



**STAFF REPORT
ACTION REQUIRED**

**Supplementary Report (2)
Sign Variance Request - 10 Kingsdale Avenue**

Date:	February 25, 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:	Folder No. 08 200641 ZSV 00 ZR File No. 2010NY026

SUMMARY

The North York Community Council at its meetings on November 18, 2008, January 13, 2009, March 26, 2009 and February 9, 2010 deferred consideration of the report dated October 1, 2008, Item NY20.16, NY22.2 and NY24.20 respectively; and the supplementary report dated January 18, 2010, Item NY31.8, from the Director and Deputy Chief Building Official, Toronto Building, North York District, to the March 9, 2010 meeting of North York Community Council, for a report on the issue of the permanency of the existing sign as compared to the longevity of a new sign under the City's new Sign By-Law which was adopted by Council on December 6, 2009.

The purpose of this report is to provide information to the North York Community Council on the permanence of the existing off premise sign; and, the longevity of the proposed off premise sign at 10 Kingsdale Avenue.

RECOMMENDATIONS

The Toronto Building Division recommends that:

1. North York Community Council receive this report for information only.

Financial Impact

N/A

Issue/Background

The North York Community Council, at its meeting held on February 9, 2010 asked the Deputy Chief Building Official and Director of Toronto Building, North York District to report back to its meeting of March 9, 2010 on the permanency of the existing TPA sign. Facilities and Real Estate staff, Design Services, Corporate Communications and the Corporate Management Policy Consultant in the City Manager's Office were unable to provide direction as to whether the sign could or would be removed. An e-mail was also sent to the City's legal services for guidance, however, at the time of this report no comments or information was received.

Regarding the longevity of a new sign under the City's new sign by-law, every sign permit issued by the Chief Building Official for the erection or display of a third party sign shall expire five years from the date of issuance and is null and void on its expiry date. Where a third party sign is removed within five years of the date of issuance of the sign permit authorizing its erection or display, the sign permit shall expire on the date the sign is removed and is null and void on its expiry date. A permit to modify or restore a third party sign expires on the same date as the original permit. Where a sign permit has expired, the sign owner shall immediately remove the sign from the premises

Prior to the expiry of a sign permit for a third party sign, an application may be submitted to the Chief Building Official to renew the sign permit for a further period of five years provided no modifications or restorations are proposed to the sign. A third party sign permit shall only be renewed if the sign continues to comply in all respects with this by-law. Where an application is made to renew a permit for a third party sign which no longer complies because a variance or by-law amendment was granted by the City permitting the erection of another third party sign, the sign permit shall be renewed.

CONTACT

Diane Damiano, Tel: 416-395-7561; Fax: 416-395-7589;
E-mail: damiano@toronto.ca

SIGNATURE

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