



STAFF REPORT ACTION REQUIRED

Amendments to Chapter 694 of the Toronto Municipal Code with respect to Signs for Institutional Uses

Date:	June 1, 2010
To:	Planning and Growth Management Committee
From:	Chief Building Official and Executive Director, Toronto Building
Ward(s):	All
Reference Number:	p:\2010\Cluster B\BLD\CBO Office\2010PG10005

SUMMARY

This report recommends minor amendments to Chapter 694, Signs, General, of the Municipal Code to ensure uniformity in the signage permissions related to certain institutional land uses throughout the City.

Using the Official Plan as the guiding document, Chapter 694 established Sign Districts across the City. Each of these Sign Districts contains signage permissions in accordance with the underlying land uses envisioned by the Official Plan. Although the Official Plan does contemplate a separation of certain land uses from others, certain institutional uses are intended to be much more integrated into a wide variety of land uses and communities.

This report recommends that Chapter 694 be amended so that schools, places of worship, hospitals, nursing homes and community centres located in Residential and Residential Apartment Sign Districts are provided the same signage permissions as similar uses located in Institutional Sign Districts.

RECOMMENDATIONS

The Chief Building Official and Executive Director, Toronto Building recommends that:

1. Council amend the City of Toronto Municipal Code Chapter 694, Signs, General substantially in accordance with the administrative design features attached as Appendix A to this report; and,

2. The City Solicitor be authorized to prepare the necessary Bills for introduction in Council to implement the above recommendations, subject to such stylistic and technical changes to the draft bills as may be required.

Financial Impact

There are no financial impacts associated with this report.

DECISION HISTORY

New Sign Regulation and Revenue Strategy

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24387.pdf>)

New Sign Regulation and Revenue Strategy - Supplementary Report

(<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-25449.pdf>)

ISSUE BACKGROUND

The Official Plan states that schools, places of worship, health care facilities and other public cultural facilities are major contributors to a high quality of life in the City. These uses are integrated into communities throughout the City and are permitted in almost every land use designation.

The current Sign District Maps contained in Schedule A, Maps of Chapter 694 align with the Official Plan and are consistent with the zoning designations as proposed in the new City-wide Zoning By-law; however, there are certain institutional uses located in Residential and Residential Apartment Sign Districts that do not currently enjoy the same signage rights as the same institutional uses which are located in Institutional Sign Districts.

As part of further aligning Chapter 694 with the policies and vision contained in the Official Plan, it is proposed that Chapter 694 be amended to extend the same permissions for signage relating to schools, places of worship, hospitals, nursing homes and community centres located in Residential and Residential Apartment Sign Districts as are provided for schools, places of worship, hospitals, nursing homes and community centres located in Institutional Sign Districts.

COMMENTS

While Sign Districts in Chapter 694 and Land Use designations in the City's Zoning By-laws and Official Plan are all based on the premise that certain land uses should be separated - such as employment uses being separated from residential uses - the Official Plan contains numerous policies for certain institutional land uses, such as schools and places of worship, to allow these land uses to be integrated into residential communities.

Both the City's existing Zoning By-laws and the proposed new City-wide Zoning By-law permit the integration of certain institutional uses into surrounding communities by providing broad permissions for these uses to either be established or to continue with legal non-conforming status.

Chapter 694 was developed with the intention of further implementing the goals and objectives of the Official Plan as well as being a complementary regulation to the City's Zoning by-laws.

Institutional Sign Districts

Chapter 694 contains Sign Districts that take into account both the Official Plan land use designation and the proposed zoning designation in the new City-wide Zoning By-law. The Sign Districts contained in Chapter 694 are as follows:

1. Residential
2. Residential Apartment
3. Commercial
4. Commercial Residential
5. Employment
6. Employment Industrial Office
7. Utility
8. Institutional
9. Open Space

Currently, while many institutional uses are located in Institutional Sign Districts, others may be located in Residential or Residential Apartment Sign Districts. This is due largely to the broad permissions in the current Zoning By-laws of the City which permit certain institutional uses such as schools, places of worship, hospitals, nursing homes and community centres in residential areas as well as the policies contained within the Official Plan.

As a result, there are instances where a legally permitted public school or a place of worship in one part of the City may have more restrictive regulations concerning signage than a legally permitted public school or place of worship in another part of the City. In many cases, a school or place of worship in a Residential or Residential Apartment Sign District would require a Sign Variance or Sign By-law Amendment in order to display signage which would be permitted as of right in an Institutional Sign District.

The amendment proposed to Chapter 694 in this report would unify the permissions for certain institutional uses such as: schools, places of worship, community centres, hospitals and care facilities regardless of whether the use is located in a Residential, Residential Apartment or Institutional Sign District.

In addition, the Sign District Maps (Schedule A, Maps of Chapter 694) will be updated on a regular basis as new institutional uses are approved or identified throughout the City.

Impacts on Adjacent Properties and Communities

When developing the regulations in Chapter 694 for Institutional Sign Districts, the compatibility of the regulations with residential and other land uses was kept in mind. Regulations with respect to illumination, sign size, sign copy and display technology have been written so as to have a minimal impact on surrounding land uses and ensure that the signage on institutional uses are appropriate for surrounding communities.

CONTACT

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SIGNATURE

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ATTACHMENTS:

Appendix A – Administrative Design of Proposed Amendment to Chapter 694 of the Municipal Code