



STAFF REPORT ACTION REQUIRED

Supplementary Report 1252 Lawrence Avenue East Sign Variance Request

Date:	January 20, 2010
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Ward:	Don Valley East – Ward 34
Reference Number:	File No. 2010NY010 Folder No. 08-224766 ZSV 00 ZR

SUMMARY

The North York Community Council at its meeting on February 9, 2009 deferred consideration of the report (January 19, 2009) from the Director and Deputy Chief Building Official, until the draft of the new Sign By-law is finalized. Item NY 23.11 was deferred to allow City Staff to conduct a review of the proposed sign under the new sign by-law and report back with the appropriate sign variances and recommendation.

The purpose of this supplementary report is to provide North York Community Council with information on the effect of the provisions of the new Sign By-law on a request by Stephen Mazur of Pattison Outdoor Advertising LP acting for the owner of the property, Mr. Tzembelicos president of KAPA for a variance to erect a third party roof sign on the property at the above noted address.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. This supplementary report for a variance to erect a third party roof sign at 1252 Lawrence Avenue East be received for information.

Financial Impact

There are no financial implications resulting from the adoption of this report.

COMMENTS

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

In the new sign by-law, a number of sign districts have been established and this property is located in an Employment Industrial District and in that district roof signs are prohibited.

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

Sign By-law Section & Requirements	Applicant's Proposal	Required Variance
§ 694-15. Prohibited signs. Roof signs are prohibited.	To erect a third party roof sign with a sign area of 18.6m ² (200 ft ²) where the sign by-law prohibits third party signs.	To permit a third party roof sign with a sign area of 18.6m ² (200 ft ²) where the sign by-law prohibits third party signs.
§ 694-24. (6) Site-specific area restrictions. A. A third party sign shall not be erected or displayed or cause to be erected or displayed in whole or in part within 400 metres of any limit of Lawrence Avenue East from the easterly limit of Don Mills Road to the westerly limit of Victoria Park Avenue;	To erect a third party sign within 400 metres of Lawrence Avenue East from the easterly limit of Don Mills Road to the westerly limit of Victoria Park Avenue.	To erect a third party sign within 400 metres of Lawrence Avenue East from the easterly limit of Don Mills Road to the westerly limit of Victoria Park Avenue.

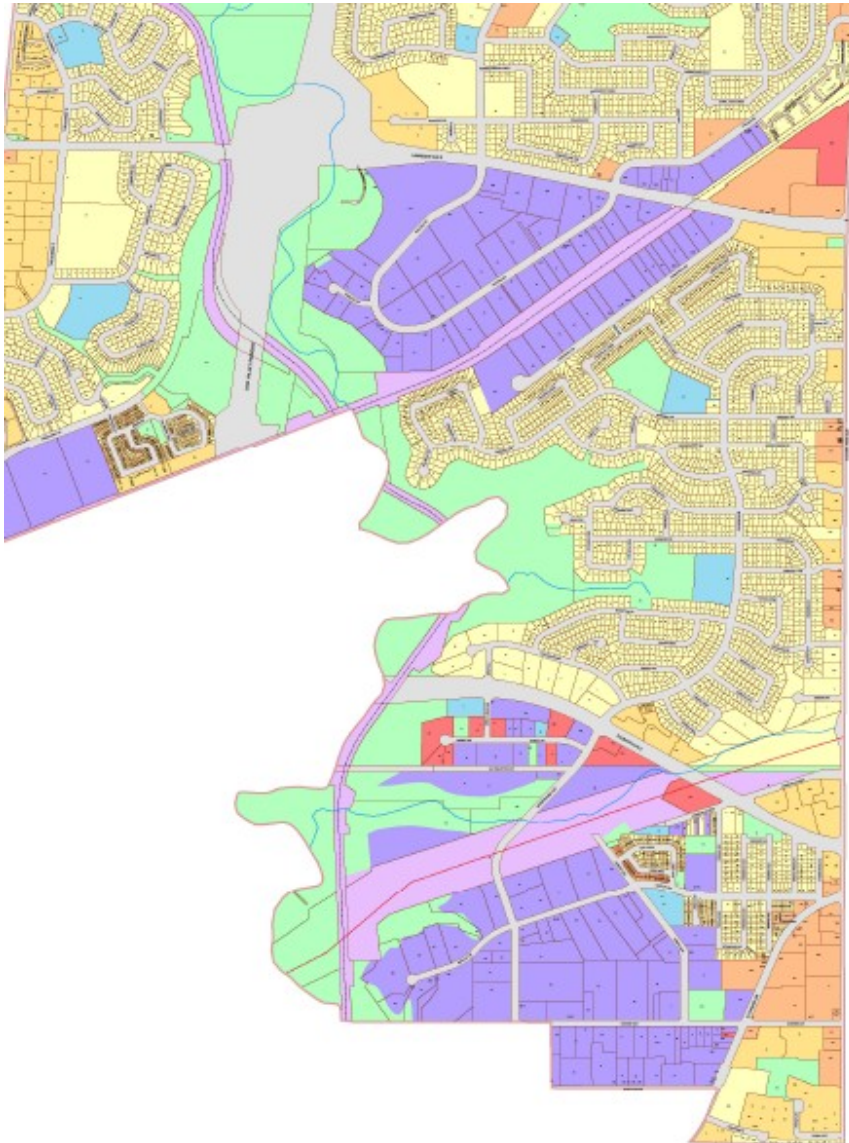
Approval of this application for the sign variance request would result in North York Community Council permitting a sign which is not in compliance with the standards approved in the new Sign By-law for signs of this type.

CONTACT

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SIGNATURE

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



Legend:

 Residential District	 Utility District
 Residential Apartment District	 Gardiner Gateway Special Sign District
 Commercial District	 Chinatown Special Sign District
 Commercial Residential District	 Downtown Yonge Special Sign District
 Employment Industrial District	 Dundas Square Special Sign District
 Employment Industrial Office District	 University Avenue Special Sign District
 Institutional District	 City Hall and Nathan Phillips Square
 Open Space District	 Special Sign District

SIGN DISTRICTS (ATTACHMENT #1)