

Encroachment Appeal - Ground Sign at 170 Sheppard Avenue East

Date: September 9, 2020
To: North York Community Council
From: Director, Transportation Services, Permits and Enforcement
Wards: Ward 18 - Willowdale

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision provided it is in keeping with City policy or by-laws.

The property owner of Shenglin Financial Center, a commercial building at 170 Sheppard Ave East, is proposing to install and maintain an electronic ground sign made up of steel angular frames with vinyl overlay, measuring 0.406 metre in thickness, 2.133 metres in width, and 4.495 metres in height above ground that has a foundation depth of 2.133 metres, located in the City right of way at the front left side of the building.

Transportation Services is requesting authority to permit the installation of the above mentioned electronic ground sign and enter into an encroachment agreement with the property owner based on the attached plans and applicable By-laws.

The proposed electronic ground sign on the public right of way does not meet the requirements of the City of Toronto Municipal Code, Chapter 743, Streets and Sidewalks, Use of, for delegated approval as an encroachment by the General Manager, Transportation Services. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Director, Transportation Services, Permits and Enforcement, recommends that North York Community Council:

1. Deny the installation of the above mentioned electronic ground sign located at 170 Sheppard Avenue East.

or

2. Authorize Transportation Services to permit the installation of the proposed ground sign at 170 Sheppard Avenue East and enter into an encroachment agreement with the property owner in accordance with Article III - Street Work of Municipal Code Chapter 743 - Streets and Sidewalks, Use of, as generally shown in the enclosed attachments to this report, subject to the following conditions;

a) Applicant/contractor to ensure that electrical wirings and connections from subject sign to source in the building be in accordance with Ontario Electrical Safety Code.

b) Applicant/contractor shall check and comply with the minimum clearance between the nearest sign boundary to any electrical conductor above it as per Ontario Building Code.

c) A report confirming compliance to Items a) and b) above signed by a qualified person shall be submitted to Transportation Services after the installation of said ground sign.

FINANCIAL IMPACT

There is no financial impact to the City as a result of this report.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The property owner through the designer in collaboration with the sign contractor has applied to install the subject electronic ground sign and enter into an encroachment agreement with the City through our office in July 10, 2020.

The proposed electronic ground sign in the public right of way is not a permitted encroachment as defined in Section 31 of the City of Toronto Municipal Code, Chapter 743, Streets and Sidewalks, Use of, nor it is listed in Section 33 as one of the encroachments which the General Manager of Transportation Services has delegated authority to approve.

The site for the proposed electronic ground sign, shown in the attachments, has been inspected and cleared by our Standards Officer. There was no objection in regards to sight line obstruction.

Attached Plans which indicate the make, dimensions, depth of excavation and electrical diagram was signed by an Ontario Professional Engineer to attest to its soundness and compliance to engineering requirements and principles.

Currently, pre-approval requirements in accordance with Art III of Chapter 743 such as construction permit and encroachment agreement applications, fees, damage deposit, and certificate of insurance had already been provided for.

Applicant is in the process of obtaining utility and Toronto Water sign offs since excavation of sign foundation is at 2.133 metres below grade. Permit to construct/install said sign will not be issued and encroachment agreement will not proceed unless utility sign offs have been obtained and submitted.

CONTACT

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Transportation Services
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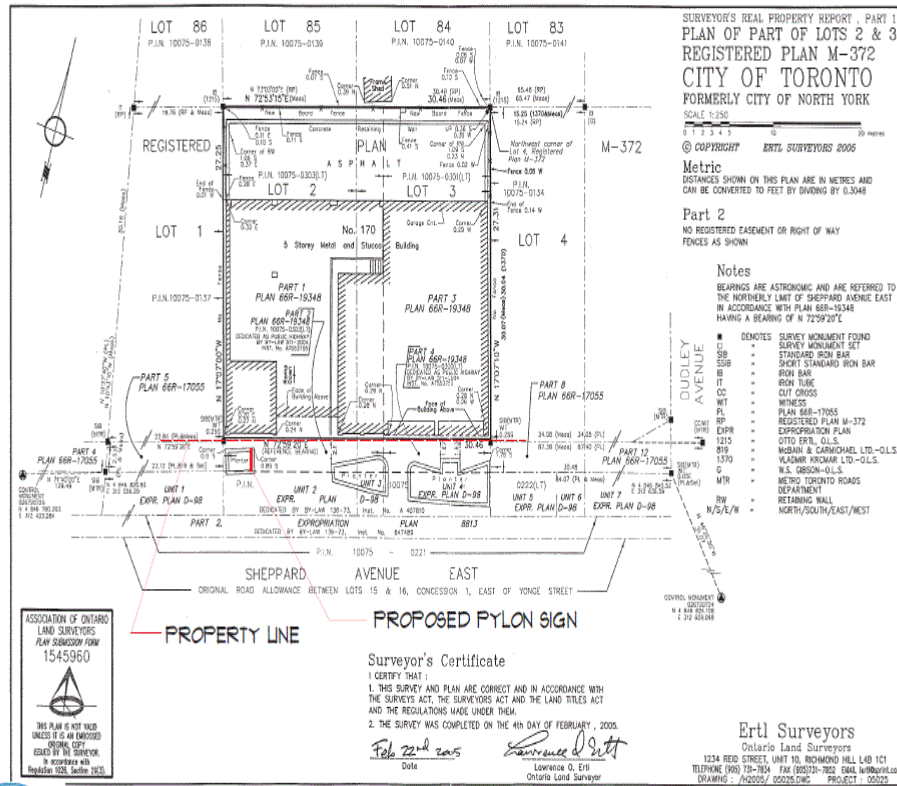
SIGNATURE

Dave Twaddle
Director, Permits and Enforcement
Transportation Services

ATTACHMENTS

The attachments are the following four (4) pages consisting of;

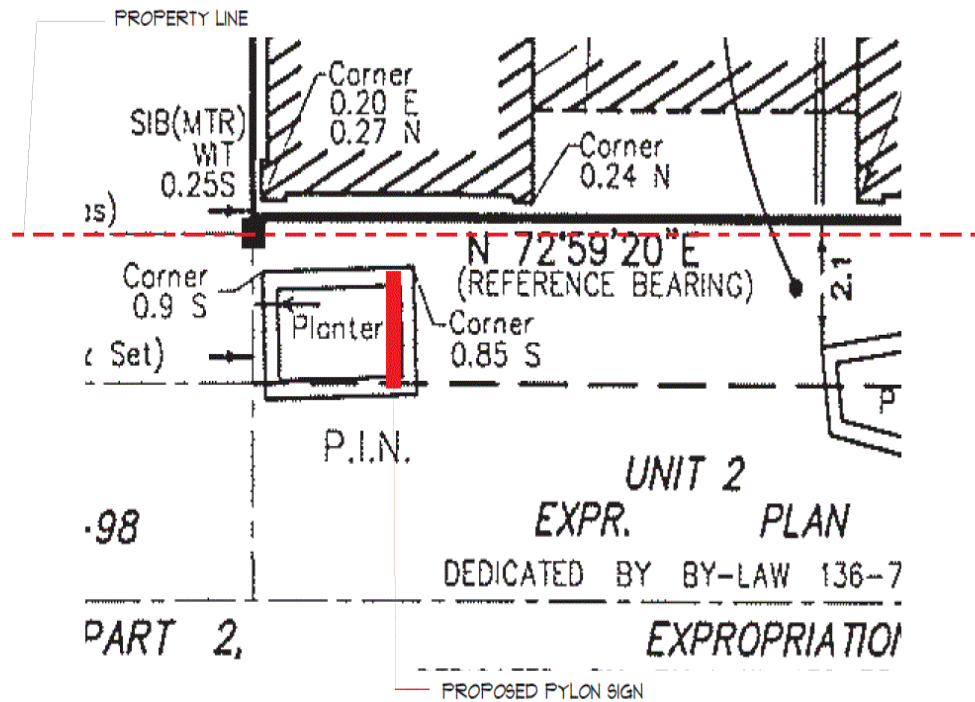
1. Site Plan
2. Location Plan
3. Perspective
4. Side and Front Elevations



REVISED 0810-2020

 Signarama The way to grow your business. 8635 Keele St., Unit 3 Vaughan, ON L4K 2N1 (905) 597-8635	PROJECT NAME GROUND PYLON SIGN 170 SHEPPARD AVE., E. TORONTO	CUSTOMER	DRAWING TITLE		DWG NO. S-01
			DRAWN BY K.H.	SCALE NTS	
			DATE NOV 28, 2019	REVISION	

Site Plan



REVISED 0810-2020

 8635 Keele St., Unit 3 Vaughan, ON L4K 2N1 (905) 597-8635	PROJECT NAME GROUND PYLON SIGN 170 SHEPPARD AVE., E. TORONTO	CUSTOMER	DRAWING TITLE		DWG NO. S-01
			DRAWN BY	K.H. SCALE NTS	
			DATE	NOV 28, 2019 REVISION	

Location Plan

PROPOSED PYLON SIGN

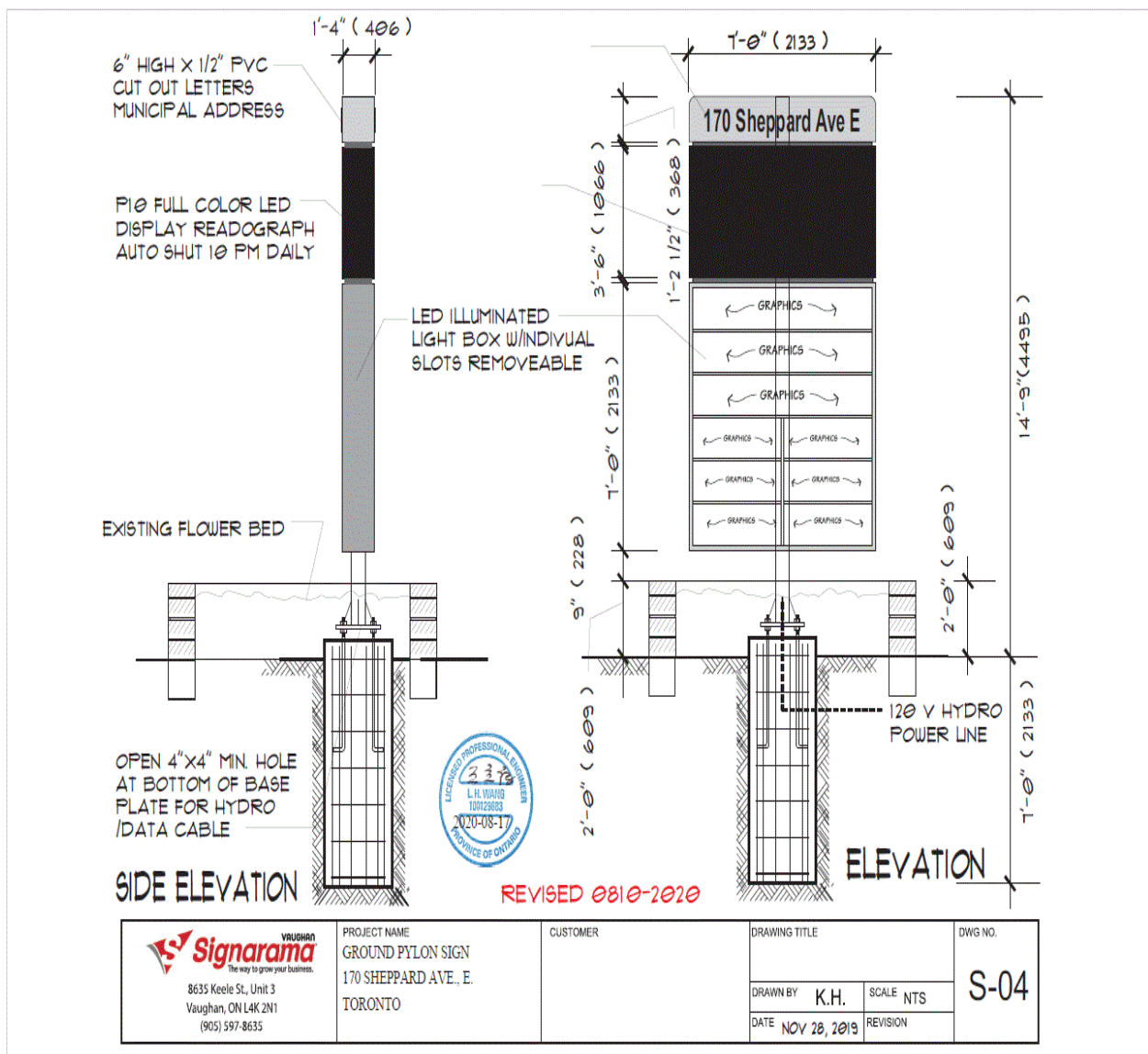


ELEVATION

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 8635 Keele St., Unit 3 Vaughan, ON L4K 2N1 (905) 597-8635	PROJECT NAME GROUND PYLON SIGN 170 SHEPPARD AVE., E. TORONTO	CUSTOMER	DRAWING TITLE		DWG NO. S-03
			DRAWN BY	K.H. SCALE NTS	
			DATE	NOV 28, 2019 REVISION	

Perspective



Side and Front Elevations