



STAFF REPORT ACTION REQUIRED

Sign Variance Report 5 Pine St

Date:	January 19, 2009
To:	Chair and Members, The Etobicoke York Community Council
From:	Mark Sraga, Director and Deputy Chief Building Official
Wards:	York South-Weston, Ward 11
Reference Number:	2009EY001

SUMMARY

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

Request for Approval of Variances from the former City of York Sign By-law No 3369-79 to erect a first-party non-illuminated wall sign for a religious building "Sister Disciples of the Divine Master" at 5 Pine Street.

The request comes from Amiri Homayoun, with Homa Signs Ltd., for Sister Disciples of the Divine Master for approval of the variances from the former City of York Sign By-law No 3369-79.

RECOMMENDATIONS

It is recommended that:

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

Financial Impact

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

ISSUE BACKGROUND

The property is located in the former municipality of York which is subject to the York Zoning By-law 1-83. Based on the York Zoning By-law 1-83 the property is zoned R3. The building is used as a convent for nuns, which is a permitted use in a R3 zone.

Directly across the street, the land is zoned PE (Preferred Employment). The buildings are industrial type buildings with some having their loading docks facing the street.

To the north of 5 Pine Street and on the same side of the street, there is a townhouse development within a RM1 zone. To the south, there are single family dwellings in a R2 zone.

COMMENTS

The proposed sign will be located on the west elevation of the building. The sign is non illuminated and is a banner that is fastened to an aluminium frame 20 ft (6.10 m) high and 8.33 ft (2.54 m) wide. The sign will be facing industrial/commercial buildings that are located directly across the street.

The sign does not comply with the former City of York Sign By-law No 3369-79 in the following ways:

Sign By-law Section & Requirements	Applicant's Proposal	Required Variance
15.2.1(a)(v) Where a building exceeds one storey, fascia identification signs shall be restricted to that portions of the wall under the sill of any window located in the second storey, but in no case more than 0.8 metres above the second floor level.	To erect a first-party non-illuminated wall sign for a religious building "Sister Disciples of the Divine Master" This proposed sign will be located above the sill of the existing second floor windows and will be 2.55 metres above the allowable 0.80 metres that is permitted above the second floor level.	To permit a first-party non-illuminated wall sign that will not be located under the sill of the existing second floor windows and will be 2.55 metres above the allowable 0.80 metres that is permitted above the second floor level.
17.1.2.(j) One wall identification sign may be erected in conjunction with an apartment, institutional or public building provided any such sign does not exceed 2.5 m ² in area.	To erect a first party non-illuminated identification fascia sign on an institutional building that will have a display area of approximately, 15.47 m ² .	To permit a first party non-illuminated identification fascia sign that will have a display area of approximately 15.47 m ² , in lieu of the max. permitted display area of 2.5 m ² .

The proposed non-illuminated fascia sign will have very little impact at this location. The lands most affected by this sign are industrial/commercial properties to the west. Since there is no illumination the residential properties to the north and to the south are not affected. Our recommendation is that the required variances be approved.

CONTACT

Algimantas Jasinevicius, Manager, Plan Examination

Tel: (416) 394-8046

Fax: (416) 394-8209

E-mail: ajasinev@toronto.ca

Mark Sraga
Director of Building and
Deputy Chief Building Official
The Etobicoke York District

ATTACHMENTS

- Zoning Map
- Pictures from site
- Elevation drawings
- Site plan

Applicant's Info

Amiri Homaoun
Homa Signs Ltd.
176 Bridgeland Ave
Toronto, Ontario
M6A 1Y7

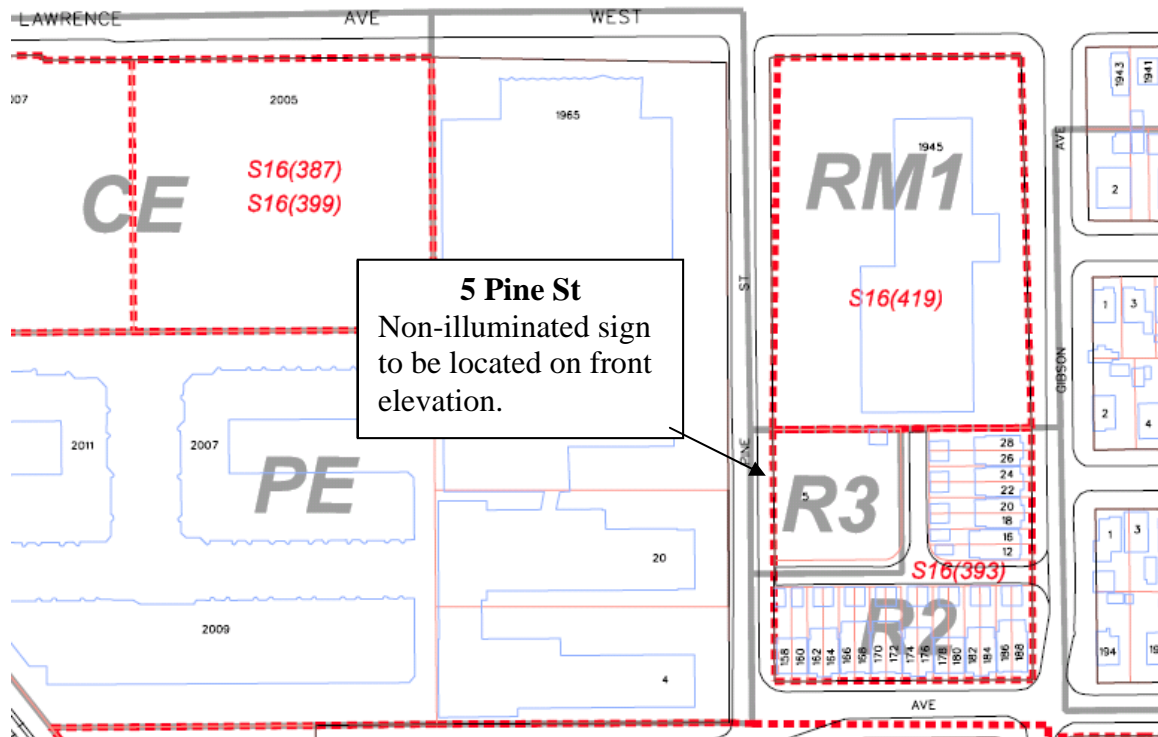
Tel.: 416-782-1617

Cell: 416-402-0022

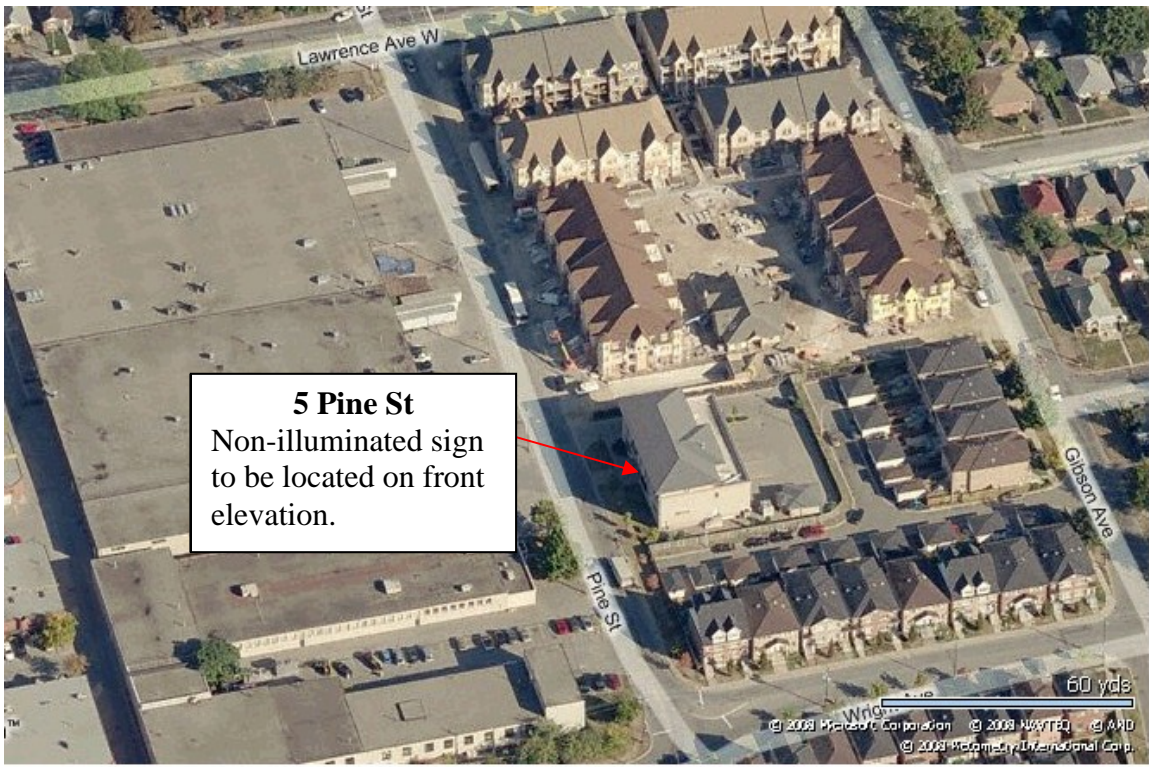
Fax: 416-782-0507

e-mail : homa@homasigns.com

Zoning Map – District 01



Aerial Map





West side of 5 Pine St across the street from 5 Pine looking north



East side of 5 Pine St looking north from 5 Pine