

Sign Variance - 25 Capreol Crt

Date:	February 16, 2010
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	2010TE040 10 114509 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.

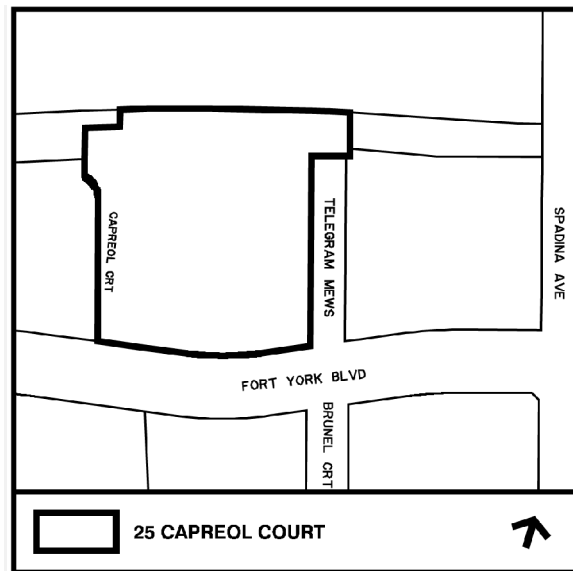
This report reviews and makes recommendations on a request by Just Cole on behalf of Concord Adex, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated pedestal sign to display the building address along the Capreol Court frontage of the property at 25 Capreol Court.

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, an illuminated pedestal sign to display the building address along the Capreol Court frontage of the



property at 25 Capreol Court;

2. 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.
 - 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 property is located on the Block 26eQR as part of the City Place development by Concord Adex. The property contains two high rise residential condominium towers, to be known as 25 Capreol Court. The property does require a sign to identify the street address of the development. An existing plain black marble/granite pedestal is already in place facing west along the Capreol Court. The applicant seeking permission to install an illuminated sign to identify "25 Capreol Court" as a street address for the residential condominium development on this property. The existing pedestal is 4.8m wide and 0.9m high with an area of 4.32m². The proposed sign is 3.45m wide and 0.55m high with an area of 1.90m² (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
Chapter 297-10D (8)	The proposed pedestal sign would set back 0.0m from the property line.	The 0.0m sign set back from the property line would be 2.0m less than the required set back of 2.0m.

COMMENTS

The variance is required because the Municipal Code requires a pedestal sign or a ground sign to set back 2.0m from the property line, in order to ensure that the streetscape and view corridors are preserved and to ensure that sight lines for motorists, cyclists and pedestrians are maintained. In this case, although, the sign set backs 0.0m from the property line, it sits does not obstruct the view corridor, or obscure sight lines because it sits parallel with the street line. The overall height of the existing pedestal and the proposed sign from grade to the top of sign is 1.45m. It is staff's opinion that the proposed sign at this location and it would not adversely impact the property, street

traffic or the streetscape. Staff considers that the proposed sign at this location is acceptable.

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

Mario Angelucci, Acting Director, Toronto Building
Toronto and East York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Elevations

Elevation 2:



Elevations

25 Capreol Court

Applicant's Submitted Drawing

Not to Scale
02/16/2010

File # 10_114509

