

Authority: Planning and Housing Committee Item  
PH34.16, as adopted by City of Toronto Council on July  
19, 20 and 21, 2022

## CITY OF TORONTO

### Bill 1055

### BY-LAW -2022

**To amend City of Toronto Municipal Code Chapter 694, Signs, General, to add additional site specific restrictions concerning third party signs; and, to amend Schedule B, Signage Master Plans and Area Specific Amendments, to Chapter 694, Signs, General, to implement an area specific amendment with respect to the a specific portion of the area defined as Bala Subdivision.**

Whereas under sections 7 and 8 of the City of Toronto Act, 2006 (the "Act"), the City may pass by-laws in respect of the health, safety and well-being of persons and the economic, social and environmental well-being of the City; and

Whereas subsection 8(1) of the Act, provides the City with broad authority to provide any service or thing the City considers necessary or desirable for the public; and Whereas the City has the authority to pass by-laws respecting matters related to Structures, including fences and signs under subsection 8(2) of the Act; and

Whereas the City provides the regulation of signs to the citizens of Toronto as a necessary and desirable service; and

Whereas Council has authorized regulations that promote the public's ability to utilize signs to express messages, while ensuring signs are appropriate to their function and compatible with their surroundings; and

Whereas at its meeting of February 22 and 23, 2010, City Council adopted By-law 196-2010, which by-law enacted Chapter 694, Signs, General, to the City of Toronto's Municipal Code; and Whereas Section 694-5E of Chapter 694, Signs, General, requires that a proposed sign comply with the regulations established in the provisions of the chapter prior to the issuance of a permit; and

Whereas Section 694-31A of Chapter 694, Signs, General, permits a person to apply for an amendment to the provisions of the chapter for the purpose of permitting a proposed sign of a sign class or a sign type that is not permitted in the sign district where the sign is proposed to be erected; and

Whereas Chapter 694, Signs, General, contains regulations which do not permit any third party sign on specific portions of the Bala Subdivision; and

Whereas § 694-24A of Chapter 694, Signs, General, contains regulations that establish specific areas where certain classes of signs are inappropriate considering the function of certain lands and are incompatible with the surrounding area; and

Whereas Council has decided that, due to the specific nature and function of certain areas within

the premises making up the areas commonly known, and defined by Chapter 694, as the Kingston Subdivision, Oakville Subdivision; and, the Bala Subdivision, the erection and display of third party signs are inappropriate, and specific regulations concerning prohibiting the display thereof should be implemented; and

Whereas Council has decided that, due to the specific nature of the area consisting of a specified portion of the premises defined by Chapter 694, Signs, General as the Bala Subdivision that an area specific amendment to permit the erection and display of a third party electronic ground sign is appropriate; and

Whereas notice of the intention to enact this by-law has been provided in accordance with the Act and its regulations

The Council of the City of Toronto enacts:

1. Chapter 694, Signs, General, of the City of Toronto Municipal Code is amended by adding the following as §§ 694-24A(75); 694-24A(76); 694-24A(77); 694-24A(78); and 694-24A(79) to Subsection 694-24.A:

(75) The portions of the Bala Subdivision within 100 metres of the outermost limit of the specific location 5 metres west of the boundary of Leslie Street and approximately 165 metres southwest of the boundary of Lesmill Road, on the premises legally described as PLAN 66R-26081 PART 1, upon which as of May 31, 2022 the third party ground sign was erected or displayed.

(76) The portions of the Bala Subdivision within 100 metres of the outermost limit of the specific location west of the boundary of Don Mills Road, approximately 138 metres southwest of the boundary of Chipping Road, on the premises legally described as PLAN 66R-26079 PART 1, upon which as of May 31, 2022 the third party ground sign was erected or displayed.

(77) The portions of the Kingston Subdivision within 100 metres of the outermost limit of the specific location east of the boundary of Lower Sherbourne Street, approximately 50 metres north of the boundary of the F.G. Gardiner Expressway, on the premises legally described as AT-5764630 PART 1 & 66R-31662 PART 1, upon which as of September 1, 2021 the third party ground sign was erected or displayed.

(78) The portions of the Oakville Subdivision within 100 metres of the outermost limit of the specific location 8 metres southwest of the boundary of Park Lawn Road, approximately 125 metres southeast of the boundary of the F.G. Gardiner Expressway, on the premises legally described as PLAN 66R-24795 PART 5 & REG PLAN M-110 547, upon which as of May 31, 2022 the third party ground sign was erected or displayed.

(79) The portions of the Kingston Subdivision within 100 metres of the outermost limit of the specific location 11 metres west of the boundary of Cherry Street, approximately 1 metre north of the boundary of the Lakeshore Boulevard, on the

premises legally described as PLAN 64R-16700 PART 10 p-2, 66R-31699 PART 5 & AT-5764827 PART 3, upon which as of May 31, 2022 the third party ground sign was erected or displayed.

2. City of Toronto Municipal Code Chapter 694, Signs, General, is amended by adding Schedule 1 to this by-law as Subsection 2LL to Schedule B, Signage Master Plans and Area Specific Amendments.

Enacted and passed on July , 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE 1**

LL. 0 Bala Subdivision – Notwithstanding §§ 694-18E(2), 694- 24A(14) & 694-25D, but subject to all other provisions of this chapter, the portion of the premises commonly known as 0 Bala Subdivision, legally described as PLAN 66R-26080 PART 1, labelled as "Premises" and bounded by heavy lines on diagram indicated at §LL.2 as Detail Map 1– 0 Bala Subdivision the may contain, in addition to those third party signs permitted in an U- Utility sign district provided for in §694-25D, only the following third party sign:

1. One electronic ground sign provided:
  - a) The sign shall contain no more than two sign faces;
  - b) The sign faces shall be oriented in an easterly and westerly direction;
  - c) The sign faces shall be rectangular;
  - d) The centre line of the sign face shall not exceed 14.7 metres;
  - e) The bisecting line of the sign face shall not exceed 4.3 metres;
  - f) The sign face area of the sign face shall not exceed 62.5 square metres;
  - g) The sign face shall display electronic static copy only;
  - h) The height shall not exceed 22.9 metres;
  - i) The two sign faces shall be separated by an interior angle not greater than 35 degrees;
  - j) The sign shall be set back not less than 10.0 metres from any limit of Highway 401 or Leslie Street;
  - k) The sign shall be set back not less than 2.0 metres from the easterly property line;
  - l) The sign shall be set back not less than 2.0 metres from the westerly property line;
  - m) The sign shall not be erected within 25 metres of any premises located, in whole or in part, in an R, RA, CR, I or OS sign district;
  - n) The sign shall not be erected within 150 metres of any other lawful third party sign whether erected or not;
  - o) The sign shall be located a minimum of 500 metres from any other third party electronic sign located on the same street;

- p) The sign shall be entirely located within the area labelled "Permissible Area for Sign" as indicated by the shaded area bounded by heavy lines on the diagram indicated at §LL.2 as Detail Map 1– 0 Bala Subdivision;
- q) There shall be no more than one third party ground sign or third party electronic ground sign erected or displayed within the premises delineated with heavy lines on the diagram indicated at §LL.2 as Detail Map 1 – 0 Bala Subdivision;
- r) For greater clarity, any and all other permits issued by the Chief Building Official for the sign shall expire in accordance with §§ 694-9 & 694-10; and prior to the expiry of the sign permit issued for the erection and display of the sign issued in accordance with §LL.1;
- s) An application may be submitted to the Chief Building Official to renew the sign permit for a further period of five years, provided no modifications or restorations are proposed to the sign; and,
- t) The sign shall not be erected until all the third party ground signs, listed below, are removed and all associated permits revoked:
  - [1] The sign located within the Bala Subdivision near Leslie Street and Bannatyne Drive;
  - [2] The sign located within the Bala Subdivision near Don Mills Road and Chipping Road;
  - [3] The sign which was located within the Kingston Subdivision near Lower Sherbourne Street and Lake Shore Boulevard East, as of September 1, 2021;
  - [4] The sign located within the Oakville Subdivision near Park Lawn Road and F.G. Gardiner Expressway; and
  - [5] The sign located within the Kingston Subdivision near Cherry Street and Lake Shore Boulevard East.

2. Detail Map 1- 0 Bala Subdivision

