



STAFF REPORT ACTION REQUIRED

2365 BAYVIEW AVENUE Sign Variance Request

Date:	February 25, 2009
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Ward:	Don Valley West – Ward 25
Reference Number:	File No. 2009 NY 004 Folder No. 08-231897 ZSV 00 ZR

SUMMARY

This staff report is about a matter that Community Council has been delegated authority to make a final decision provided that it is not amended so that it varies with City policy or By-Laws.

The purpose of this report is to review and make recommendations on a request by Robert Stiff of CS&P Architects Inc., on behalf of Crescent School, for variances from the former City of North York Sign By-law No. 30788, as amended, to erect two ground signs on the property at the above noted address.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request for the variances listed in the third column of the table included in page 3 of this report be approved; with a condition that the ground mounted signs illumination be on a timer to be turned off daily at 11:00pm; and
2. The applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

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

COMMENTS

The property is located on the west side of Bayview Avenue, south of Lawrence Avenue East. The zoning of the property is RA (Suburban Residential Zone) and is developed with a private boys school "Crescent School".

The properties surrounding the site are (see Attachment #1):

North: Ontario Community Center for the Deaf.

South: Across Lawrence Avenue East – a private school "Bayview Glen Junior".

East: Residential single family dwellings

West: Across Bayview Avenue- a private recreation club "Granite Club".

The proposal is to provide two ground signs at the Crescent School site as shown on the school key plan (see Attachment #2): one ground sign will be located at the school entrance for identification purposes; and the second ground sign will be located close to the existing playing fields to facilitate sport scores for sport events

Currently there is one identification ground sign facing Bayview Avenue located at the Crescent School entry driveway (see Attachment #3). The existing ground sign has a sign area of 1.2m² (12 ft²) and will be removed if the two proposed ground signs are approved.

One of the two proposed ground signs will be an identification ground sign located at the Crescent School entry driveway of the school. This identification sign will measure 3.66m x 2.84m (12ft x 9ft-4"), will have a total sign area of 8.85 m² (95.31ft²) and will replace the existing identification ground sign. The overall identification ground sign height above grade is proposed to be 2.84m (9ft - 4"). For details of the identification ground sign see Attachments #4A, 4B, 4C & 4D.

The scoreboard proposed ground sign will be located at the north edge of the existing playing fields. The sign area will measure 3.66m x 2.13m (12ft x 7ft), will have a total sign area of 7.8m² (84ft²) and an overall sign height above grade of 5.79m (19ft). For details of the proposed scoreboard sign see Attachments #5A, 5B, 5C & 5D.

The maximum sign height allowed in the former City of North York Sign By-law No. 30788 as amended is 7.7m (25 ft). Both proposed ground signs' heights are in compliance with the by-law.

According to the applicant, the ground mounted signs will be illuminated and a daylight monitor will control the illumination which the school would like to keep on all night every day (from sunset to sunrise).

The applicant has informed us that the lettering on the ground mounted signs will be an electronic display and will consist of LED letters and numbers to create messages which can be changed periodically. The sign will not be 'animated'. It will be the 'electronic message display' type described in the definitions of the former City of North York Sign By-law as amended: *"Electronic message display means that part of a sign which is electronically controlled and which displays information in a pre-arranged sequence, and on which the intensity of illumination is maintained at a constant level."*

The proposed signage does not comply with the former City of North York Sign By-law No. 30788 as amended in the following way:

Sign By-law Section & Requirements	Applicant's Proposal	Required Variances
<p>Section 5.1.4</p> <p>One identification ground sign not exceeding 2.4 square meters (25.8 ft²) in sign area is permitted for a school building.</p>	<p>To erect two identification ground signs: one at the entry driveway having a sign area of 8.85m² (95.31ft²) and the other next to the existing playing fields having an area of 7.8m² (84ft²).</p>	<p>To permit two identification ground signs: one at the entry driveway having a sign area of 8.85m² (95.31ft²) and the other next to the existing playing fields having an sign area of 7.8m² (84ft²);</p> <p>where the sign by-law permits one ground sign with an area not exceeding 2.4m² (25.8 ft²).</p>

Mr. Craig Goodman of CS&P Architects Ltd. submitted a letter, dated February 3, 2009 (see Attachment #6), on behalf of the owner of the property, in support of this application in which he advises that the proposed signage is important for the following reasons:

- The identification sign is required for a clear representation of the school character and a means for communicating to the school and community the notice of coming events and important school activities, and
- The school needs a scoreboard that can be clearly visible during soccer and football matches and has text that is legible from a distance of 35m to 40m. To achieve this scale, the total scoreboard facing must be a size that is beyond the present permitted sign size.

In support of the applicant request, it is our opinion that:

- The proposed identification ground sign to be located at the Crescent School entry driveway of the school, albeit much larger in sign area, will replace a current existing identification ground sign; and
- The scoreboard proposed ground sign will be located at the north edge of the existing playing fields within the school site. This ground sign will not be visible outside the school premises and should not affect the public at large.

In light of the above, it is recommended that the request for the sign variances be approved conditional that the illumination for both ground mounted signs be on a timer to be turned off daily at 11:00 p.m.

CONTACT

Magda Ishak, P. Eng., Manager, Plan Review; Tel.: 416-395-7555; Fax: 416-395-7589;
e-mail: mishak@toronto.ca

SIGNATURE

Edward Tipping, P.Eng.
Director and Deputy Chief Building Official
North York District

ATTACHMENTS

Attachment #1:	Zoning Map
Attachment #2:	Key Plan
Attachment #3A:	Existing Ground Sign Location
Attachment #3B:	Existing Ground Sign Picture
Attachment #4A:	Identification Ground Sign Location
Attachment #4B:	Identification Ground Sign Picture
Attachment #4C:	Identification Ground Sign Elevation
Attachment #4D:	Identification Ground Sign Section
Attachment #5A:	Scoreboard Ground Sign Location
Attachment #5B:	Scoreboard Ground Sign Picture
Attachment #5C:	Scoreboard Ground Sign Elevation
Attachment #5D:	Scoreboard Ground Sign Section
Attachment #6:	Letter from the Applicant

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e-mail: mishak@toronto.ca

SIGNATURE

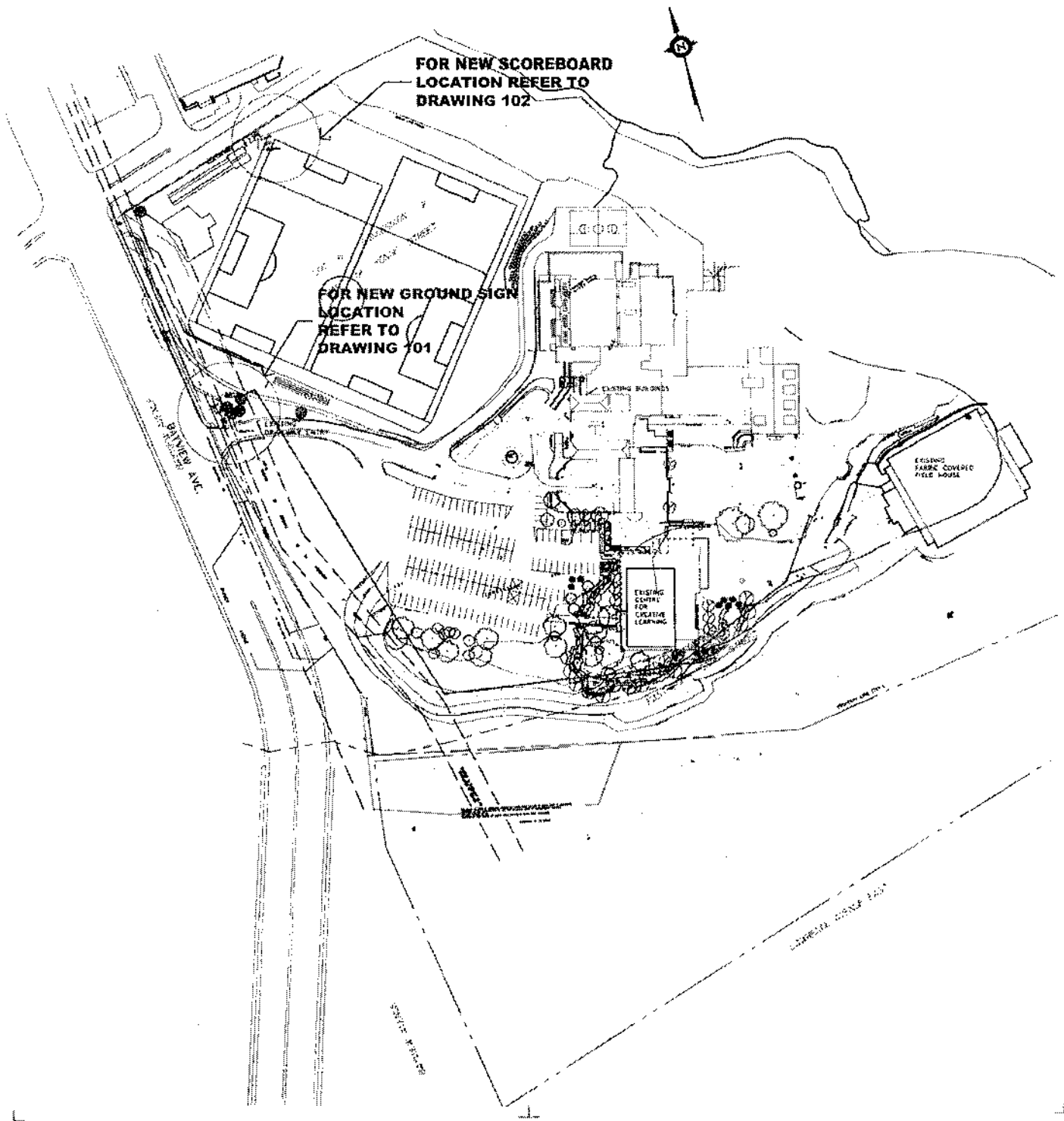


Edward Tipping, P.Eng.
Director and Deputy Chief Building Official
North York District

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Crescent School

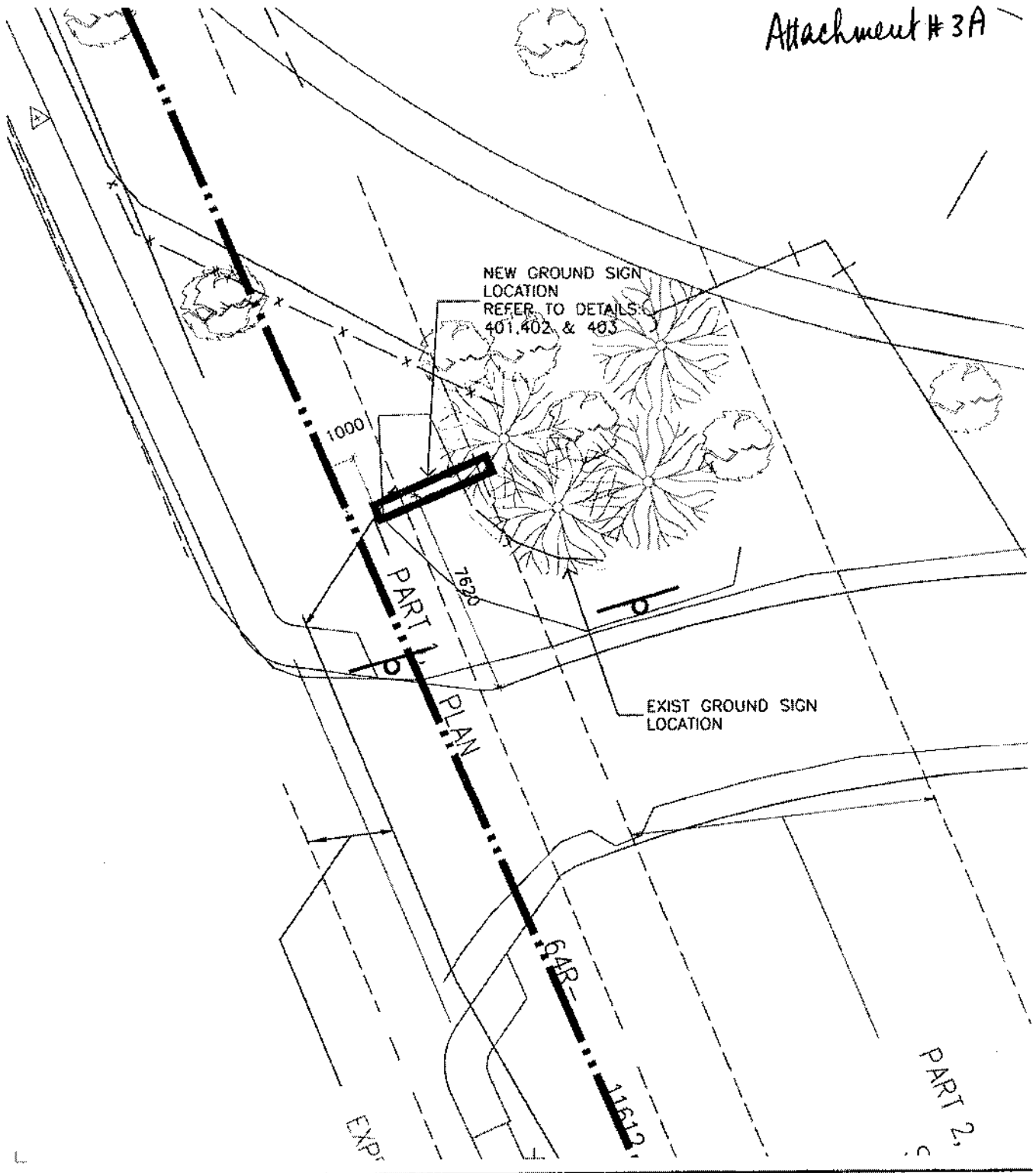
SITE PLAN

Scale:
NTS
Date:
NOV 2008
Project No.
07032

Drawn by:
CS&P
Revision:
Drawing No.
100

CS&P Architects

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Crescent School

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**NEW GROUND SIGN
LOCATION**

Scale:
1:200
Date:
NOV 2008
Project No.

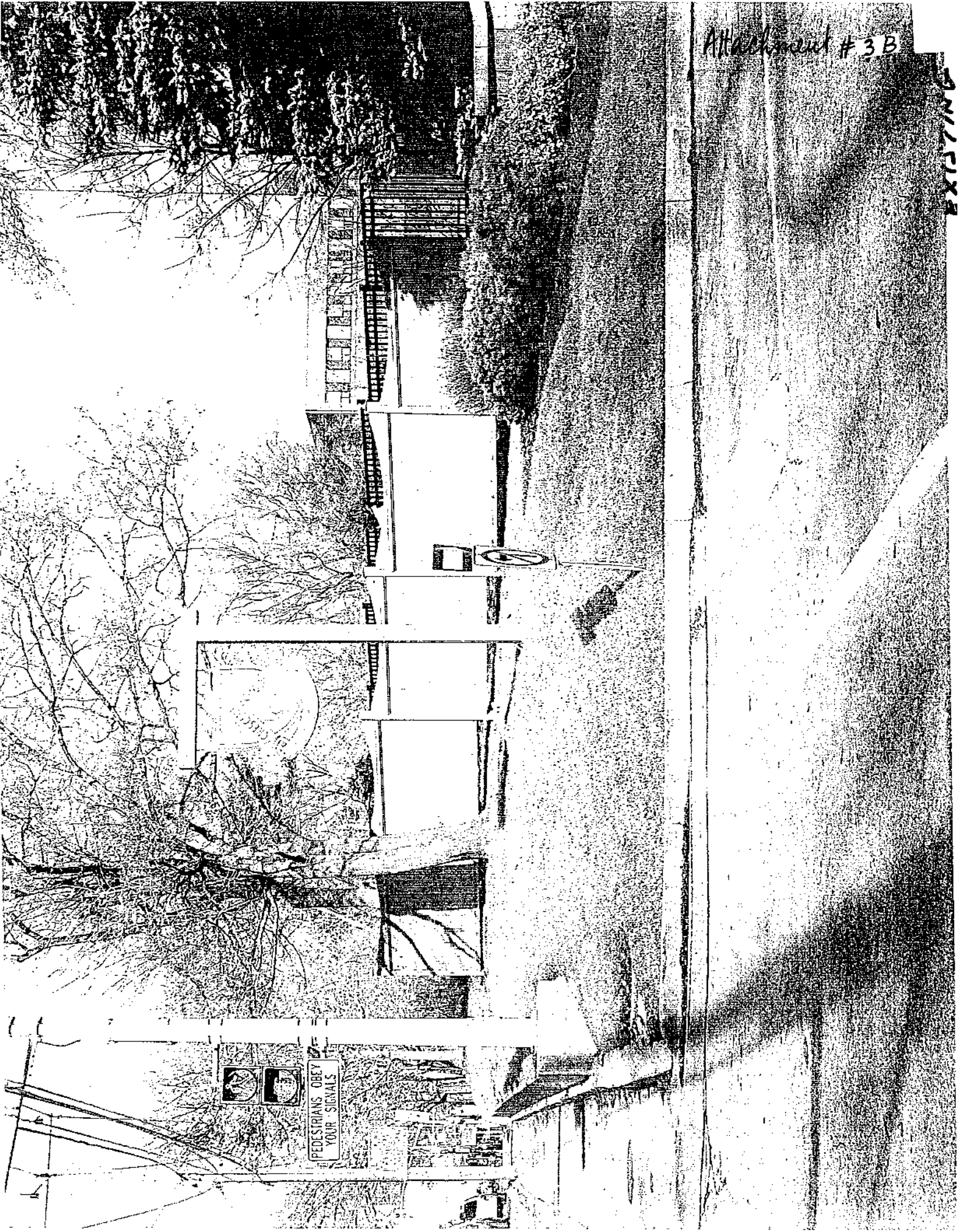
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CS&P
Revision:
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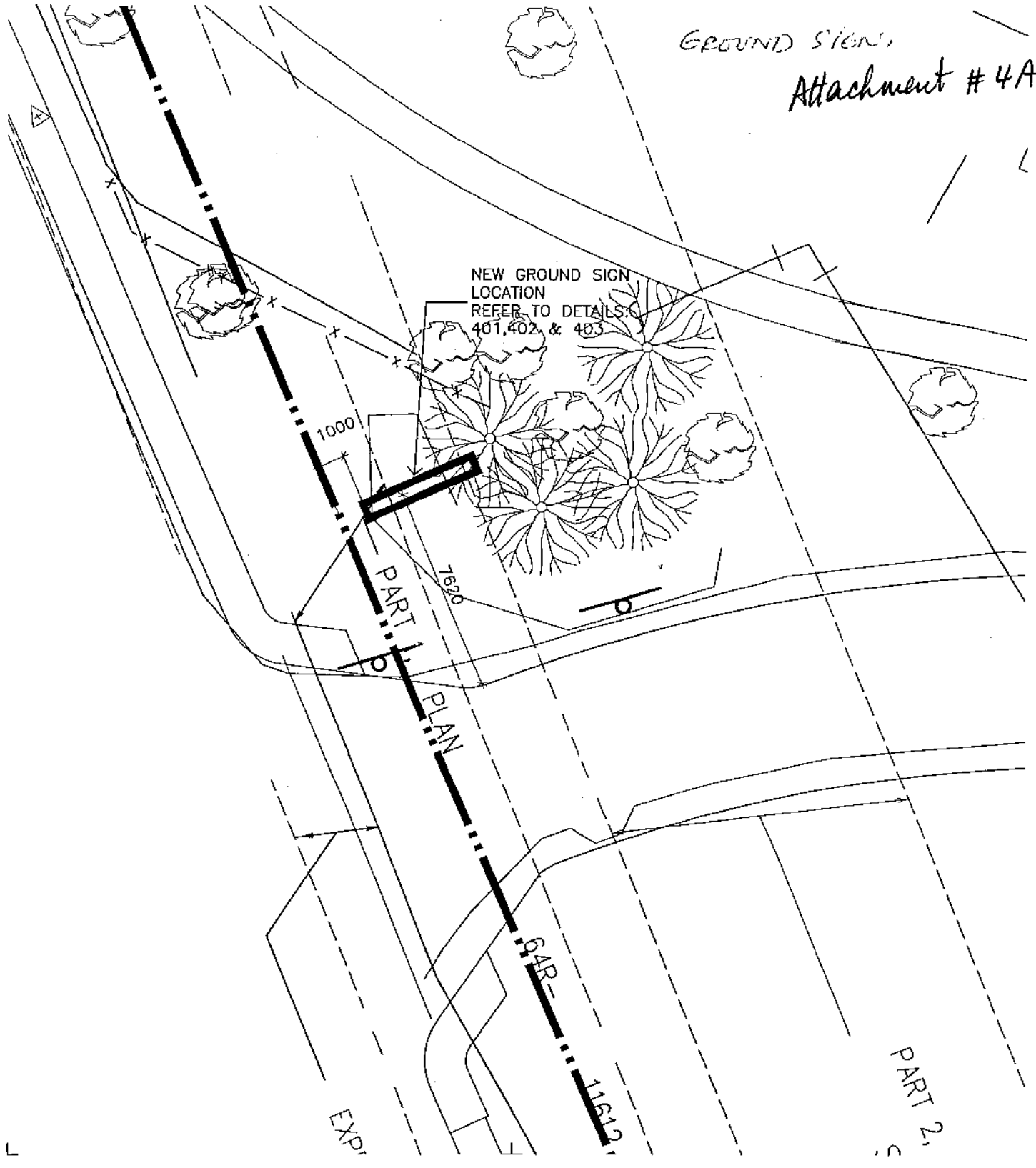
Attachment # 3B

EXISTING



GROUND SIGN

Attachment # 4A



Crescent School

NEW GROUND SIGN
LOCATION

Scale:

1:200

Date:

NOV 2008

Project No.

07039

Drawn by:

CS&P

Revision:

-

Drawing No.

101

CS&P Architects Inc.

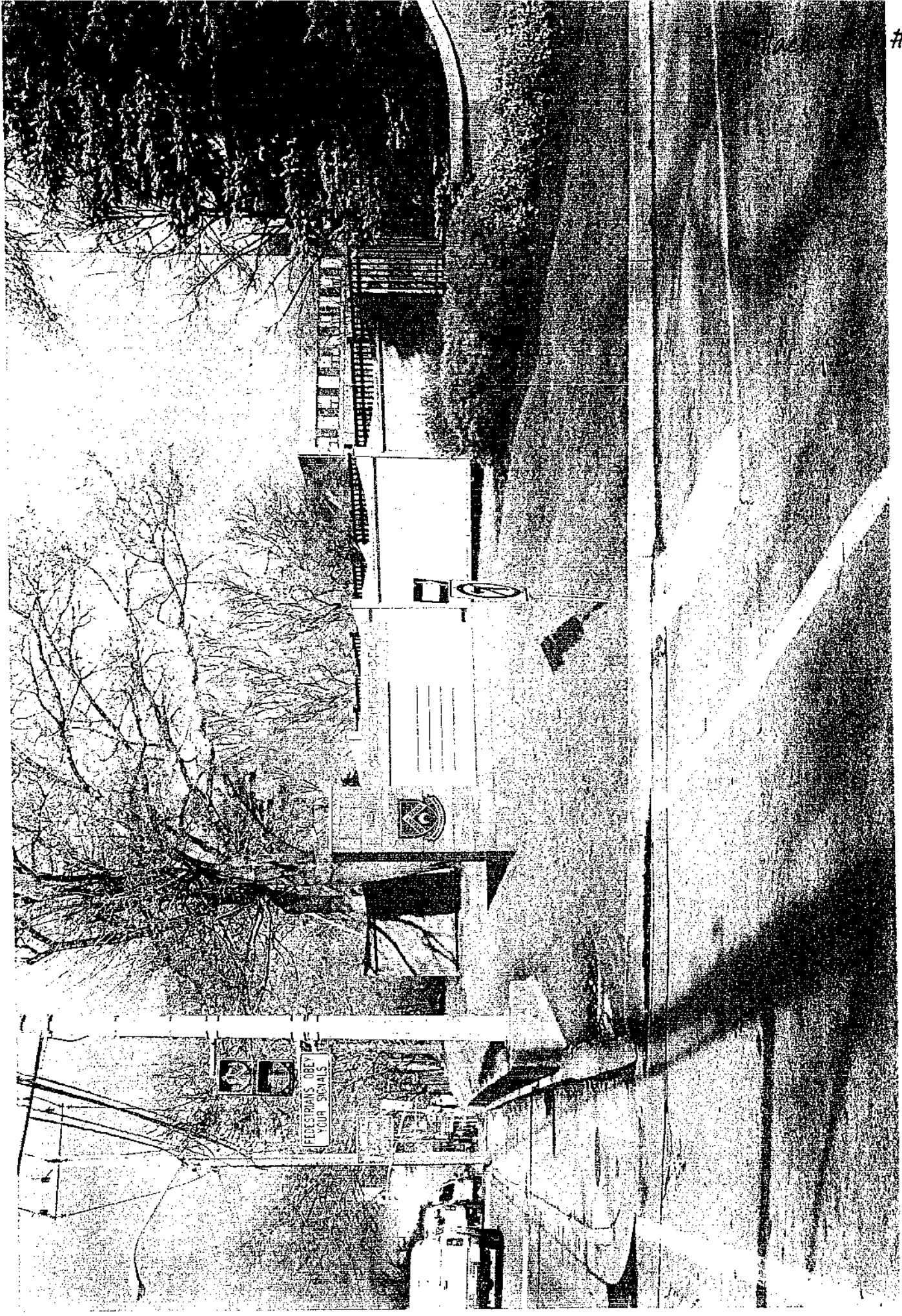
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CS&P Architects

#4B

NEW



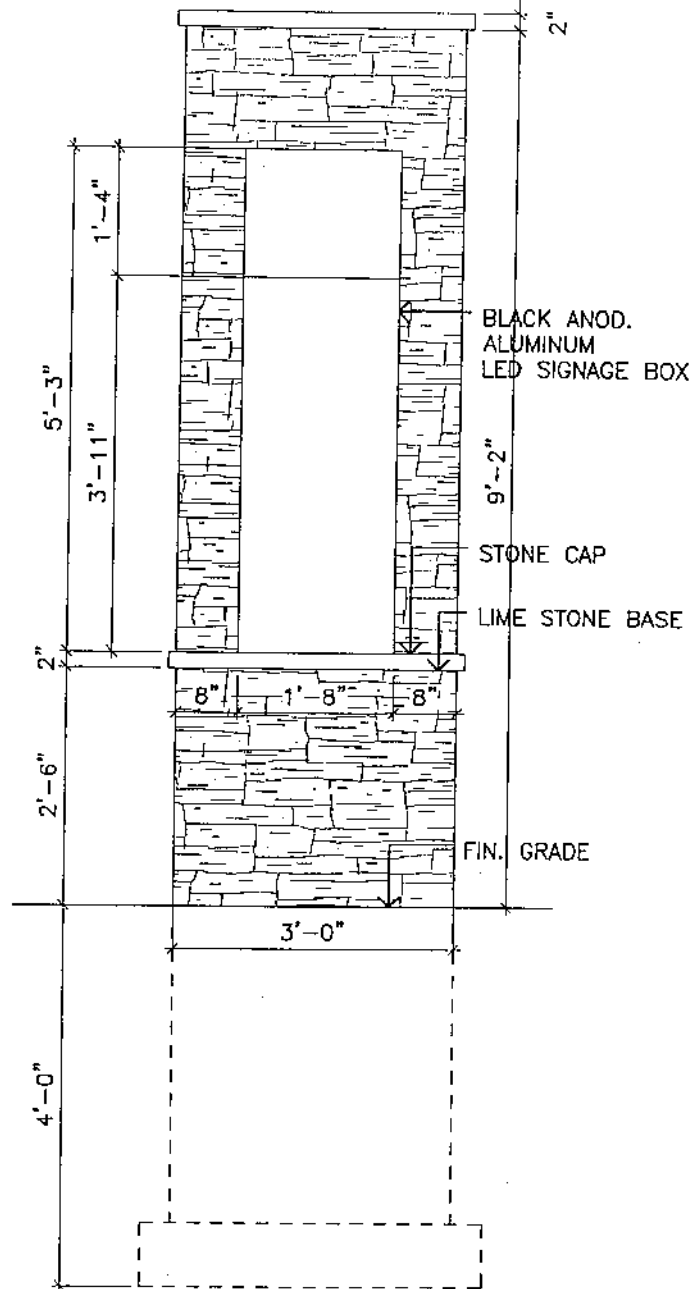


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402

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CS&P Architects



Crescent School

LATERAL SIGNAGE ELEVATION
(PROPOSAL 2)

Scale:
1/2" = 1' - 0"
Date:
23DEC2008
Project No.

Drawn by:
RH
Revision:
Drawing No.

CS&P Architects

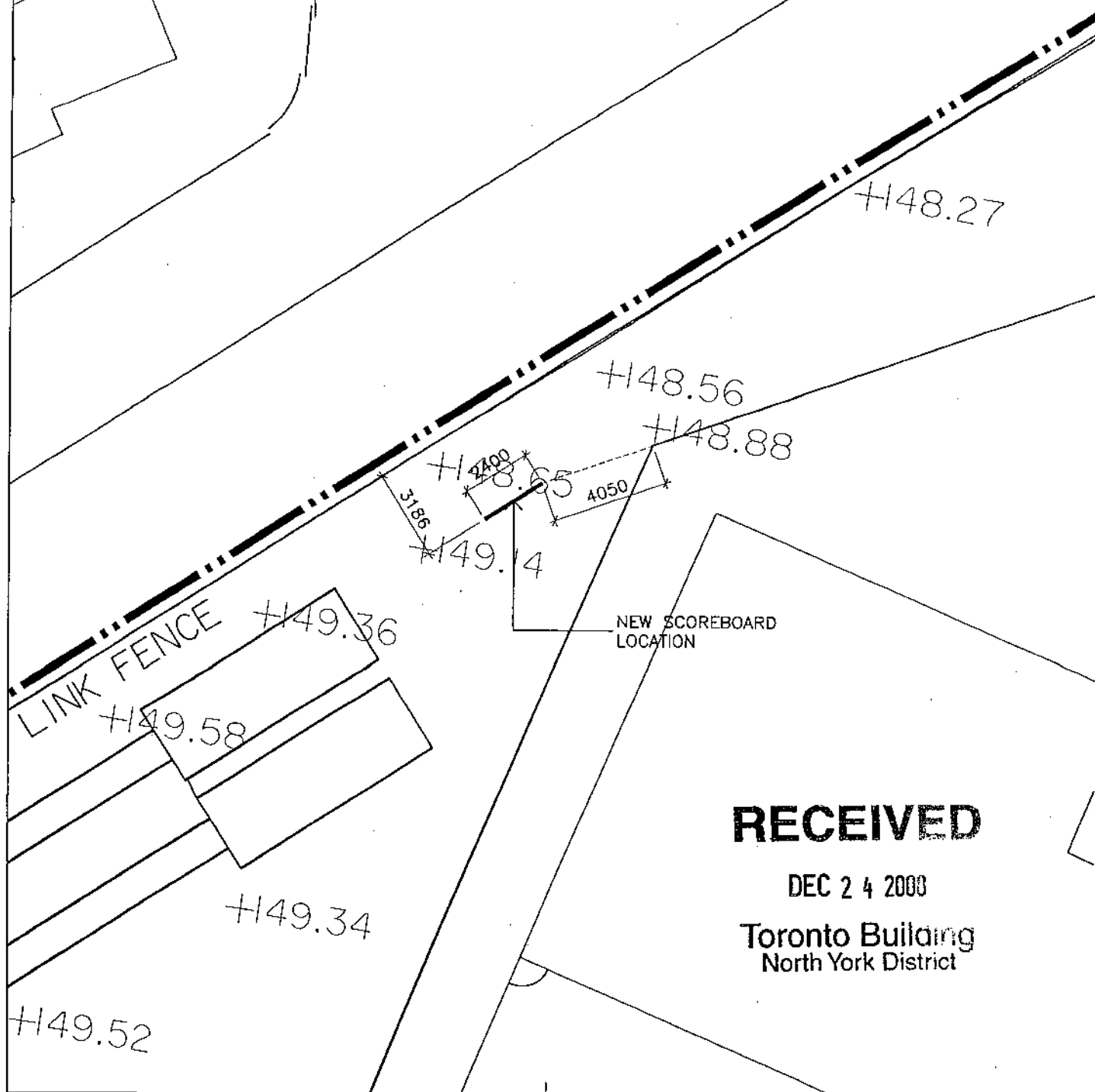
CS&P Architects Inc.
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07032

404

SCOREBOARD

Attachment # 3A



RECEIVED

DEC 24 2008

Toronto Building
North York District



Crescent School

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CS&PArchitects

NEW SCOREBOARD
LOCATION

Scale:

1:200

Date:

NOV 2008

Project No.

07039

Drawn by:

CS&P

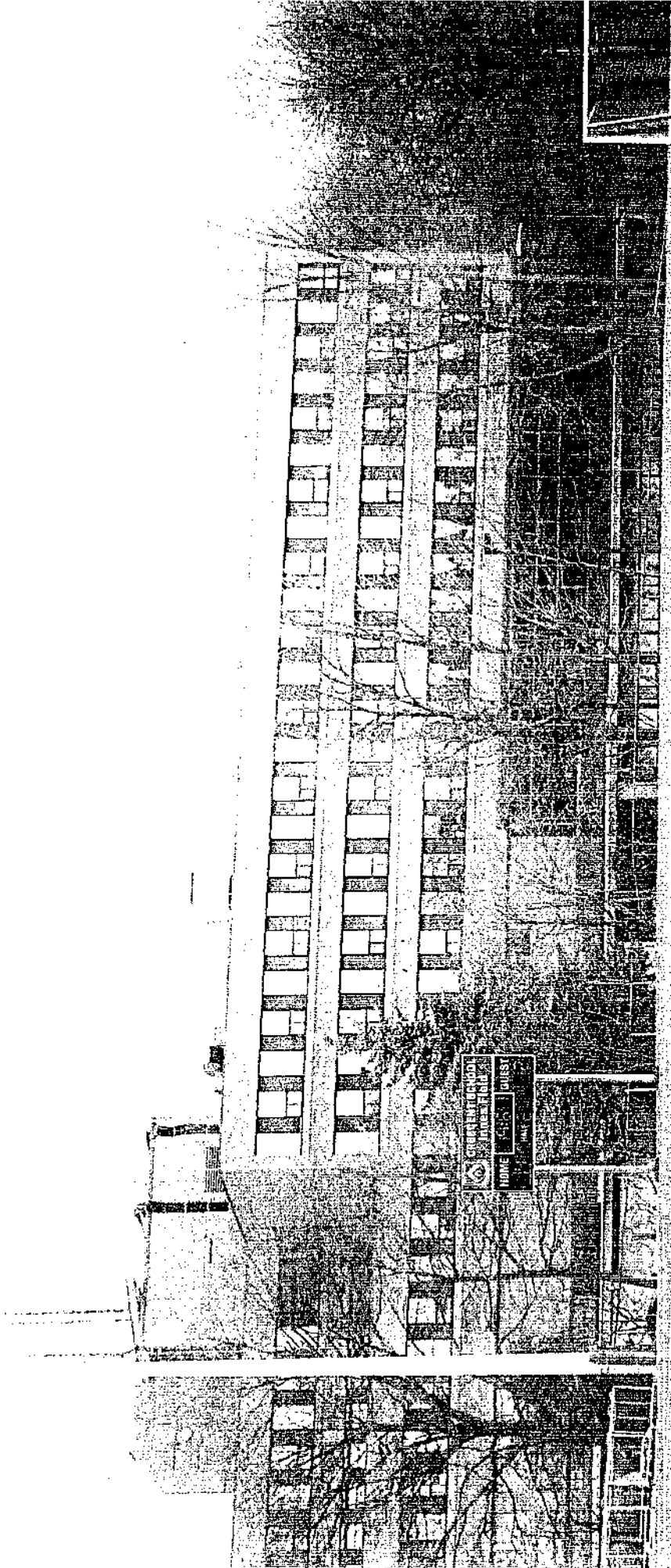
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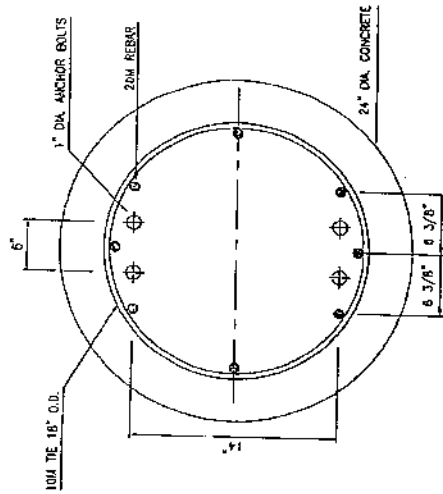
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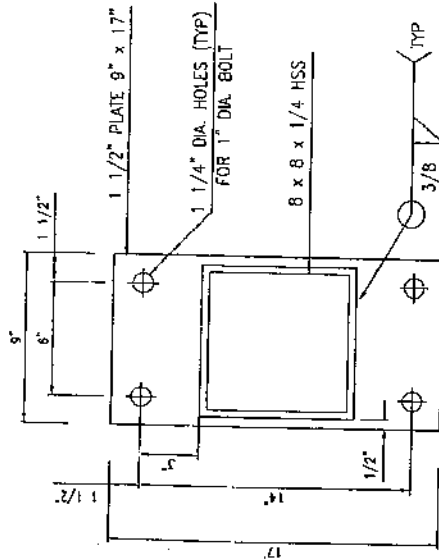
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Attachment # 5B

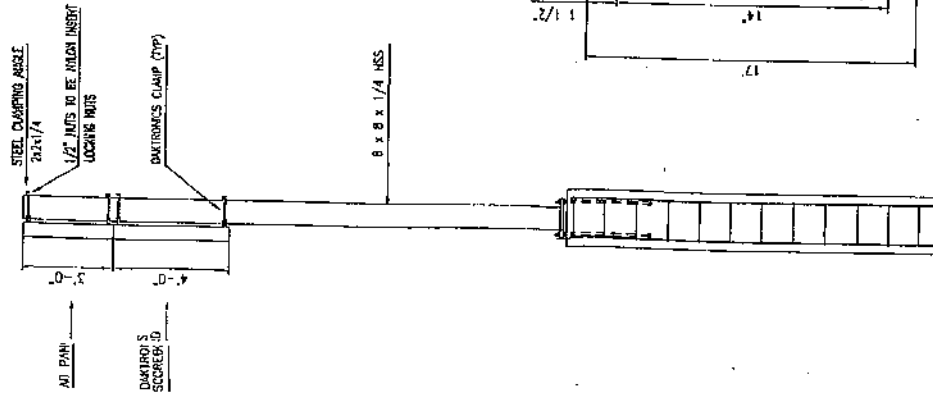




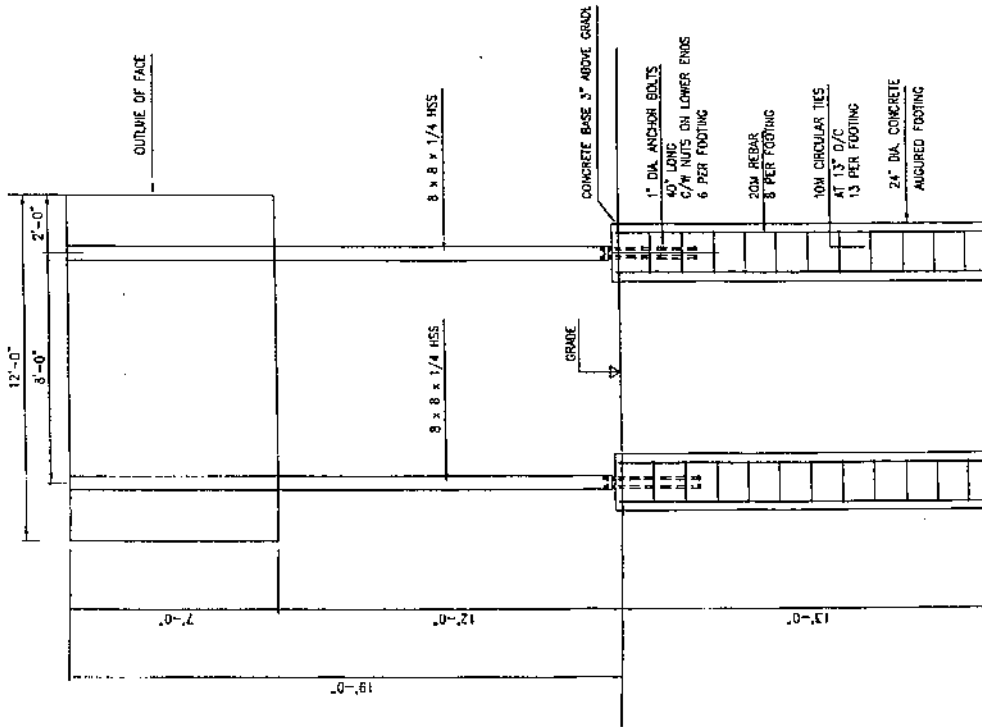
PLAN OF ANCHOR BOLTS AND REBAR



PLAN OF BASEPLATE



SIDE ELEVATION



FRONT ELEVATION

NOTES

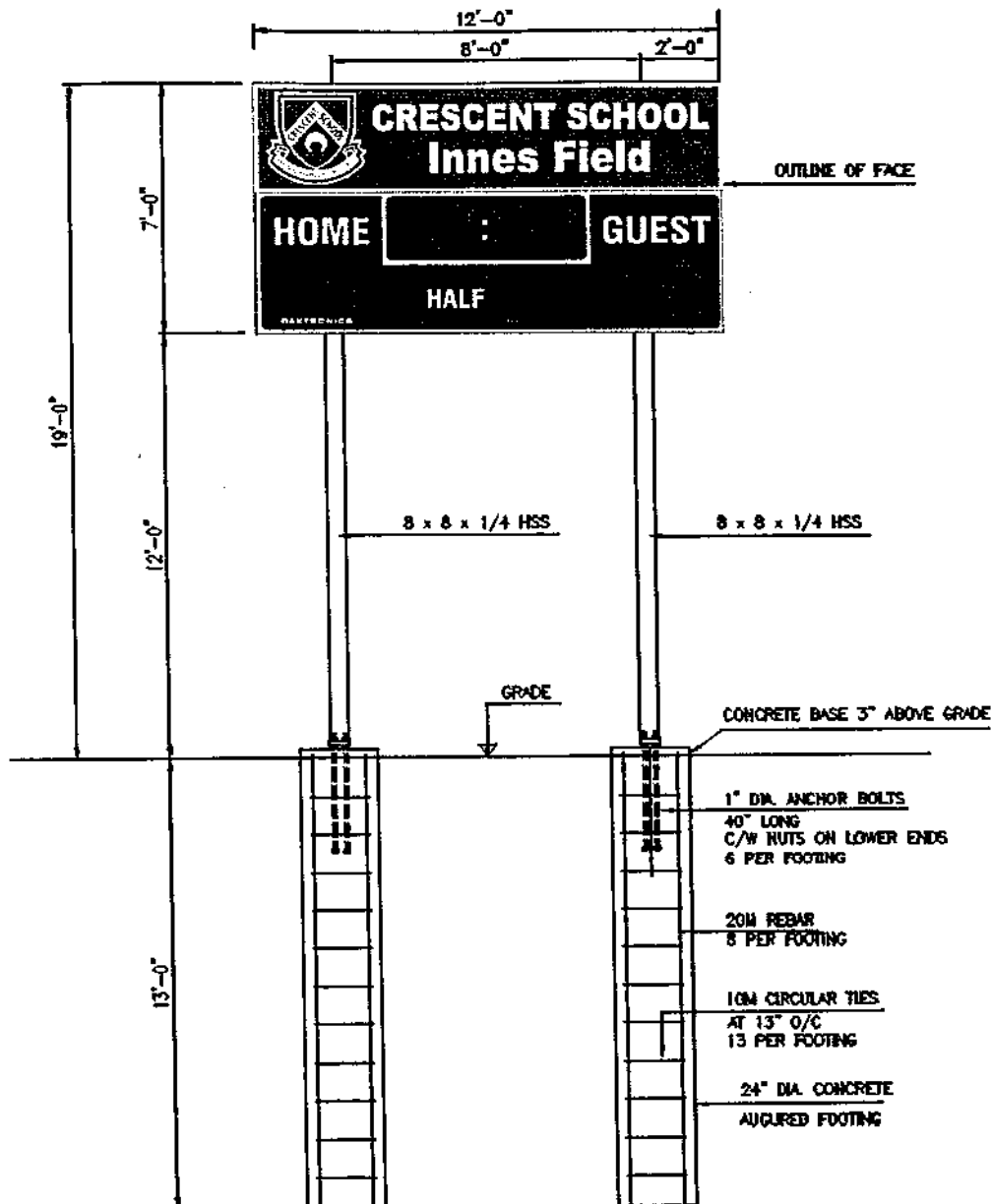
1. STEEL REBAR ... DEFORMED, 40 KSI YIELD
2. STEEL HSS ... 30 KSI YIELD
3. STEEL STRUCTURAL TO C.S.A. GRADE 40W
4. ANCHOR BOLTS ... 44 KSI YIELD
5. WELDING TO BE TO C.S.A. W89 - 1008 & W47.1
6. DESIGN WIND VELOCITY PRESSURE WIND 33 PSF
7. DESIGN WIND VELOCITY PRESSURE WIND 33 PSF
8. DESIGN WIND VELOCITY PRESSURE WIND 33 PSF
9. DESIGN CONFORMS TO THE 2008 INT. BUILDING CODE
10. SOIL DATA IS FROM R.H. OF SHAWNEE & POWER LTD.

LEN MAILE

P. ENG. STRUCTURAL ENGINEER
28 INVERSIDE BLVD. THORNHILL, ONT. M4J 1H5
TELEPHONE 905-731-1192
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28AUG08

5935-2



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CS&P Architects

February 3, 2009

**City of Toronto, Building Division
North York District
North York Civic Centre
5100 Yonge Street
Attention: Richard McMann**

**Re: 2365 Bayview Ave. Sign Variance Application
Folder No: 08 231897 ZSV 00ZR
File: 07032-44**

Dear Sir,

Further to our earlier telephone conversation, we have included the attached Key Plan Drawing No 100 to illustrate the proposed location for the New Ground Sign at the Crescent School entry driveway, and a new Scoreboard at the north edge of the existing playing fields.

The School has requested this variance as the current applicable zoning restricts the size of signage along Bayview Ave to a size that is not sufficient for the intended use. The school sign, in this case, is for a clear representation of the School character, and a means for communicating to the school and greater community the notice of coming events and important school activities.

In addition, the school needs a scoreboard that can be clearly visible during soccer and football matches and has text that is legible from a distance of 35 to 40 metres. To achieve this scale, the total scoreboard facing must be to a size that is beyond the present zoning size definition.

Yours very truly,

CS&P Architects Ltd.



Craig Goodman
Principal

