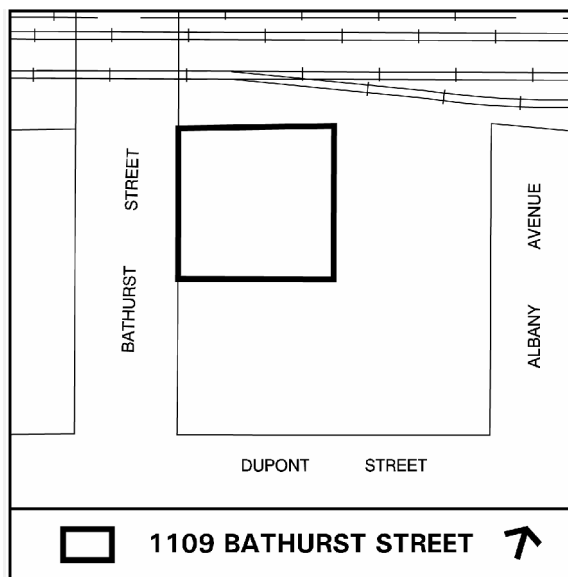
This report reviews and makes recommendations on a request by Eduardo Rebelo, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, an illuminated ground sign located at the northwest corner of the property at 1109 Bathurst Street.

Staff recommends approval of the application. 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 maintain, for identification purposes, an illuminated ground sign located at the northwest corner of the property at 1109 Bathurst Street with a



condition that the proposed sign be turn off from 11:00 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 just north of Dupont Avenue on the east side of Bathurst Street in an IC zone. The property contains a single storey building with a five bay carwash. A non- conforming illuminated “Car Wash” ground sign is located at the northwest corner of the property. The applicant is seeking permission to main the existing sign at this location. The sign is 6.10m wide and 3.05m high with an area of 18.61m². The height from grade to the top of sign is 7.47m. The vertical clearance from grade to the bottom of the sign is 4.42m.

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 297-10 D(9) (C)	The sign sets back 0.91m from the property line.	The 0.91m set back is 1.09m less than the required set back of 2.0m from a property line.
2. Chapter 297-11 DD	The sign is located 20.62m from a lot in Gh zone.	The 20.62m separation distance from a lot in Gh zone is 19.38m less than the required 40.0m.

COMMENTS

The 2.0m set back requirement for a ground or pedestal sign is to ensure that streetscape and view corridors are preserved and that sight lines for motorists, cyclists and pedestrians are maintained. Although, the sign does not meet the set back requirements, the vertical clearance from grade to the bottom of the sign is 4.42m and the sign does not obstruct the view corridor, or obscure sight lines.

The second variance is required because the sign does not meet the 40.0m separation distance requirement from a Gh zone. In this case, the Gh zoned lot is located to the east

of the property and the illuminated ground sign is directed at north bound traffic on Bathurst Street. It is staff's opinion that the sign does not adversely impact the Gh zoned property, other surrounding uses or the streetscape.

To mitigate any concerns related to the illumination of the sign, staff recommends a condition requiring the sign to be turned off from 11:00 p.m. to 7:00 a.m. by means of an automated timing device. With this condition in place, staff considers the illuminated ground sign is acceptable.

CONTACT

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SIGNATURE

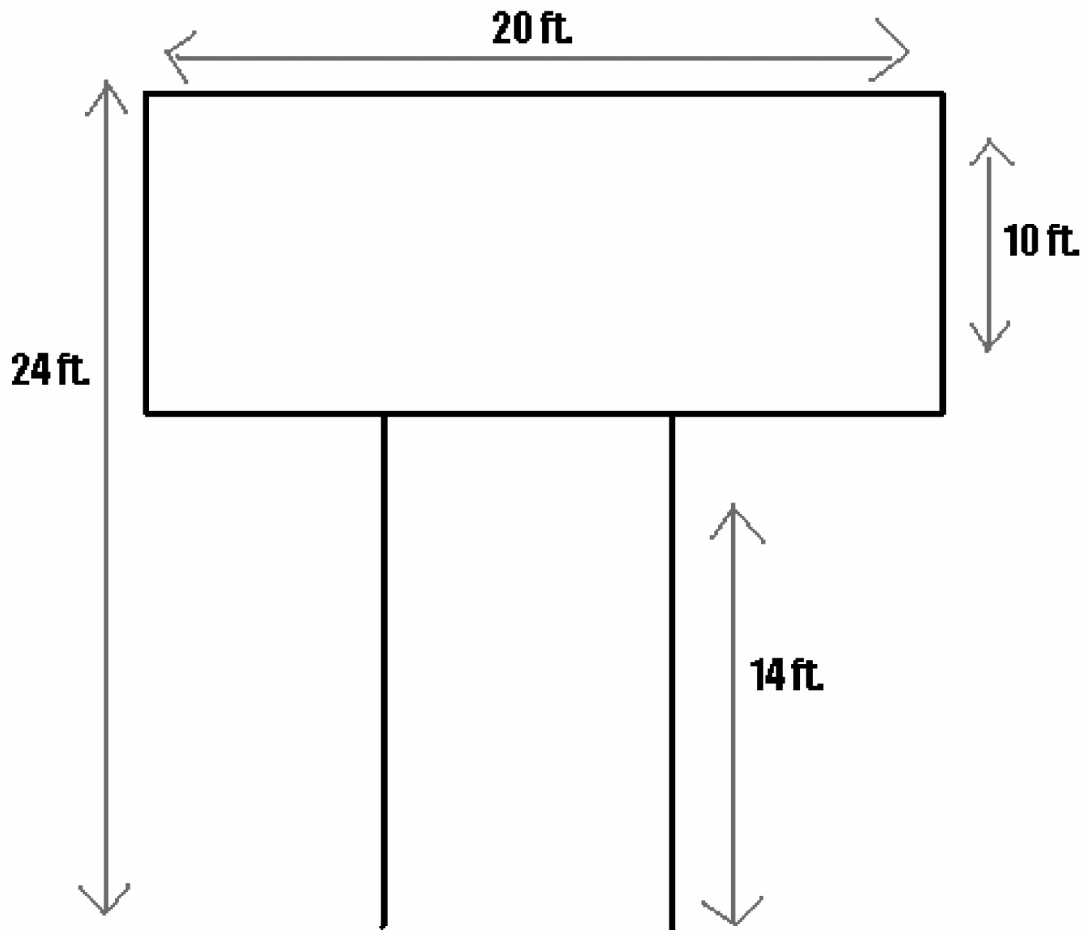
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Elevation & Detail

Attachment 1: Elevation & Detail



Elevation & Detail

1109 Bathurst Street

Applicant's Submitted Drawing

Not to Scale
11/23/07

File # 07_277119
