



**STAFF REPORT
ACTION REQUIRED**

Request for approval of variances from the former City of Scarborough Sign Code, By-law No. 22980, as amended, for a non-accessory billboard sign at 155 Dynamic Drive.

Date:	April 28, 2009
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Ward 41 - Scarborough-Rouge River
Reference Number:	2009SC004 File No: 09-125038

SUMMARY

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

To review and make recommendations on a request by Roy Dzeko of CBS Outdoor on behalf of 2074811 Ontario Inc., for approval of variances from the former City of Scarborough Sign Code, By-law No. 22980, as amended, to permit the erection of a non-accessory billboard sign at the above address.

The requested variances, for overall wall height of the sign and maximum distance from grade to the underside of the sign are recommended to be approved.

RECOMMENDATIONS

Director of Building and Deputy Chief Building Official

It is recommended that:

- (1) the requested variances be approved; and
- (2) the applicant be informed to obtain a sign permit prior to the installation of the proposed non-accessory billboard sign.

FINANCIAL IMPACT

There are no financial implications resulting from this report.

ISSUE BACKGROUND

The subject property, known as 155 Dynamic Drive, is located south of Passmore Avenue between Dynamic Drive and Markham Road. The property has an existing building that faces Dynamic Drive to the west and another building under construction which faces Markham Road to the east. The area is designated partly as a General Industrial Zone (MG) and partly Industrial Zone (M), in the Tapscott Employment District, of Zoning By-law No. 24982 of the former City of Scarborough.

The abutting lands are designated, in the above zoning by-law, as follows:

North: “Industrial and General Industrial (M & MG)”;
South: ”Industrial Commercial and Special Industrial (MC & MS)”;
East: “Industrial and Office Uses (M, OU)” on the east side Markham Road;
West: “General Industrial (MG).

The applicant proposes to erect a non-accessory billboard sign with increased sign height and increased distance from grade to the underside of the sign at the location facing Markham Road.

COMMENTS

An existing non accessory billboard sign is required to be relocated due to the construction of an industrial building and a fire access route. The sign is located as far away from the access route as possible but is restricted by the 3 m (9.8 ft) setback requirement to the property lines. As a result, the underside of the sign structure will partially hang over the fire access route. In order to meet the minimum Ontario Building Code requirement of 5 m (16.4 ft) vertical clearance for a fire access route, the applicant proposes to erect a ground sign such that the underside of the sign structure is 5.18 m (17 ft) above the access route. As a result, the overall height of the sign and the maximum distance from the underside of the sign to grade are not in compliance with the Sign By-law.

The following table describes in greater detail the extent of the non-compliance. The sign face area, the setbacks and the spacing to the next non accessory billboard sign are in compliance with the By-law.

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
<p>2.4.2(5)(a)(i) No external non-accessory sign shall be erected having a height greater than, if supported by the ground, for poster panels, posturns and painted bulletins, 7.5m (24.61 ft.) above average grade;</p> <p>2.4.2(5)(b)(i) To minimize visible structure, the maximum distance from the underside of an external, non-accessory sign face to grade, if supported by the ground, is 3.5m (11.48 ft.);</p>	<p>The applicant proposes to erect the non-accessory sign to a maximum height of 9.5m (31.17 ft.) above grade with the distance from the underside of the sign to grade of 6.25m (20.5 ft.). The proposed sign height above grade is 2m (6.56 ft.) higher than the permitted height of 7.5m (24.61 ft.), which is approximately 26.67% greater than the permitted height. The distance from the underside of the proposed sign face to grade is 2.75m (9.02 ft.) greater than permitted which is approximately 78.57% over.</p>	<p>To allow the installation of a non-accessory sign with a sign height of 9.5m (31.17 ft.) whereas the maximum permitted sign height shall not exceed 7.5m (24.61 ft.). The proposed sign height is approximately 26.67% greater than the maximum height permitted.</p> <p>To allow the installation of a non-accessory sign with the distance from the underside of the sign face to grade of 6.25m (20.5 ft.) whereas the maximum distance permitted shall not exceed 3.5m (11.48 ft.). This proposed distance is approximately 78.57% greater than that permitted in the sign by-law.</p>

Based on the above, staff recommends approval of the variances.

CONTACT

Gene Lee, P.Eng.
Manager, Plan Review
Tel: (416) 396-4300
Fax: (416) 396 5231
E-Mail: glee@toronto.ca

SIGNATURE

Steve Franklin, P.Eng.
Director of Building and
Deputy Chief Building Official
Scarborough District

Applicant's Information:

Roy Dzeko, CBS Outdoor
377 Horner Ave.,
Toronto, ON M8W 1Z6
Tel: 416-255-1392 Ext. 802
Fax: 416-255-2063

ATTACHMENTS

Attachment 1 – Site/Survey Plan
Attachment 2 – Part Site Plan
Attachment 3 – Zoning Map
Attachment 4 – Sign Structure Details
Attachment 5 – Sign Elevation