

**Supplementary Report
Sign Variance Request 10 Kingsdale Ave.**

Date:	January 18, 2010
To:	Chairman and Members, North York Community Council
From:	Director and Deputy Chief Building Official, Toronto Building, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	08 200641 ZSV 00 ZR File No. 2010NY011

SUMMARY

The North York Community Council at its meetings on November 18, 2008, January 13, 2009 and March 26, 2009 deferred consideration of the report dated October 1, 2008, Item NY20.16, NY22.2 and NY24.10 respectively, from the Director and Deputy Chief Building Official, Toronto Building, North York District, to a later meeting pending City Council's approval of the harmonized Sign By-Law.

The purpose of this report is to provide information to the North York Community Council on the effect of the regulations contained in the Sign By-law adopted by Council on December 6, 2009, on a request for variances to replace an existing Third party four-sided illuminated pedestal sign with a two-sided illuminated Third party ground sign at 10 Kingsdale Avenue.

RECOMMENDATIONS

The Toronto Building Division recommends that:

1. North York Community Council receive this report, regarding 10 Kingsdale Avenue, for information only.

Financial Impact

The recommendations in this report have no financial impact.

Comments

Zoning:

The city owned property is zoned “R4” and it is located east of Yonge Street on the north side of Kingsdale Avenue. The Toronto Parking Authority is operating a “Green P” public Parking lot on this property.

Signs:

The new Harmonized Sign By-law was enacted by Council on December 6, 2009 and will come into effect on April 6, 2010.

Sign Districts: the proposed Third party ground sign is to be located in an R - Residential sign district. A Third party sign is not a permitted sign type in a Residential sign district.

The proposed ground sign does not comply with the new Sign By-law in the following way:

Sign By-law Section & Requirements	Applicant's Proposal	Required Variance
S 694-21.A (2) A Residential sign district permits a non-illuminated ground sign identifying a home occupation only.	To erect an illuminated Third party ground sign.	To permit an illuminated Third party ground sign in a Residential sign district where a third party sign is not permitted.
S 694-24.A (24) A Third party sign shall not be erected within 450m from the westerly limit of Yonge Street, from the southerly limit of Highway 401 to the northerly limit of Cummer Avenue.	To erect an illuminated Third party sign within the westerly limits of Yonge Street from the south limit of Highway 401 to the north limit of Cummer Avenue.	To erect an illuminated Third party sign within the westerly limits of Yonge Street from the south limit of Highway 401 to the north limit of Cummer Avenue where a third party sign is not permitted within such limits.

The variance is required because a sign for third party advertising purposes is not permitted on this property.

Approval of this application for sign variance would result in North York Community Council permitting a sign which is not in compliance with the standards approved in the new Sign By-law for signs of this type. Although the proposed sign is not a permitted sign type in a Residential sign district, there would be an overall reduction of advertising footage in the proposed replacement sign.

CONTACT

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SIGNATURE

Edward Tipping, P.Eng.
Director of Toronto Building and Deputy Chief Building Official, North York District

Attachments (2)



ATTACHMENT NO.2 : R - Residential Sign District 10 Kingsdale Avenue