

Sign Variance - 2 Gledhill Ave

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|--------------------------|--|
| Date: | September 29, 2009 |
| To: | Toronto and East York Community Council |
| From: | Director, Toronto Building, Toronto and East York District |
| Wards: | Ward 31 – Beaches-East York |
| Reference Number: | P:\2009\Cluster B\BLD\Toronto and East York\2009TE057 09 173489 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.

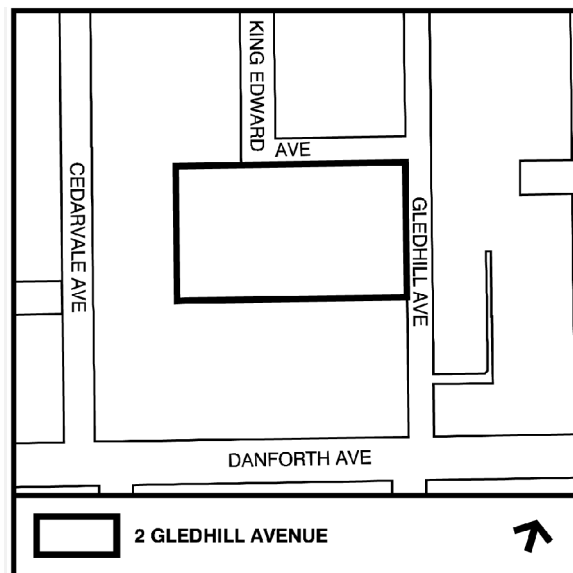
This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along Gledhill Avenue frontage of the property at 2 Gledhill Avenue.

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, a non-illuminated ground sign along Gledhill Avenue frontage of the property at 2 Gledhill Avenue; and



- 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 Woodbine Avenue, north of Danforth Avenue, on the west side of Gledhill Avenue in a Residential zone district. The property contains Gledhill Jr. Public School building. The applicant is requesting permission to erect, for identification purposes, a non-illuminated ground sign along Gledhill frontage of the property at 2 Gledhill Avenue. The sign is 2.44m wide and 1.32m high with an area of 3.22m². The height from grade to the top of the sign is 2.46m. The vertical clearance from grade to the bottom of the sign is 1.14m.

The sign does 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 |
|--------------------------------------|---|---|
| 1. Chapter 297-9D (6) (a) | The sign would have an area of 3.22m ² . | The 3.22m ² sign area would exceed by 0.72m ² , the maximum 2.50m ² sign area permitted. |

COMMENTS

The variance is required because signs in residential zone districts are required to be small and low in order to limit any adverse impact the signs may have on the property, surrounded residential uses or the streetscape. Although, in this case, the proposed sign is slightly larger than permitted, it is staff’s opinion that the proposed non-illuminated sign is well designed and it would complement the property and 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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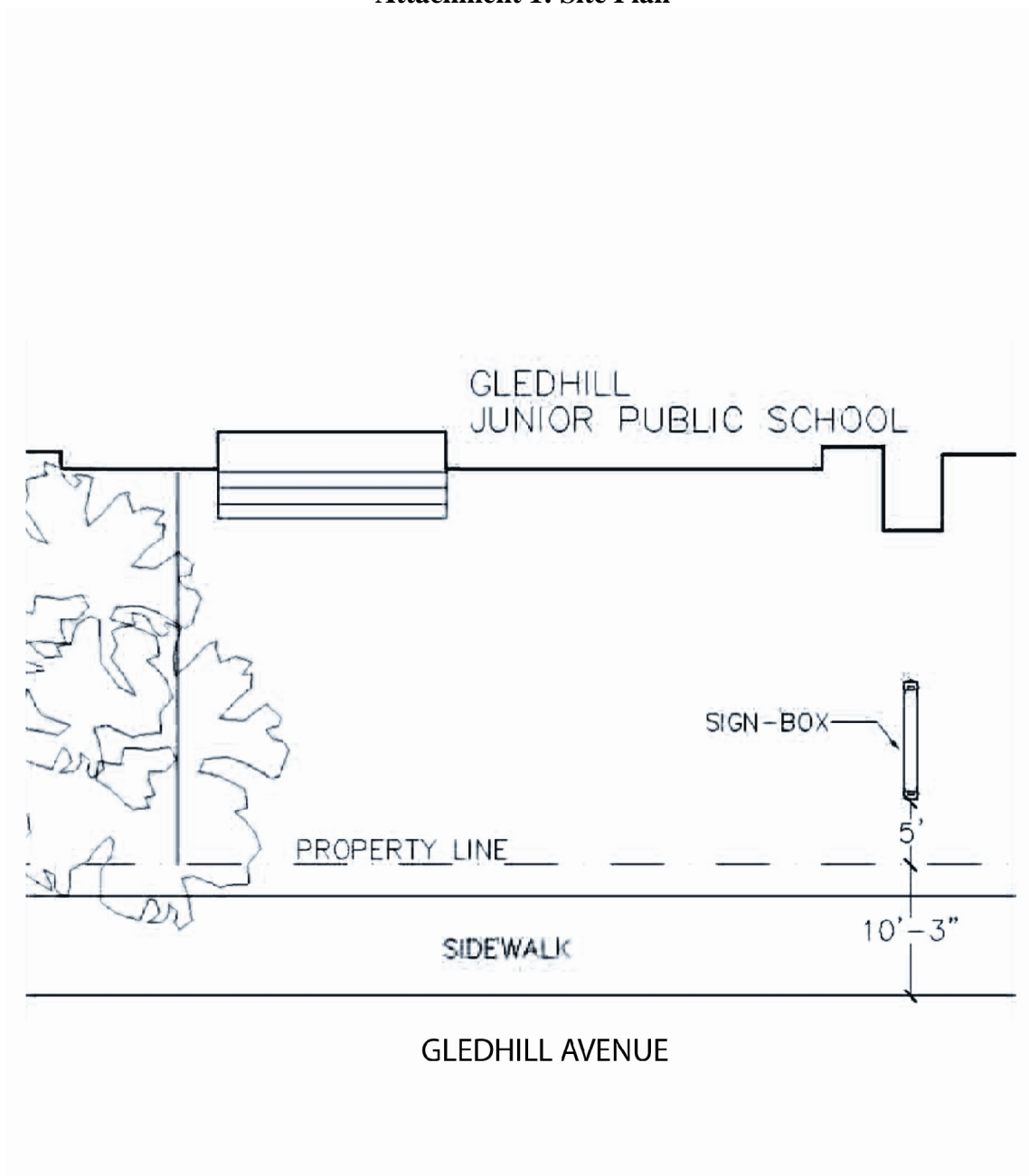
SIGNATURE

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

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Elevations
- Attachment 4: Sign Details
- Attachment 5: Site Plan

Attachment 1: Site Plan



Site Plan

2 Gledhill Avenue

Applicant's Submitted Drawing

Not to Scale
10/05/09



File # 09_173489

Attachment 2: Elevations



Elevations

Applicant's Submitted Drawing

Not to Scale
10/05/09

2 Gledhill Avenue

File # 09_173489

Attachment 3: Elevations



Elevations

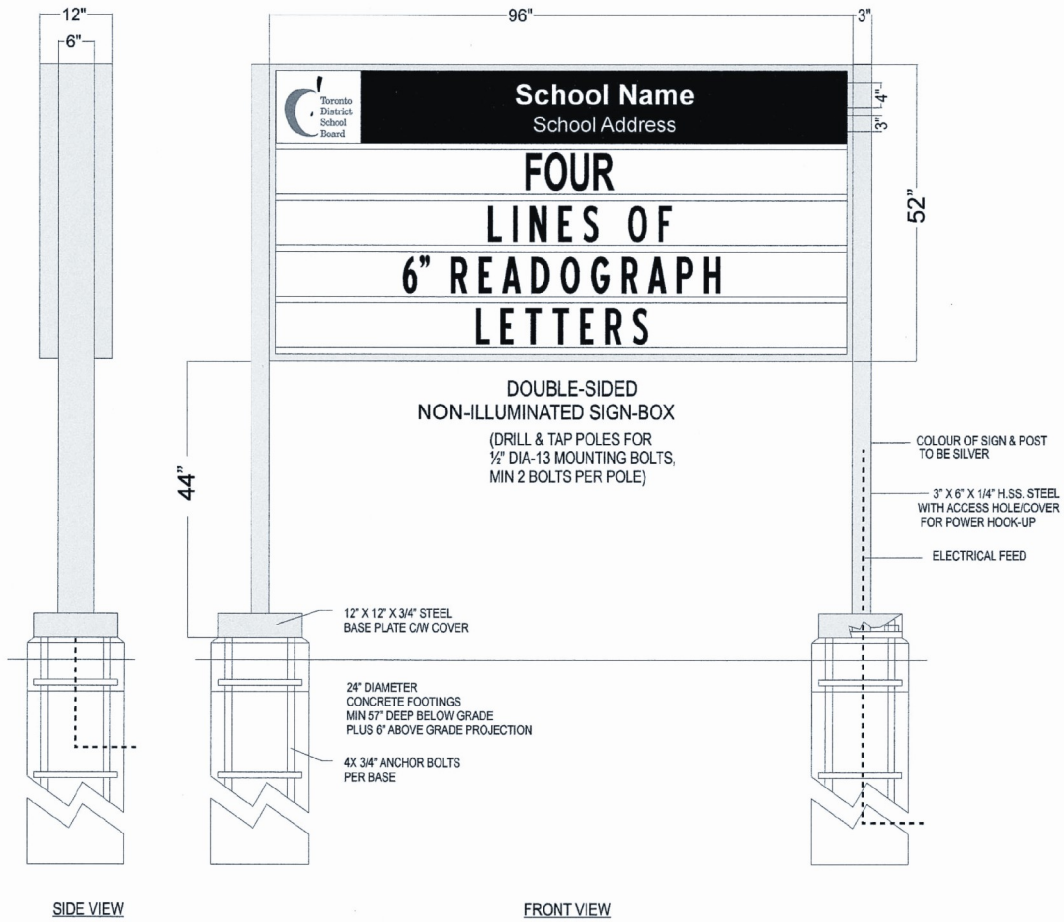
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Attachment 4: Sign Details



Sign Details

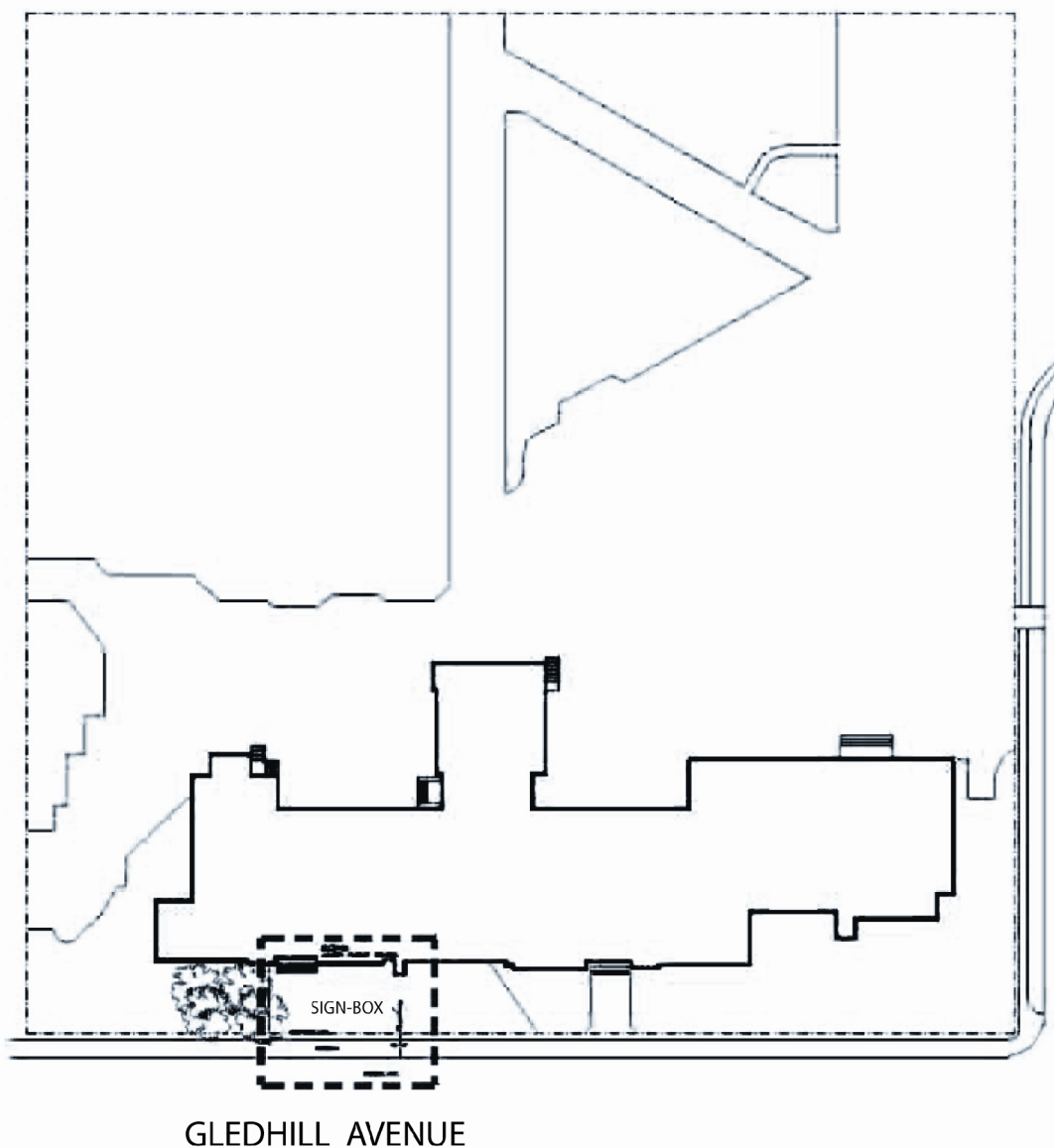
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Attachment 5: Site Plan



Site Plan

2 Gledhill Avenue

Applicant's Submitted Drawing

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