

CITY CLERK'S OFFICE
SECRETARIAT SECTION
2010 SEP 23 P 3: 27

Sign Bylaw Unit

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Mailed on: Tuesday August 31, 2010

**NOTICE OF DECISION
SIGN VARIANCE APPLICATION
FIRST PARTY SIGN PROPOSAL**

(Chapter 694 – Signs, General, ARTICLE V, City of Toronto Municipal Code)

File No.: FP-10-000025 Sign District: CHNPS-SSD – City Hall Nathan
Philips Square Special Sign District

IBMS File No.: 10-221982 Ward: Toronto Centre-Rosedale (27)

Property Owner(s): Metropolitan Hotel Inc.

Applicant: Pattison Sign Group c/o Dominic Rotundo

Property Address: 108 Chestnut Street

Legal Description: PLAN 147 LOTS 15 16 17 & A PT 14 W/S CHESTNUT PT LOTS 15 16
RP 66R15413 PARTS 4 TO 8 10 & 11

Notice was given and consideration of an application was made by the Chief Building Official on Tuesday August 31, 2010, as required by Chapter 694, Signs, General, of the City of Toronto Municipal Code.

PURPOSE OF THE APPLICATION:

In conjunction with the existing hotel use on the premises, to permit the erection and display of one illuminated wall (fascia) sign, 11.2 square metres in sign face area, approximately 11.27 metres in height from grade, on the second storey easterly-facing building wall in association with an ancillary restaurant use, and displaying “Lai Wah Heen”.

REQUESTED VARIANCE(S):

SECTION	REQUIREMENT	PROPOSAL
694-26. F. (1) & 297-10. D. (5)(e)	A wall (fascia) sign is permitted provided it is not located above the second floor or ten (10) metres above grade.	The proposed wall (fascia) sign is located approximately 11.27 metres above grade.

IT WAS THE DECISION OF THE CHIEF BUILDING OFFICIAL THAT:

The Sign Variance Application is REFUSED

It is the decision of the Chief Building Official to refuse this first party sign variance application for the following reasons:

The proposal:

- Is not warranted based on physical circumstances applicable to the property or premises;
- Is not consistent with the architecture of the building or development of the property;
- Is not consistent with buildings and other features of properties or premises within 120 metres of the location of the proposed sign;
- Will alter the essential character of the area;
- Will adversely affect adjacent properties;
- Will not adversely affect public safety;
- Is, in the opinion of the Chief Building Official, contrary to the public interest; ✓
- Is of a sign class or a sign type that is permitted in the sign district where the premises is located; and, ✓
- Is not expressly prohibited by § 694-15B of Chapter 694. ✓

(Original signed)

V. Ann Borooh
Chief Building Official and Executive Director
Toronto Building

DATE DECISION MAILED ON: Tuesday August 31, 2010

LAST DAY TO APPEAL THE DECISION OF THE CHIEF BUILDING OFFICIAL TO THE SIGN VARIANCE COMMITTEE: Monday September 27, 2010

APPEALING THE CHIEF BUILDING OFFICIAL'S DECISION:

Any person who receives notice of the Chief Building Official's decision may appeal the decision of the Chief Building Official to the Sign Variance Committee, by filing the notice of appeal in the form and manner approved by the Chief Building Official and paying the non-refundable fee prescribed in Chapter 441, Fees and Charges, within 20 days of service of the notice of decision.

Appeal forms and other information are available at the address described above.

For more information, please telephone or fax our office, send us an e-mail or visit our website:

www.toronto.ca/signbylawproject.com