

Sign Variance - 121 Logan Ave

Date:	February 18, 2010
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	2010TE051 10 119176 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 Christopher Ziannis on behalf of 2156154 Ontario Limited for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs along the west elevation of the building located at 121 Logan Avenue.

Staff recommends a modified approval of the application. The variances, as modified, 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 request for a variance to permit, for identification purposes, two fascia signs along the west elevation of the building located at 121 Logan Avenue



2. The proposed signs being non-illuminated.
3. 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

This property has frontage on the east side of Logan Avenue and abuts a public lane to the rear and north side and is zoned R2 Z0.6 and I1 D2, contains a one storey commercial building. It is proposed to install two illuminated fascia signs along the west elevation of the building for identification purposes. The sign above the entrance to the building 0.76m x 3.65m, while the sign along at the northerly portion of the building along the west elevation is a corporate logo and would have dimensions of 0.9m x 0.9m.

The signs do 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 297-10E	The proposed illuminated fascia signs to be used for the purpose of identification will have a vertical clearance of 2.09 metres (Sign 1) and 2.27 metres (Sign 2)	Chapter 297, requires a minimum of 2.5 metres from the bottom of the sign to the ground below.
Chapter 297-10E & Chapter 297-10H	The sign will be located wholly in the portion of the lot zoned I1D2, and will be separated less than the required distance of 20 metres to the portion of the lot zoned R2 and the adjacent properties in the R district.	The by-law requires an illuminated sign to be separated a minimum distance of 20 metres to a lot in an R district.

COMMENTS

The first variance to the by-law requested is with respect to the vertical clearance of the sign from the ground of 2.09m and 2.27 m whereas the by-law requires a minimum height from ground of 2.5m. The intent of the provision in the by-law establishing a minimum height above grade is to provide enough clearance to ensure the safety of pedestrians from not being able to walk without obstructions. In this case the signs do not

project out from the building a significant amount and will maintain sufficient height to not pose any health and safety issue for pedestrians.

The second variance is with respect to the signs being located directly adjacent to an R (residential) zone while the by-law requires illuminated signs to maintain a minimum distance of 20m from an R zone. This property is partially zoned I1 D2 and partially zoned R2 Z0.6 as are the properties to the west of the building facing Logan Avenue. The proposed signs would face the rear yards of the properties municipally known as 119, 123 and 125 Logan Avenue and may create a situation that would create light pollution and possible impacts for the residents of the single family dwelling on Logan Ave.

Staff are of the opinion, that due to the location of the proposed signs in relationship to the residential properties (adjacent to the rear yards), that the proposed illumination would create undue impacts on the residential homes and thus the variance with respect to the distance from the illuminated signs to the residential lands could not be considered minor.

Staff would recommend the approval of the first variance only and that any approval be subject to the sign being non-illuminated. With these modifications, staff can support this proposal.

CONTACT

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SIGNATURE

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

ATTACHMENTS

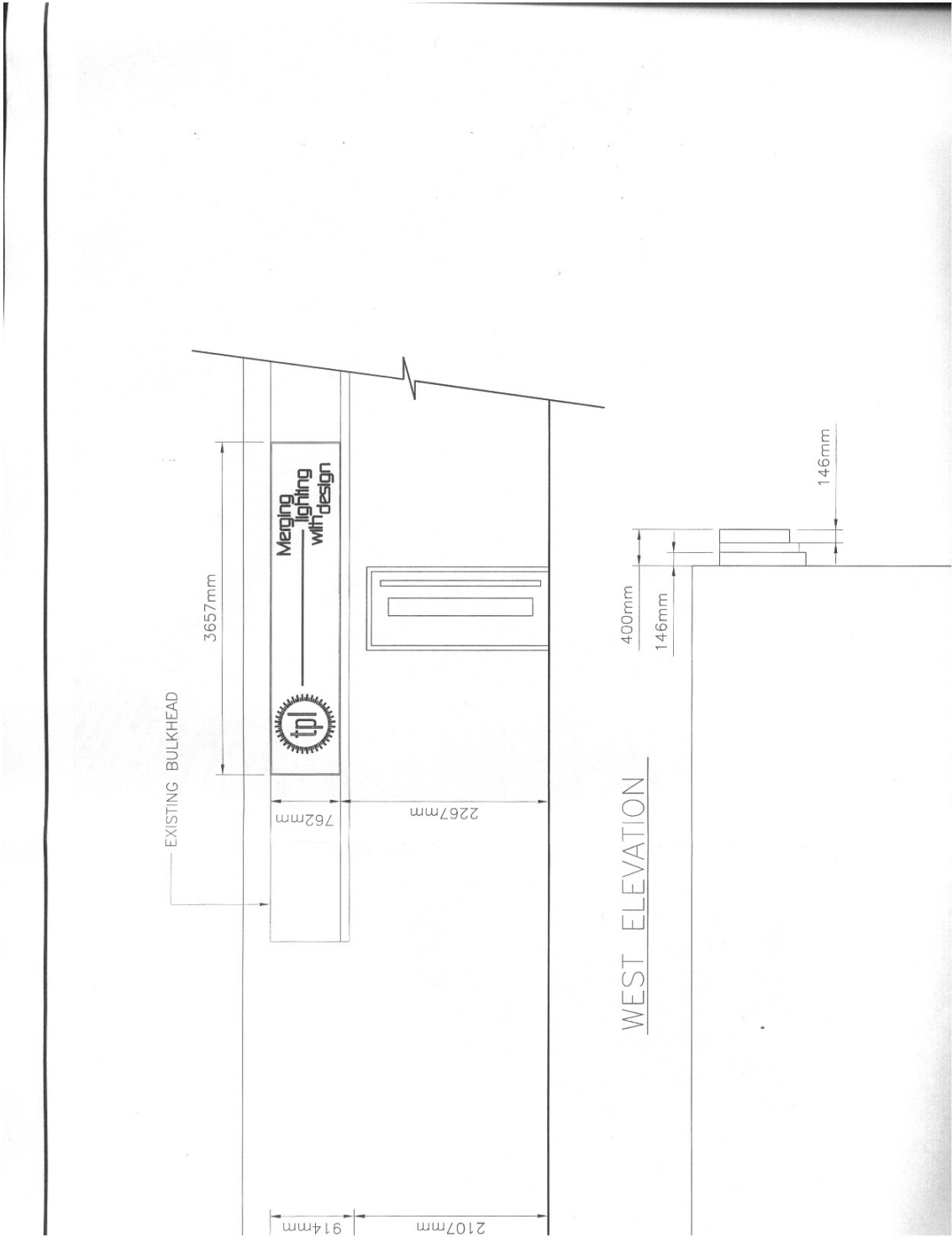
Attachment 1: West Elevation

Attachment 2: Logo Detail

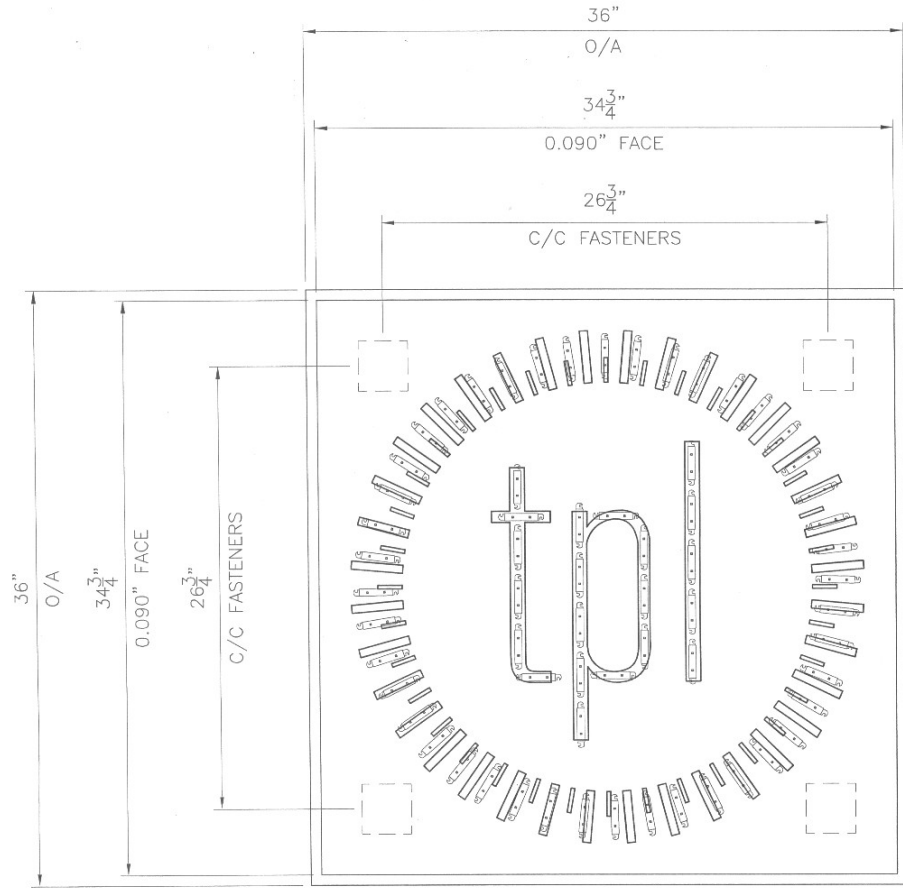
Attachment 3: Photo Front Elevation

Attachment 4: Photo From Logan Frontage

Attachment 1: West Elevation



Attachment 2: Logo Detail



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A-tec Signs

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40 Bramstele Rd., Brampton, ON, Canada, L

Customer: TPL

Date: NOV.26/08

Job Description: 36"x36" FASCIA SIGN

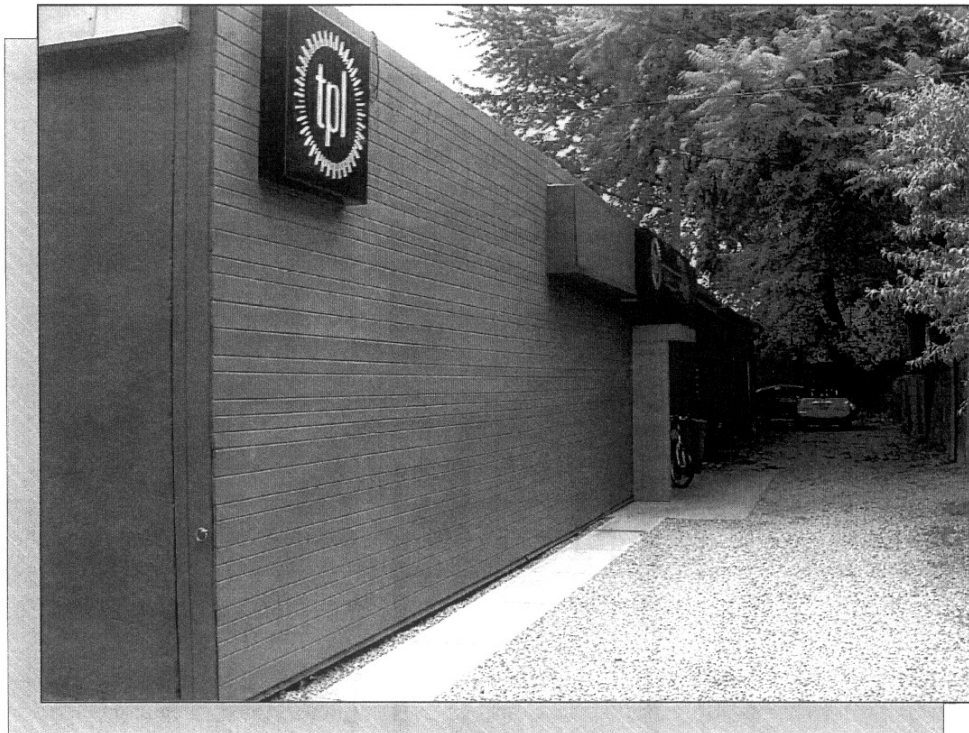
Scale: 1-1/2"=1'-0"

Customer Approval:

Date:

Attachment 3: Photo Front Elevation

121 LOGAN AVE. – TPL LIGHTING OFFICE



NORTH/WEST CORNER OF BUILDING

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40 Bramsteele Rd., Brampton, ON, Canada, L6

Customer: TPL LIGHTING

Date: AUG 18/09 Sal

Job Description: TPL EXTERIOR SIGNAGE

Scale: 1/4"=1'-0" De

Customer Approval:

Date: Ent

Attachment 4: Photo from Logan Frontage



WEST ELEVATION OF BUILDING

3L8, (905) 451-9720, 1-800-4631079, Fax: (905) 451-5132, Email: shurst@atecsigns.ca

S.ZWAAL	Rev 3:	w/o:	6649
A TEC	Rev 2:	dwg no:	RENDERINGS
C.ZIANNIS	Rev 1:	sheet	3 of 3b