

Sign Variance - 2050 Yonge St

Date:	April 8, 2009
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	P:\2009\Cluster B\BLD\Toronto and East York\2009TE030

SUMMARY

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

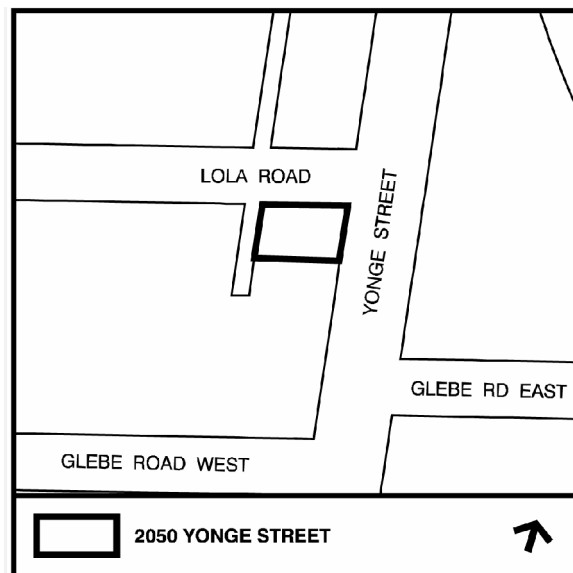
This report reviews and makes recommendations on a request by Robert Manning with Gregory Signs Ltd. on behalf of St. Louis Bar & Grill Ltd., for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, the replacement of an existing first party sign at the northeast corner of the property with a newly designed pedestal sign at 2050 Yonge 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 variances to permit, for identification purposes, replacement of an existing pedestal sign at the northeast corner of the property with a newly designed pedestal sign



at 2050 Yonge Street and require 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 variances, 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 Yonge Street and Lola Road in a CR zone. The property contains a single storey building which is being occupied by St. Louise Bar and Grill restaurant. The applicant is requesting permission to replace an existing first party pedestal sign at the northeast corner of the property with a newly designed illuminated pedestal sign for identification purposes. The proposed illuminated pedestal sign is 2.59m wide and 7.47m high with an area of 19.35m².

The sign does not comply with Chapter 297, Signs, of the former City of Toronto Municipal Code in the following ways:

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
1. Chapter 297-10D (8) (b)	The sign set backs 1.0m from the property lines to the north and to the east. Also, the sign set backs 1.0m from the point of intersection of two property lines.	<p>The 1.0m sign set back from the property lines to north and from the property line to the east would be 1.0m less than the 2.0m sign set back from a property line required.</p> <p>The 1.0m sign set back from the intersection of two property lines would be 5.0m less than the 6.0m sign set back required.</p>

COMMENTS

The 2.0m set back requirement from a property line and 6.0m set back requirement from intersection of two property lines for a pedestal sign or a ground sign is to ensure that streetscape and view corridors are preserved and that sight lines for motorists, cyclists and pedestrians are maintained. The existing sign was damaged by a wind storm and the proposed pedestal sign remains in the same location as the existing sign. The proposed replacement pedestal sign is designed and sized to complement property and the streetscape.

It is staff's opinion that the proposed sign at the existing location of old sign would not obstruct the view corridor or obscure sight lines and it would not adversely impact the property, 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

Norm Girdhar, Assistant Planner

Tel. No. 416-392-7209

Fax No. 416-392-7536

E-mail: ngirdhar@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Elevations

Attachment 2: Elevations

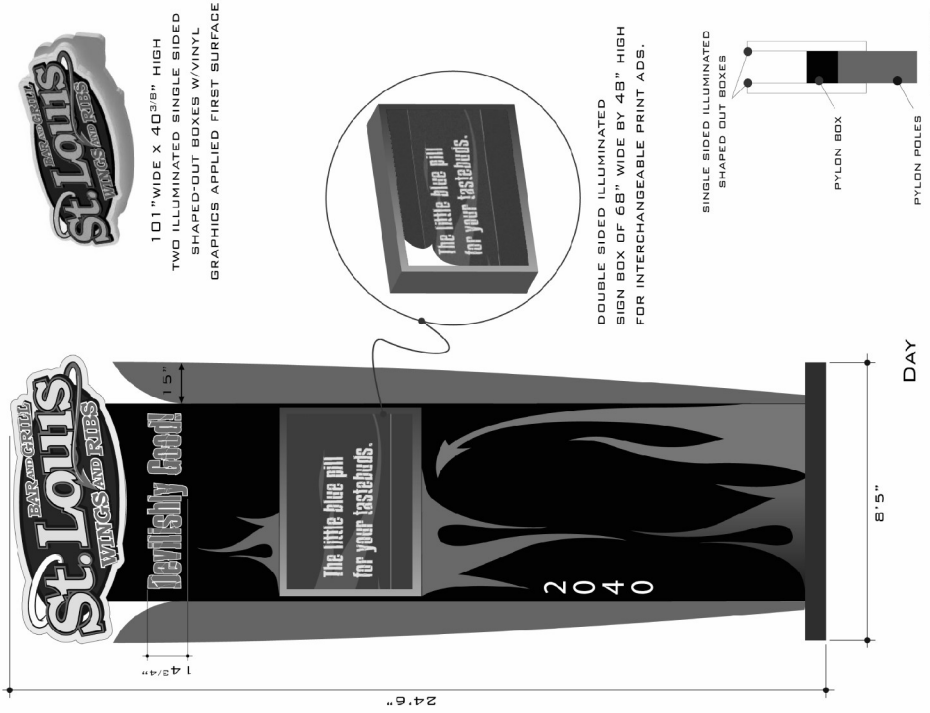
Attachment 3: Elevations

Attachment 1: Elevations



NIGHT

PLEASE NOTE: THIS PHOTO OVERLAY IS INTENDED FOR ILLUMINATION PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE SCALE OF THE PROPOSED SIGN OR THE EXACT LOCATION. A SITE SURVEY IS REQUIRED TO DETERMINE AND CONFIRM THE EXACT PROPORTIONS OF PROPOSED SIGNAGE TO BUILDING



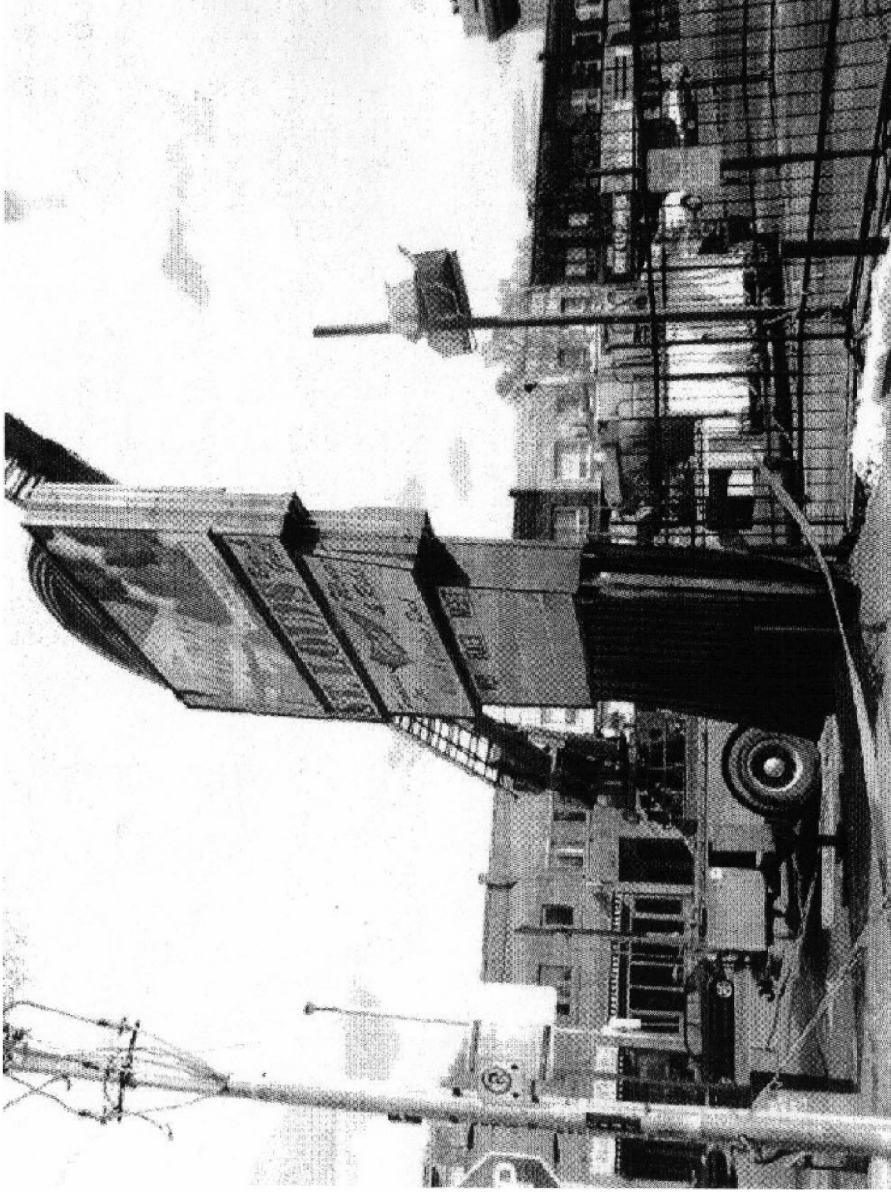
2050 Yonge Street

Elevations
Applicant's Submitted Drawing

Not to Scale
04/08/2009

File # 09_117565

Attachment 2: Elevations



Damaged sign which has been removed

Elevations

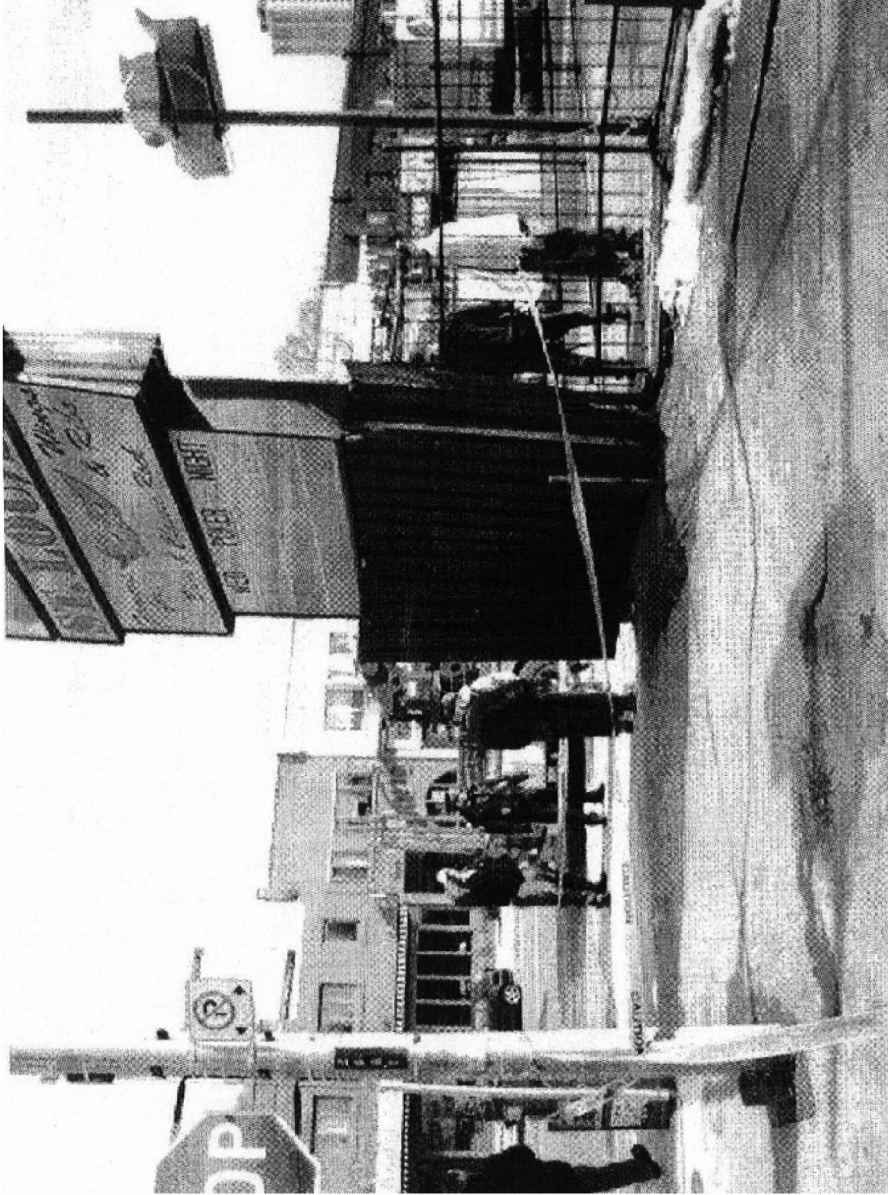
Applicant's Submitted Drawing

Not to Scale
04/08/2009

2050 Yonge Street

File # 09_117565

Attachment 3: Elevations



Damaged sign which has been removed

Elevations

Applicant's Submitted Drawing

Not to Scale
04/08/2009

2050 Yonge Street

File # 09_117565