

Sign Variance - 620 Church St

Date:	August 20, 2009
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2009\Cluster B\BLD\Toronto and East York\2009TE048 09 145379 ZSV 00 ZR

SUMMARY

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

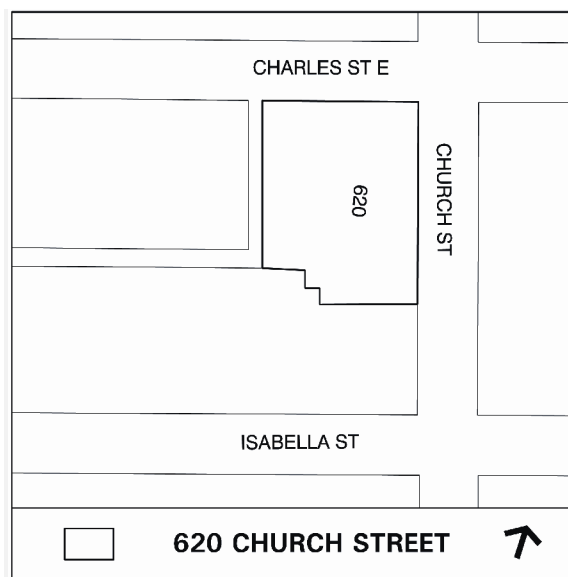
This report reviews and makes recommendations on a request by Donovan Goss with Roberts Awnings & Signs on behalf of Onoir Restaurant for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal code to permit a non-illuminated canopy sign in the form of individual stencilled letters to identify “NOIR” restaurant on the front elevation of a non-illuminated canopy located over a staircase entrance to the restaurant located at the basement level of the building at 620 Church Street.

Staff recommends approval of this application. The variances are 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 variances to permit, for identification purposes, a non-illuminated canopy sign in the form



- of individual letters stencilled directly onto the canopy fabric to identify “NOIR” restaurant on the front elevation of a non-illuminated canopy located over a staircase entrance to the restaurant located at the basement level of the building at 620 Church Street. The sign be approved on a condition that the applicant obtain the necessary building permit for the canopy structure; 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 R3 zoned property is located at the northwest corner of Charles Street East and Church Street. The property contains a multi-storey residential building with a restaurant located on the northeast corner, at the basement level of the property at 620 Church Street. The applicant is requesting permission for a non-illuminated canopy sign in the form of a corporate name and logo to identify NOIR restaurant located at the basement level of the building. The non-illuminated corporate name and logo would be directly stencilled onto the fabric, attached to the front elevation of the canopy structure over the staircase to the restaurant entrance located at the basement level of the building. The canopy truss with a corporate logo sign is 5.33m wide and 1.12m high ridge with an area of 2.98m² (see attached graphics).

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
Chapter 297-9D(1)	To install a non-illuminated 2.98m ² canopy sign, directly stencilled onto the front elevation fabric of a non-illuminated canopy for NOIR restaurant located at the basement level of a residential building.	A canopy sign in an R zone is not permitted.

COMMENTS

Although the NOIR restaurant is located on a residential property, the buildings located in the vicinity on the east side of Church Street are mainly office buildings with retail uses at the grade level. The restaurant located in the basement level of the property does require signage for street level exposure. Although, a canopy sign is not permitted in an R zone, the proposed canopy sign seems to be an attractive and well suited for this location. It is staff's opinion that the proposed sign would not adversely impact the property, surrounding uses and the streetscape. However, staff considers that the sign approval be conditional upon applicant receiving a separate building permit for the construction of canopy structure at this location.

Staff recommends approval of this application on a condition that the applicant will get a separate permission for the canopy structure. 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: Front and Side Elevations
Attachment 2: Sign Details
Attachment 3: Survey Plan
Attachment 4: Elevations
Attachment 5: Elevations
Attachment 6: Elevations

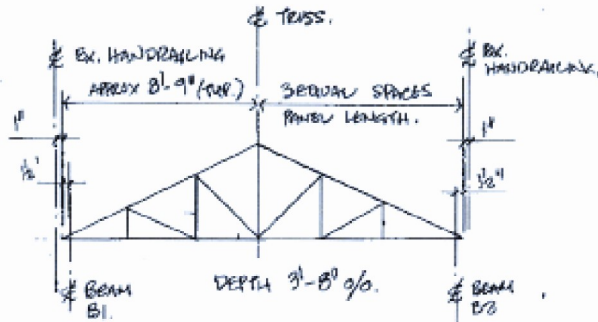
620 Church Street

Applicant's Submitted Drawing

File # 09_145379

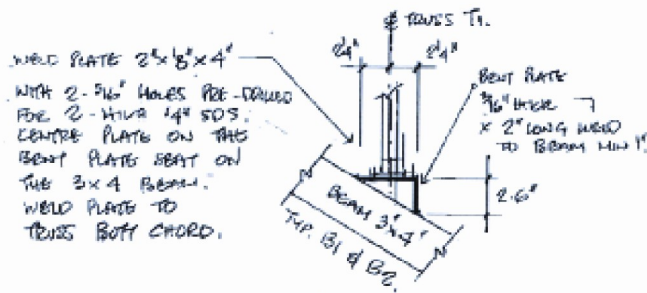


Attachment 2: Sign Details



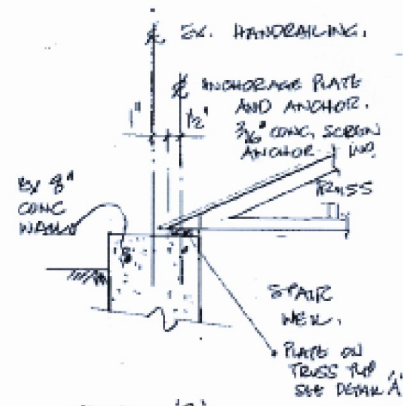
- CHORD MEMBERS $1\frac{1}{2} \times 1\frac{1}{2} \times 16$ GA (CNG)
- WEB MEMBERS $1 \times 1 \times 16$ GA.
- TYPICAL TRUSS T1.
- 17\"/>

SCALE: NTS.



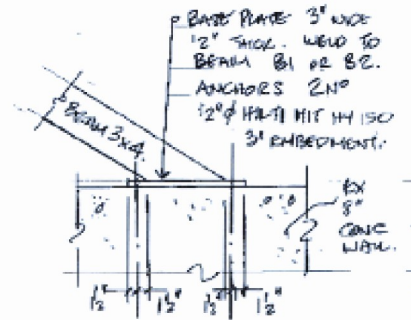
DETAIL 'A'

SCALE: NTS.



DETAIL 'B'

SCALE: NTS.



DETAIL 'C' (2ND REQ'D)

SCALE: NTS.

Sign Details

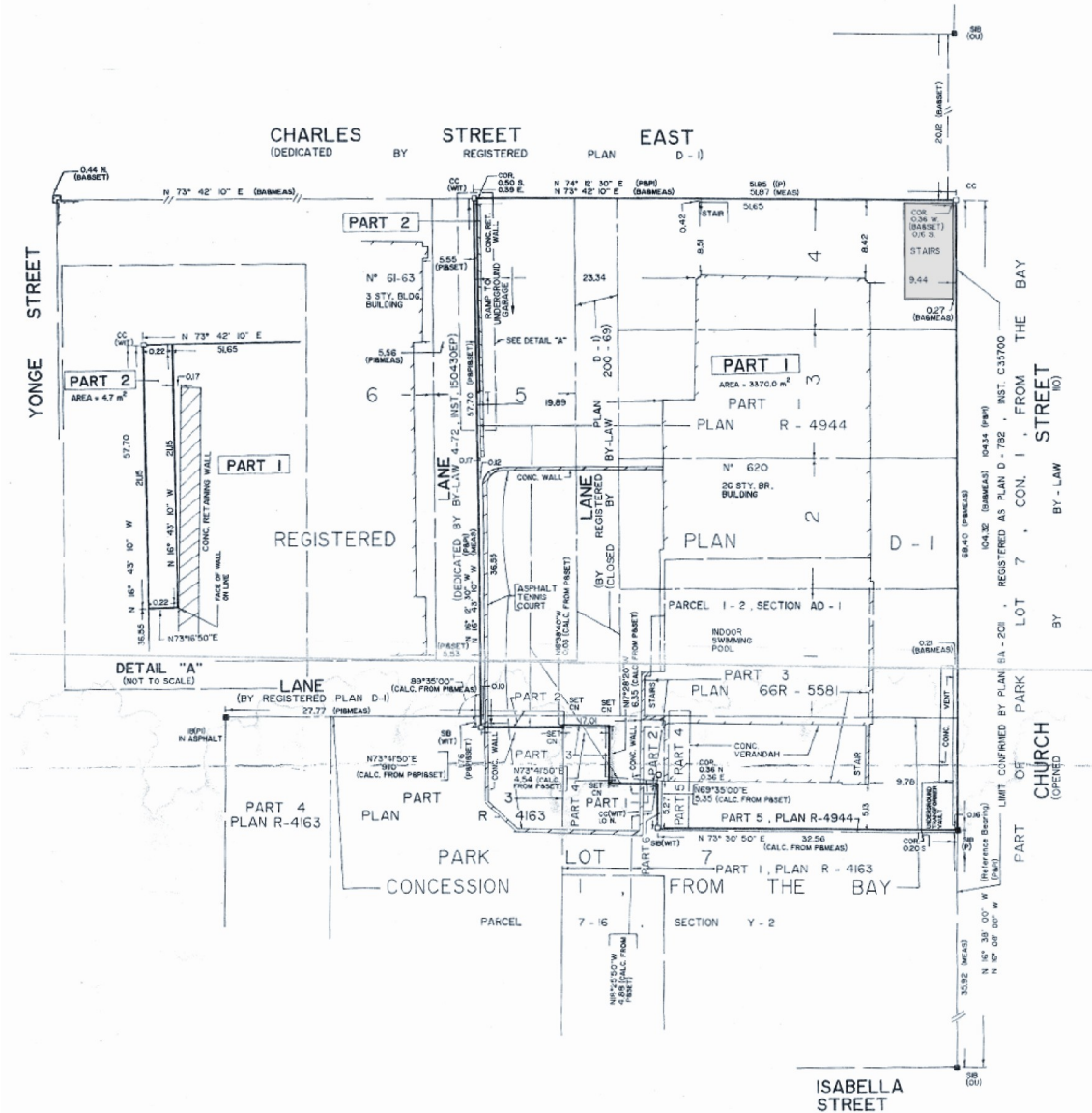
Applicant's Submitted Drawing

Not to Scale
08/06/09

620 Church Street

File # 09_145379

Attachment 3: Survey Plan



Survey Plan

Applicant's Submitted Drawing

Not to Scale
08/06/09

620 Church Street

File # 09_145379

Attachment 4: Elevation



Elevation

Applicant's Submitted Drawing

Not to Scale
08/06/09



620 Church Street

File # 09_145379

ROOF PLAN OF AWNING.

SCALE: N.T.S.

NOTE: CONSULT FOR TO SHEED FOR ANY CONFLICTS BETWEEN THIS STRUCTURE AND THE HANDRAIL STRUCTURE.

LONG SECTION.

SCALE: N.T.S.

The drawings show a roof plan and a long section of a roof awning. The roof plan includes dimensions for the flat and sloped areas, and labels for various structural components like beams, trusses, and columns. The long section shows the vertical profile of the awning, including the roof slope, truss structure, and connection details to the existing building structure.

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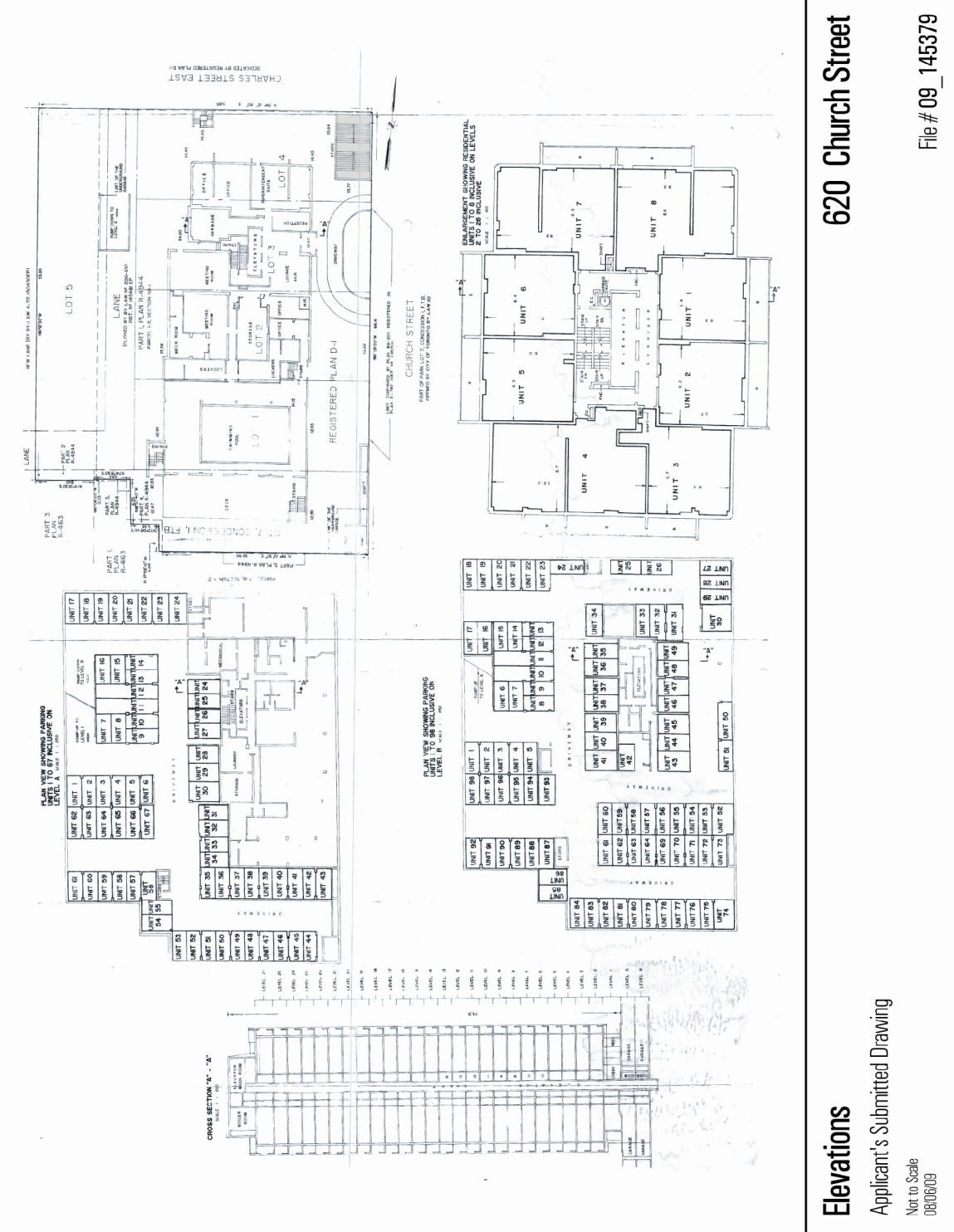
LONG SECTION.

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Attachment 6: Elevations



620 Church Street

Elevations

Applicant's Submitted Drawing

Not to Scale
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