



STAFF REPORT ACTION REQUIRED

Amendments to Schedule A, Maps to Chapter 694, with Respect to Blocks 19-26, 29, 33, and 37 Within the Railway Lands Central and West

| | |
|--------------------------|--|
| Date: | January 11, 2011 |
| To: | Planning and Growth Management Committee |
| From: | Chief Building Official and Executive Director, Toronto Building |
| Ward: | Ward 20 – Trinity-Spadina |
| Reference Number: | 2011\Cluster B\BLD\CBO Office\PG11003 |

SUMMARY

This report reviews and makes recommendations on a request by Patrick Harrington of Aird and Berlis LLP, on behalf of Cityplace Development Corp., Concord Adex Developments Corp., and Concord Adex Properties Limited, to obtain an amendment to Schedule A, Maps, to Chapter 694, Signs, General, of the City of Toronto Municipal Code. The recommendation is to amend Schedule A, Maps, to Chapter 694, Signs, General, by amending Sign District Map Ward 20: Trinity-Spadina to designate Blocks 19-26, 29, 33, and 37 of the Railway Lands Central and West as a CR-Commercial Residential sign district.

RECOMMENDATIONS

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

1. Chapter 694, Signs, General, be amended to establish Blocks 19-26, 29, 33, and 37 of the Railway Lands Central and West as a CR-Commercial Residential sign district by replacing Sign District Map Ward 20: Trinity-Spadina of Schedule A, Maps, with the map attached as Appendix A; 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

The recommendations in this report have no financial impact.

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: Additional Considerations

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

ISSUE BACKGROUND

Chapter 694, Signs, General, was introduced to create a single by-law to regulate permanent signs within the City to replace the inconsistent standards for signage established by the various sign by-laws of the seven pre-amalgamation area municipalities. Under the previous sign by-laws, which generally established the signage regulations for properties based on the underlying zoning in 43 pre-existing zoning by-laws of the pre-amalgamation area municipalities, Chapter 694 establishes specific sign district designations for each property, which form Schedule A, Maps, to the Chapter. Sign district designations generally correspond to the vision for future growth and development in the Official Plan.

In establishing the sign district designations for Chapter 694, staff reviewed the current zoning designations for the subject property; and, where necessary, property assessment data, the land use of the property at the time of the enactment of Chapter 694 and designations of the Official Plan. Chapter 694 sign designations are intended to be consistent with City Council's future growth and development objectives for Toronto.

Public Notice as required by Chapter 162, Notice, Public, of City of Toronto Municipal Code, has been provided. As well, the additional notice required by Chapter 694, has been served to the owners of all properties and the mailing addresses of residential and business tenancies within a 120-metre radius of the premises and the notice of the application has been visibly posted on the premises for not less than 30 days.

COMMENTS

Currently, most of the Railway Lands Central and West are designated as an OS-Open Space sign district. This current designation is inconsistent with many of the existing and future mixed-use developments that occupy and are proposed to occupy these lands.

Chapter 6, Secondary Plans, Sections 17, 18, and 19 of the Official Plan, states that the vision for the Railway Lands Central and West is for Mixed Use development(s). Re-designating the subject lands to a CR-Commercial Residential sign district will establish consistency between the Sign By-law and the Official Plan and allow for the realization of the Secondary Plan for the subject lands.

Chapter 694 of the Municipal Code designates the properties surrounding the Railway Lands Central and West as CR-Commercial Residential sign districts. Allowing this amendment should not negatively affect any surrounding properties. As well, the re-designation of these development parcels in the Railway Lands Central and West to a CR-Commercial Residential sign district will allow for a greater integration of the signage on these lands with the signage permitted in the Downtown and could further reduce any barrier effects of the road and rail corridors between Downtown and the Central Waterfront, which is the intent of the Official Plan for the Railway Lands.

The Central Community Park, which is substantially completed, and the Northern and Southern Linear Parks located along the railway corridors, will remain designated as an OS-Open Space sign district. Also, the Fort York neighbourhood will continue to be protected by the requirement for Heritage Preservation Services' approval prior to the issuance of any sign permits.

For the reasons stated above, it is recommended that Chapter 694, Signs, General, be amended to designate Blocks 19-26, 29, 33, and 37 of the Railway Lands Central and West as a CR-Commercial Residential sign district.

CONTACT

Ted Van Vliet,
Manager, Sign Bylaw Unit, Toronto Building
Tel: (416) 392-4235
Email: tvanvli@toronto.ca

SIGNATURE

V. Ann Borooah
Chief Building Official and Executive Director, Toronto Building

ATTACHMENTS

Appendix A: Revised Sign District Map Ward 20: Trinity-Spadina of Schedule A Maps to Chapter 694, Signs, General

Appendix B: Enlarged View of Subject Properties