



STAFF REPORT ACTION REQUIRED

Request for Approval of Variance from the former City of Scarborough Sign Code, By-law No. 22980, as amended, for an Accessory Ground Sign at 1250 Markham Rd.

Date:	May 20, 2009
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Ward 38 – Scarborough Centre
Reference Number:	2009SC006 File No.: 09-121928 ZSV

SUMMARY

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

The purpose of the report is to review and make recommendations on a request by Bryan Wang of Forward Sign Ltd. on behalf of Tom Lodu Trustee of the Scarborough Gospel Temple, for approval of variance from the former City of Scarborough Sign Code, By-law No. 22980, as amended, to permit the erection of an accessory ground sign at the above address.

The requested variance, for overall height of the sign is recommended to be approved.

RECOMMENDATIONS

Toronto Building, Scarborough District, recommends that:

1. The requested variance be approved.
2. The applicant be informed to obtain a sign permit prior to the installation of the proposed ground sign.

Financial Impact

There are no financial implications resulting from this report.

ISSUE BACKGROUND

The subject property, known as 1250 Markham Road, is located between Ellesmere Road and Progress Ave. on the west side of Markham Road. The property has an existing building that faces Markham Rd. The area is designated Industrial Zone (M) which permits Places of Worship, in the Progress 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: “Highway Commercial (HC)”;

South: ”Industrial (M)”;

East: “Highway Commercial (HC “,”Apartment (A)” on the east side Markham Road;

West: “Open Space (O)”.

The applicant proposes to erect an accessory ground sign for the Scarborough Gospel Temple with increased sign height at the location facing Markham Road, stating that the increase in height will allow better visibility and identification.

COMMENTS

The proposed ground sign is to be located on the south side of the main driveway entrance onto the property from Markham Road and setback 1.5m from the Markham Road street line. The faces of the double face ground sign would face north and south bound traffic on Markham Road respectively.

The following table describes in detail the extent of the non-compliance. The sign setback is in compliance with the By-law.

Sign By-law Section and Requirements	Applicant’s Proposal	Required Variance
2.3.5(5)(a)(i) The maximum permitted height of a sign face above grade shall not exceed the lesser of the following: 2m, plus 1m for each 3 sq.m of	The applicant proposes to erect the accessory ground sign to a maximum height of 5.79m (19 ft.) above grade.	To allow the installation of an accessory ground sign with a sign height of 5.79m (19 ft.) whereas the maximum permitted sign height shall not exceed

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
permitted sign face area, for permitted areas of 10 sq.m or less.		3.78 m (12.4 ft.). The proposed sign height is approximately 53% greater than the maximum height permitted.

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

CONTACT

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SIGNATURE

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Director of Building and
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Applicant's Information:

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ATTACHMENTS

Attachment 1 – Site Plan
Attachment 2 – Zoning Map Progress Employment
Attachment 3 – Zoning Map Woburn Community
Attachment 4 – Sign Structure Details