

Sign Variance - 27 Carlton St

Date:	December 8, 2008
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	2008TE047

SUMMARY

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

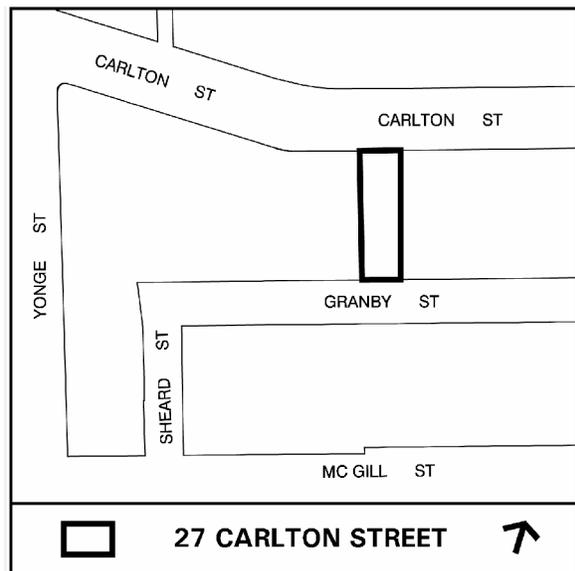
This report reviews and makes recommendations on a request by Mark Klein of Zip Signs Ltd., on behalf of Aarmic Investments, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, three illuminated fascia signs on the front elevation of the building at 27 Carlton 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 requested variance to permit, for identification purposes, three illuminated fascia signs on the front elevation of the building at 27 Carlton Street on condition that energy efficient lights



be used; 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 east of Yonge Street, on the south side of Carlton Street in a CR zone. The property contains a five-storey commercial building with retail uses at the grade level. The building has been recently renovated and upgraded. The applicant now intends to replace two existing fascia signs with three new fascia signs. The proposed illuminated fascia sign in the middle would identify the building address “27” and the two other illuminated fascia signs would identify the two first floor tenants in the building. The illuminated fascia sign located at the east portion of the building is 3.58m wide and 1.52m high with an area of 5.44m². The illuminated fascia sign located at the west portion of the building is 3.63m wide and 1.52m high with an area of 5.52m² and the illuminated fascia sign “27” located in the middle portion of the building is 3.86m wide and 1.52m high with an area of 5.87m².

The signs do not comply with Chapter 297, Signs, of the former City of Toronto Municipal Code in the following way:

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
Chapter 297-10D (5)(c)(2)	The three proposed fascia signs at the first floor level would extend 0.91m into the second storey level of the building.	The proposed fascia signs at first floor level would extend into the second storey level of the building by 0.91m which exceeds the maximum permitted of projection of 0.8m by 0.11m

COMMENTS

The first party fascia signs for the first floor tenants are required to be located within the frontage of their respective business unit and at the same level. Also, the By-law does not permit the first party fascia signs to extend more than 0.8m above the first storey of the building. The variance is required because the signs would extend 0.11m more than the permitted 0.80m. In this case, it is staff's opinion that the signs are designed well to complement the newly renovated building façade and their slightly extra extension into

the second storey level does 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

Jim Laughlin, Deputy Chief Building Official and Director, Toronto Building
Toronto and East York District

ATTACHMENTS

Attachment 1: Elevation
Attachment 2: Elevation and Sign Detail
Attachment 3: Sign Details
Attachment 4: Sign Details

Attachment 1: Elevation



Elevation

27 Carlton Street

Applicant's Submitted Drawing

Not to Scale
11/24/08

File # 08_220652

Attachment 2: Elevation and Sign Detail



27 Carlton Street

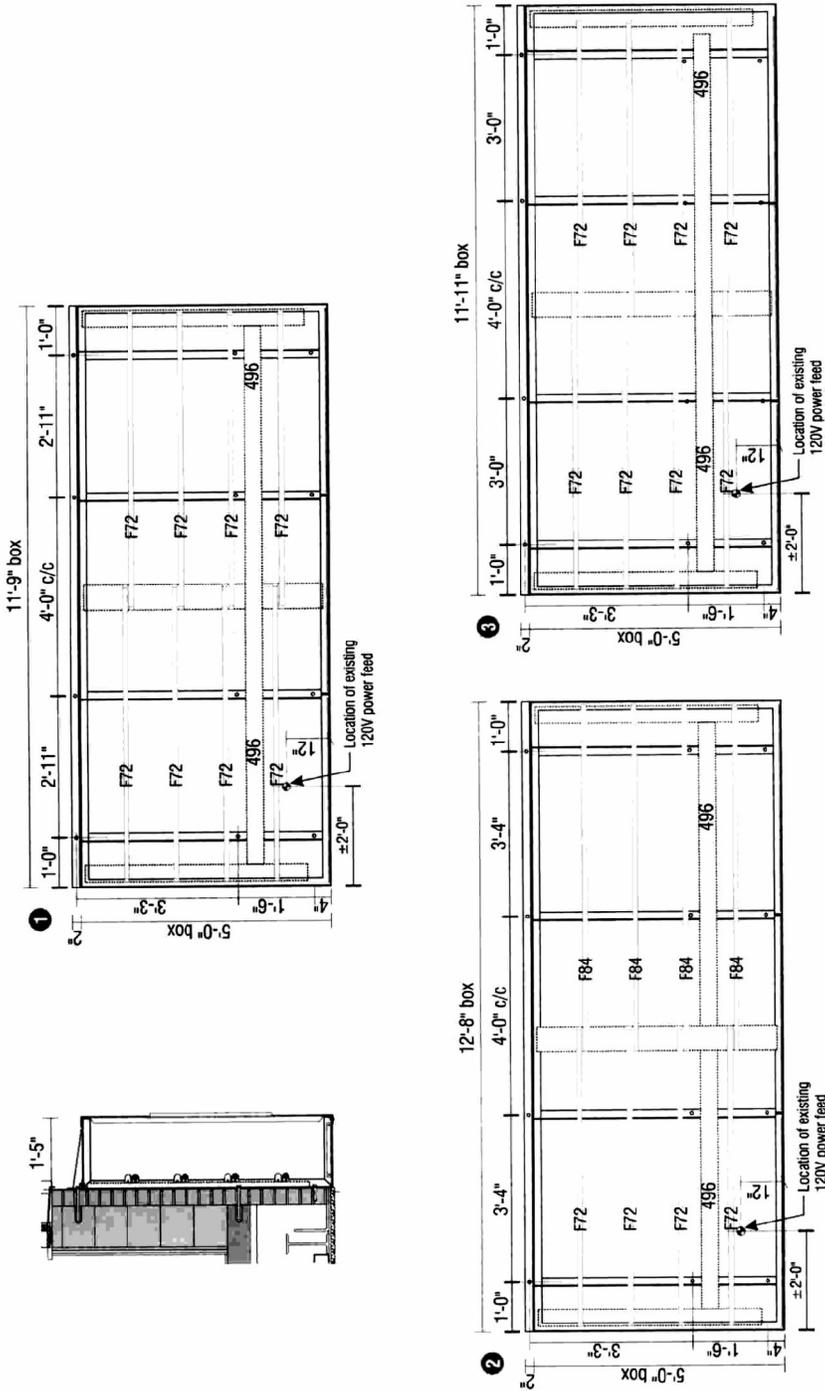
Elevations & Sign Details

Applicant's Submitted Drawing

Not to Scale
11/24/08

File # 08_220652

Attachment 3: Sign Details



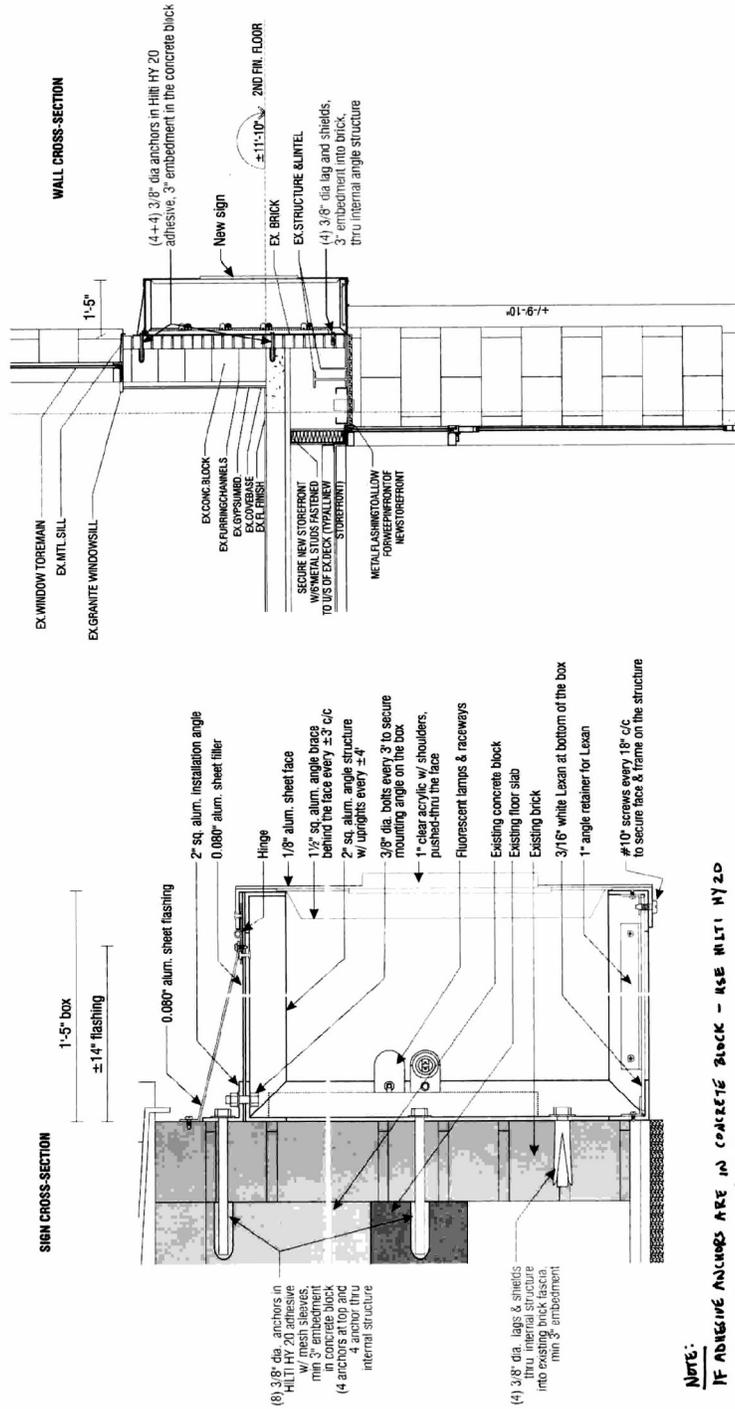
27 Carlton Street

Sign Details
 Applicant's Submitted Drawing

File # 08_220652

Not to Scale
 11/24/08

Attachment 4: Sign Details



27 Carlton Street

File # 08_220652

Sign Details
 Applicant's Submitted Drawing
 Not to Scale
 11/24/08