



STAFF REPORT ACTION REQUIRED

Sign Variance Report 70 Birmingham Street

Date:	December 4, 2008
To:	Chair and Members, The Etobicoke York Community Council
From:	Edward Tipping, Director of Building and Deputy Chief Building Official
Wards:	Etobicoke – Lakeshore, Ward 5
Reference Number:	2008EY033

SUMMARY

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

Toronto Building received a request from Ms. Stephanie South of ATec Signs, on behalf of the owner of the property, Municipality of the City of Toronto, for Approval of a Variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to install a Second Business Identification Ground sign.

RECOMMENDATIONS

It is recommended that:

1. The request for variance be approved for the reasons outlined in this report.
2. The applicant be advised, upon approval of variance, of the requirements to obtain the necessary sign permits.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

COMMENTS

The proposed ground sign will be located at a new building that is under construction, to house the training facility for the Toronto Police and the Department of National Defence. The Toronto Police have already obtained a Business Identification Ground sign for their part of the facility.

The sign does not comply with Chapter 215, Signs, of the former City of Etobicoke Municipal Code in the following ways:

Sign By-law Section & Requirements	Applicant's Proposal	Required Variance
Section 215-22.B.(4) permits one ground sign for the general identification of the building and any such sign will make provisions to include tenant directory.	The applicant is proposing a second ground sign for a two tenant training facility.	To permit a second business identification ground sign where only one ground sign is permitted.

The Sign Code of Former City of Etobicoke permits one General Identification Ground sign for any multi-tenant industrial building. This new training facility building will be occupied by the Toronto Police and the Department of National Defence of Canada. Each tenant has their own entrance and they use certain parts of building jointly. Both parties would like to identify their entrance separately and therefore, each tenant would like to install a ground sign at the entrance to their offices. The Toronto Police have recently obtained a sign permit.

During a recent inspection of the site, staff observed that the proposed sign was not installed. The proposed sign is in compliance with all other aspects of the Sign Code, such as the size, height, and setback.

Staff is of the opinion that the requested variance is minor in nature and therefore recommends that the request for Approval of Variance be approved.

CONTACT

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Manager Plan Review
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SIGNATURE

Edward Tipping, P.Eng.
Director of Building and
Deputy Chief Building Official
West District

ATTACHMENTS

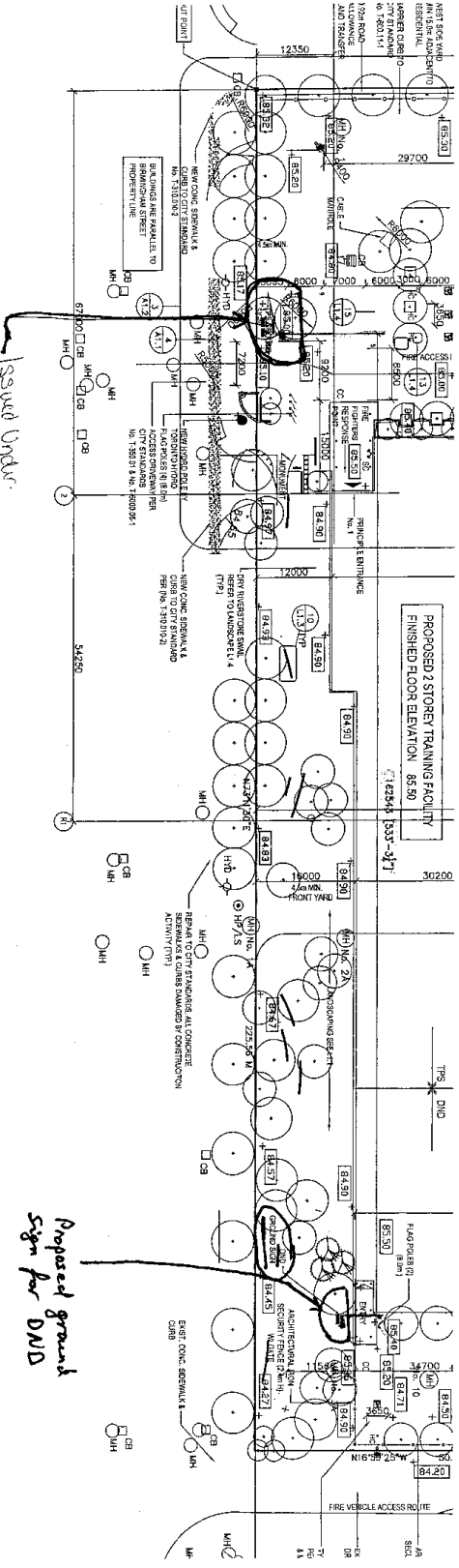
Attachment 1: Site Plan

Attachment 2: Elevation

Attachment 3: Picture

Issued Under:
Permit # 08-2164113 SGN 0035P
for Toronto Police

Proposed ground
sign for DND

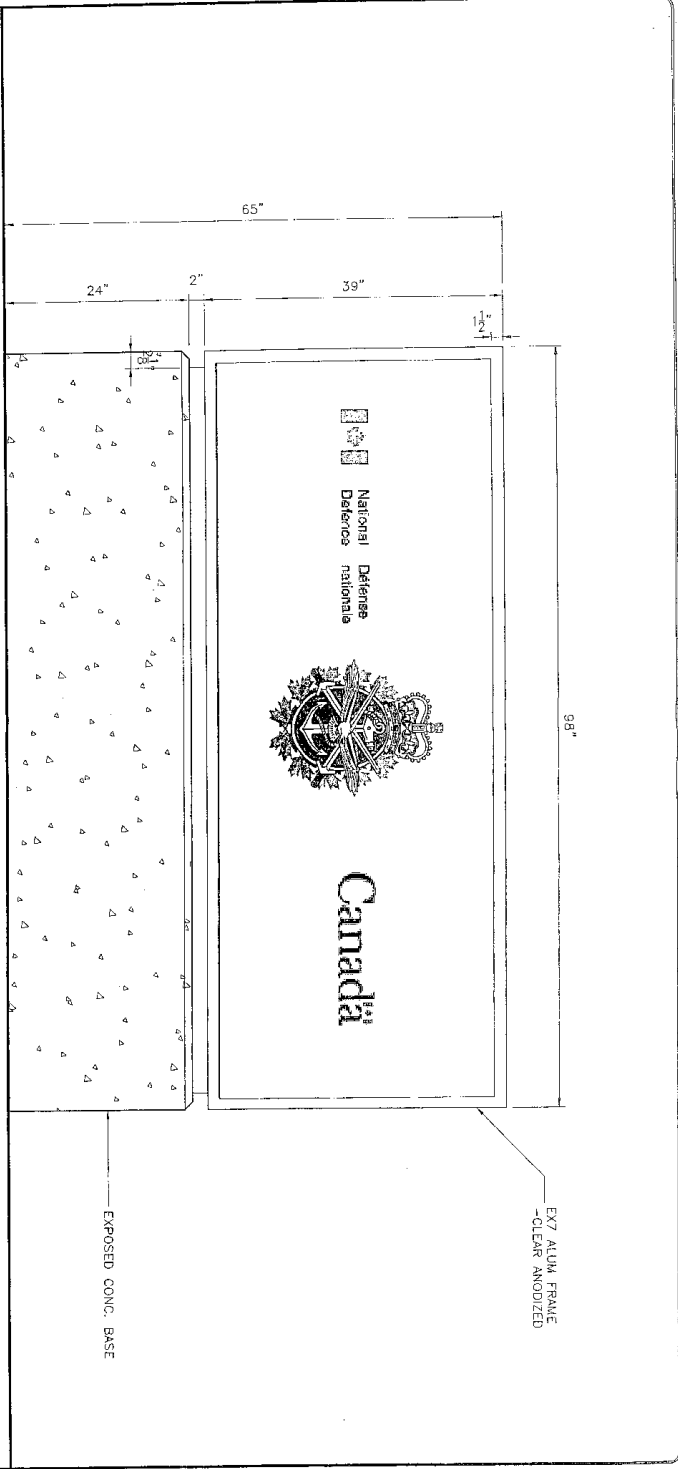


Site Plan



Ateac Signs
 A Division of Imperial To Metric Ltd.
 Customer: TORONTO POLICE SERVICES- TRAINING FACILITY
 Job Description: 39'x98" PYLON SIGNHOLD
 Customer Approval: _____
 Date: _____
 Scale: 1"=1'-0"
 Date: _____
 Eng: C.ZIANNIS
 Rev 1: IMPERIAL TO METRIC-OCT 3/08
 40 Bramsteede Rd., Brampton, ON, Canada, L6W 3L8, (905) 451-9720, 1-800-463-1079, Fax: (905) 451-5132, Email: shurst@ateacsigns.ca
 Date: AUG 7/08
 Sales: N/A
 Designer: N/A
 Rev 2: _____
 Rev 3: _____
 W/C: 6307
 Dwg no: 13 of 22
 Sheet

GRAPHICAL ELEVATION



Sign Elevation



70 Birmingham Street

APPLICANT'S INFO:

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ATec Signs
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Brampton, Ontario
L6W 3L8

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