

Sign Variance - 164 Bathurst St

Date:	October 15, 2008
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	2008TE042

SUMMARY

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

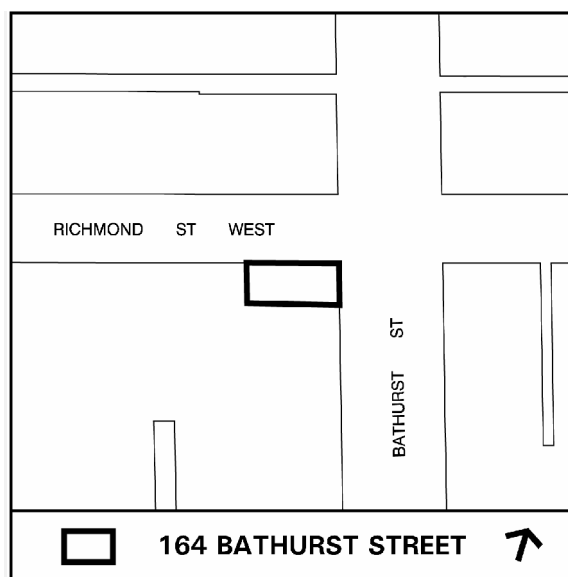
This report reviews and makes recommendations on a request by John David Adam of Zip Signs Ltd., on behalf of RBDC Lynelle Inc. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code and from former Metropolitan Toronto By-law No. 118 to permit, for identification purposes, a non-illuminated projecting sign on the front elevation of the building, at 164 Bathurst Street.

Staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

RECOMMENDATIONS

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the request for a variance to permit, for identification purposes, a non-illuminated projecting sign on the front elevation of the building, at 164 Bathurst Street; and



2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

The property is located on the southwest corner of Richmond Street West and Bathurst Street in a CR zone. The property contains a two-storey commercial building. The applicant is seeking permission to install a non-illuminated projecting sign on the east elevation of the building. The sign would project 0.91m from the building face to over the public walk way. The sign is 0.76m wide and 0.51m high with an area of 0.39m².

The sign does not comply with Chapter 297, Signs, of the former City of Toronto Municipal Code and from former Metropolitan Toronto By-law No. 118 in the following ways:

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
1. Former Metro Toronto By-law No. 118 (2)(A)(1)	The sign would project 0.91m from the building face to over the public walkway.	The 0.91m sign projection over the public walkway would exceed by 0.46m, the maximum 0.45m sign projection permitted.

COMMENTS

The variance is required because the 0.91m sign projection over the public walkway exceeds by 0.46m, the maximum 0.45m sign projection permitted. Although, the sign projection over the walk way does not meet the By-law requirement, the sign is designed to complement the building façade. The sign projection is consistent with many other existing projecting signs in this part of Bathurst Street. It is staff's opinion that the proposed sign would not adversely impact the building, surrounding uses or the streetscape.

Staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

CONTACT

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SIGNATURE

Mario Angelucci, Acting Director, Toronto Building
Toronto and East York District

ATTACHMENTS

Attachment 1: Elevation and Sign Details

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