

Sign Variance - 620 Dundas St E

Date:	January 15, 2009
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	P:\2010\Cluster B\BLD\Toronto and East York\2010TE026 09 184074 ZSV 00 ZR

SUMMARY

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

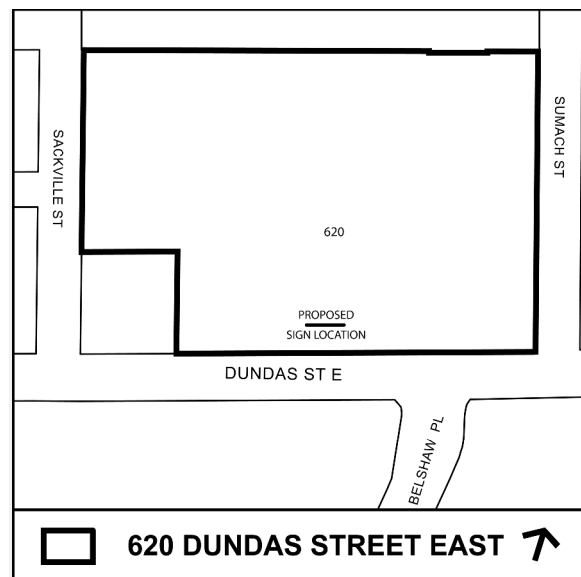
This report reviews and makes recommendations on a request by Amanda Kosloski with Daniels Construction Corporation, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along the Queen Street East frontage of the property, for a period of two years from the date of approval, at 620 Dundas Street East.

Staff recommends approval of the application. The variances are minor and within the general intent and purpose of the Municipal Code.

RECOMMENDATIONS

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a temporary non-illuminated ground sign for a period of two years from the date of approval along the Dundas Street



East frontage of the property at 620 Dundas Street East.

2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant:
 - a. upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official; and
 - b. that the sign permit application related to this approval be filed with the Toronto Building Division prior to April 6, 2010.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

The G zoned property which forms a part of the Regent Park Sub-Division is located east of Parliament Street, on the north side of Dundas Street East. The property is located on a block which is bounded by Street A on the north, Dundas Street East on the south, Street D on the east and Street C on the west. A Community Centre with a Swimming Pool is to be built on this property. The applicant is requesting permission to install, for identification purposes, a non-illuminated "V" shape ground sign along the Dundas Street East frontage of the property at 620 Dundas Street East for a period of two years from the date of approval. Each face of the proposed sign is 3.66m wide and 2.44m high with an area of 8.93m². The height from grade to the top of the sign is 3.66m. The vertical clearance from grade to the bottom of the sign is 1.22m (see attached graphics).

The sign does not comply with Chapter 297, Signs, of the former City of Toronto Municipal Code in the following ways:

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
1. Chapter 297-9C(2)	To install a first party non-illuminated ground sign along the Dundas Street East frontage of a G zoned property.	The proposed ground sign in a G zone not permitted.

COMMENTS

The variance is required because signs in a G zone are required to be small and low in order to limit any adverse impact the signs may have on the property, surrounded residential uses or the streetscape. In this case, the proposed sign is temporary for a period of two years. The first party sign would display a Mock-up photograph of the project and other related information for the construction of a new Community Centre and Swimming Pool at this location for a period of only two years from the date of approval. It is staff's opinion that the proposed non-illuminated ground sign is well designed, sized and positioned to complement the project site and it would not adversely impact the property, surrounding uses and the streetscape.

Staff recommends approval of the application. The variances are minor and within the general intent and purpose of the Municipal Code.

CONTACT

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SIGNATURE

Jim Laughlin, Deputy Chief Building Official and Director, Toronto Building
Toronto and East York District

ATTACHMENTS

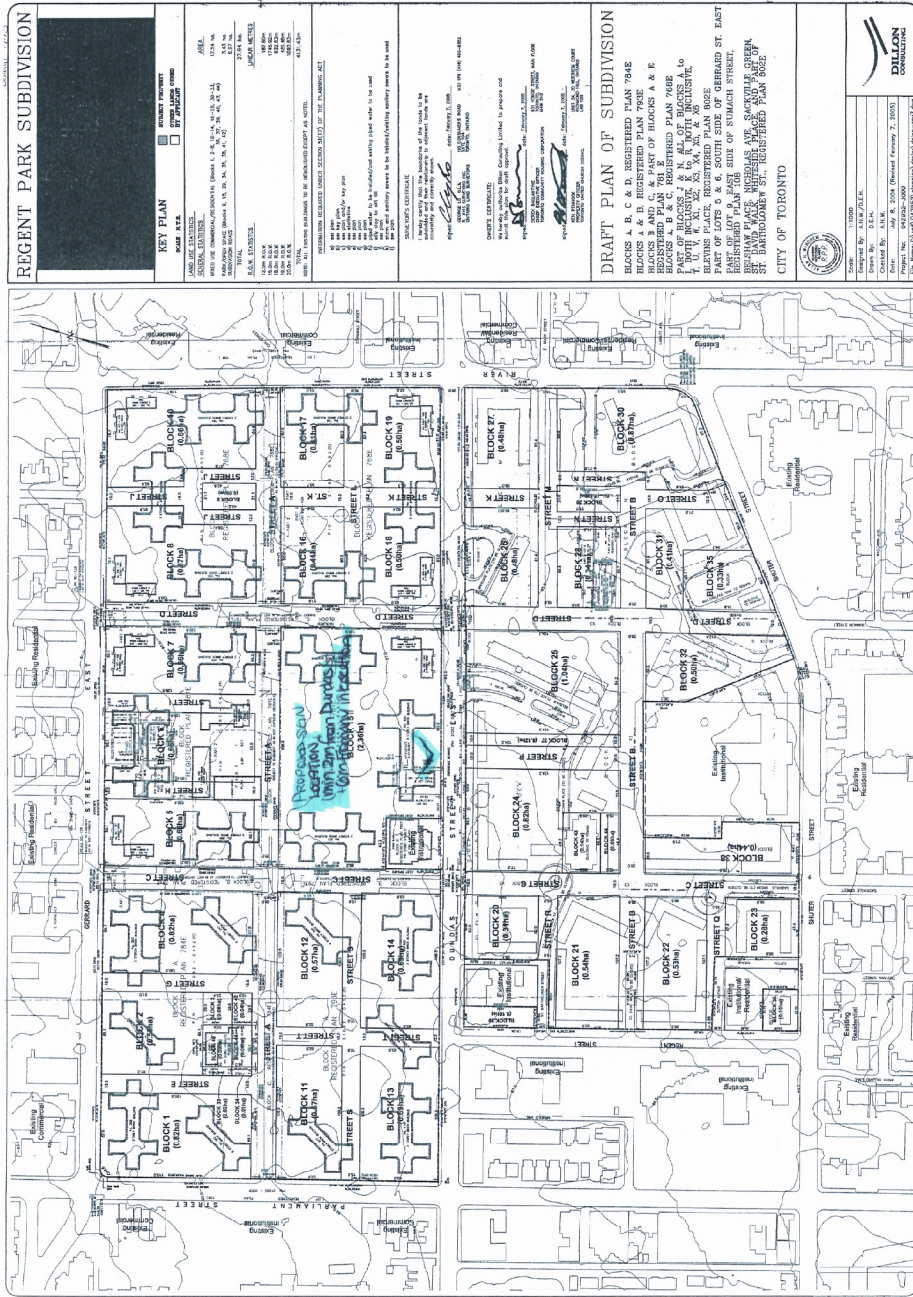
Attachment 1: Site Plan

Attachment 2: Sign Details

Attachment 3: Sign Details

Attachment 4: Sign Details

Attachment 1: Site Plan



620 Dundas Street East

Site Plan
Applicant's Submitted Drawing

File # 09_184074

Not to Scale
11/24/09

Attachment 2: Sign Details



Proposed Location of Sign

Sign Details

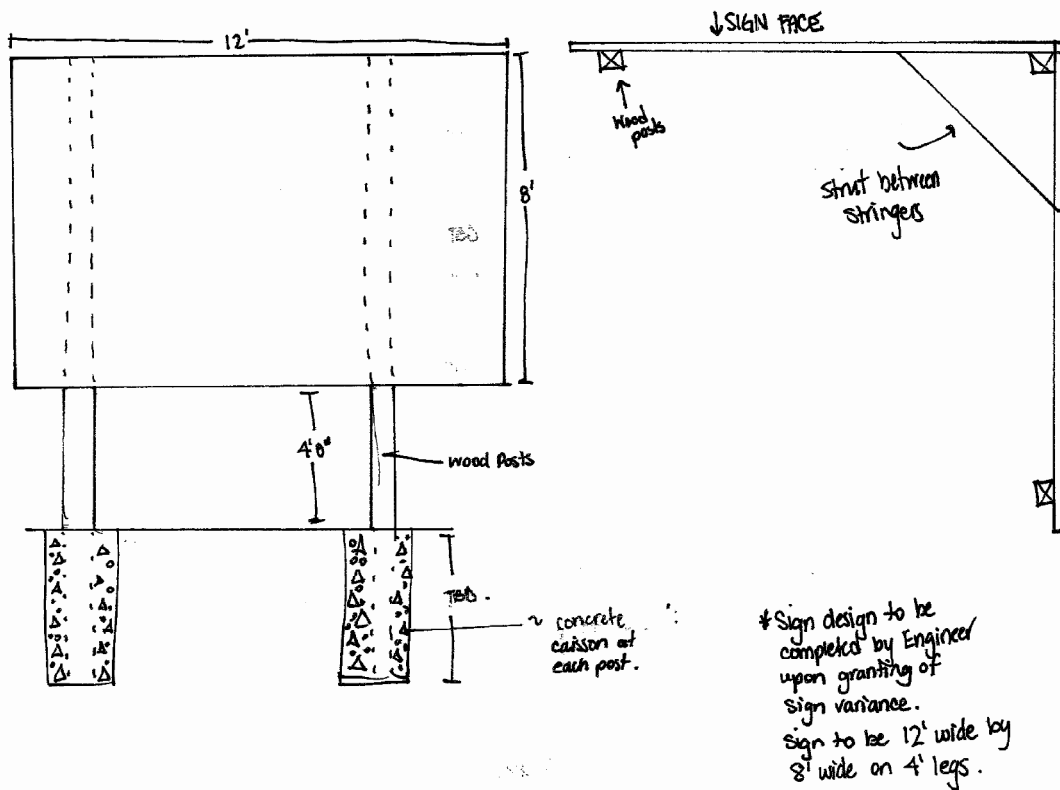
620 Dundas Street East

Applicant's Submitted Drawing

Not to Scale
11/24/09

File # 09_184074

Attachment 3: Sign Details



Sign Details

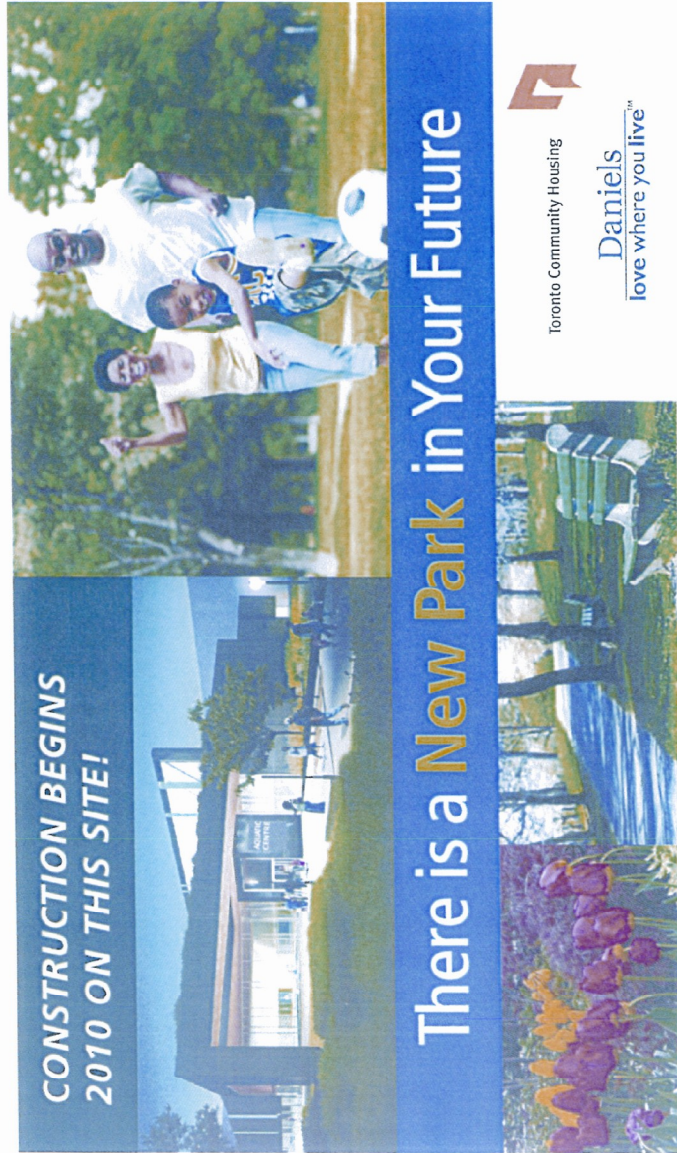
Applicant's Submitted Drawing

Not to Scale
11/24/09

620 Dundas Street East

File # 09_184074

Attachment 4: Sign Details



Proposed Sign

Sign Details

Applicant's Submitted Drawing

Not to Scale
11/24/09

620 Dundas Street East

File # 09_184074