

Authority: Planning and Housing Committee Item PH7.13,
as adopted by City of Toronto Council on November 8 and
9, 2023

City Council voted in favour of this by-law on December
17, 2025

Written approval of this by-law was given by Mayoral
Decision 16-2025 dated December 17, 2025

CITY OF TORONTO

BY-LAW 1515-2025

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 premise municipally known as 195 Galaxy Boulevard, and alter the sign district designation applicable to a portion of 195 Galaxy Boulevard from Open Space ("OS") to Employment ("E").

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 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 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 Council has decided that the sign district designation applicable to a portion of 195 Galaxy Boulevard should be altered from Open Space ("OS") to Employment ("E") by amending the Schedule A, Maps, of Chapter 694, Signs, General, by replacing the current Sign District Map Ward 2: Etobicoke North, with a map reflecting this alteration; and,

Whereas Chapter 694, Signs, General, contains regulations which do not permit a third party electronic ground sign on the premises municipally known as 195 Galaxy Boulevard; and

Whereas Council has decided that, due to the specific nature of the area consisting of the premises municipally known as 195 Galaxy Boulevard that an area specific amendment to permit the erection and display of a specific form 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. City of Toronto Municipal Code Chapter 694, Signs, General, is amended by adding Schedule 1 to this by-law as Subsection 2.00. to Schedule B, Signage Master Plans and Area Specific Amendments; and,
2. Chapter 694, Signs, General is further amended by deleting the map titled Sign District Map Ward 2: Etobicoke North currently contained within Schedule A, Maps and replacing it with the map attached as Schedule 2 to this by-law.

Enacted and passed on December 17, 2025.

Frances Nunziata,
Speaker

(Seal of the City)

John D. Elvidge,
City Clerk

SCHEDULE 1

OO. 195 Galaxy Boulevard – Notwithstanding §694-25C, but subject to all other provisions of this chapter, the portion of the premises municipally known as 195 Galaxy Boulevard as identified in Subsection (2), may contain, in addition to those first party signs permitted in a E-Employment sign district provided for in § 694-21I, 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 in a “V-shaped” configuration
 - (c) The sign faces shall be rectangular;
 - (d) The centre line of each of the sign faces shall not exceed 8.8 metres;
 - (e) The bisecting line of each of the sign faces shall not exceed 2.6 metres;
 - (f) The sign face area of each of the two sign faces shall not exceed 22.50 square metres;
 - (g) The sign shall be located a minimum of 450 metres from any other third party electronic sign located on:
 - [1] The same street; or or
 - [2] On a street which forms an intersection with the street on which the sign is located
- (h) Each of the two sign faces shall display electronic static copy only
- (i) The height shall not exceed 11.55 metres;
- (j) The sign shall be set back not less than 10.0 metres from the westerly property line of the premises;
- (k) The sign shall be set back not less than 21.00 metres from street line of the premises separating the premises from Dixon Road;
- (l) The sign shall not be erected within 30.0 metres of the intersection of a major street with any other street;
- (m) The sign shall not be erected within 40.0 metres of any premises located, in whole or in part, in an OS sign district;
- (n) The sign shall not be erected within 60.0 metres of any premises located, in whole or in part, in an R, RA, I sign district;

- (o) The sign shall not be erected within 150.00 metres of any other lawful third party sign whether erected or not; and,
- (p) The sign shall be erected and displayed entirely within the area indicated by the shaded area bounded by heavy lines in the diagram indicated at Subsection OO.(2), titled Detail Map 1 – 195 Galaxy Boulevard;

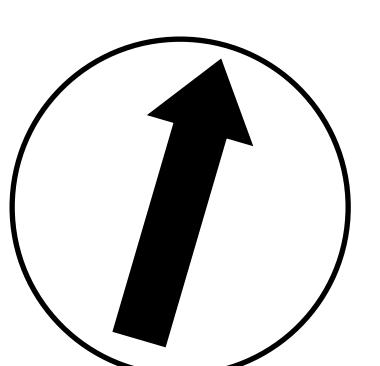

(2) Detail Map 1 – 195 Galaxy Boulevard



SCHEDULE 2

Sign District Map Ward 2: Etobicoke North

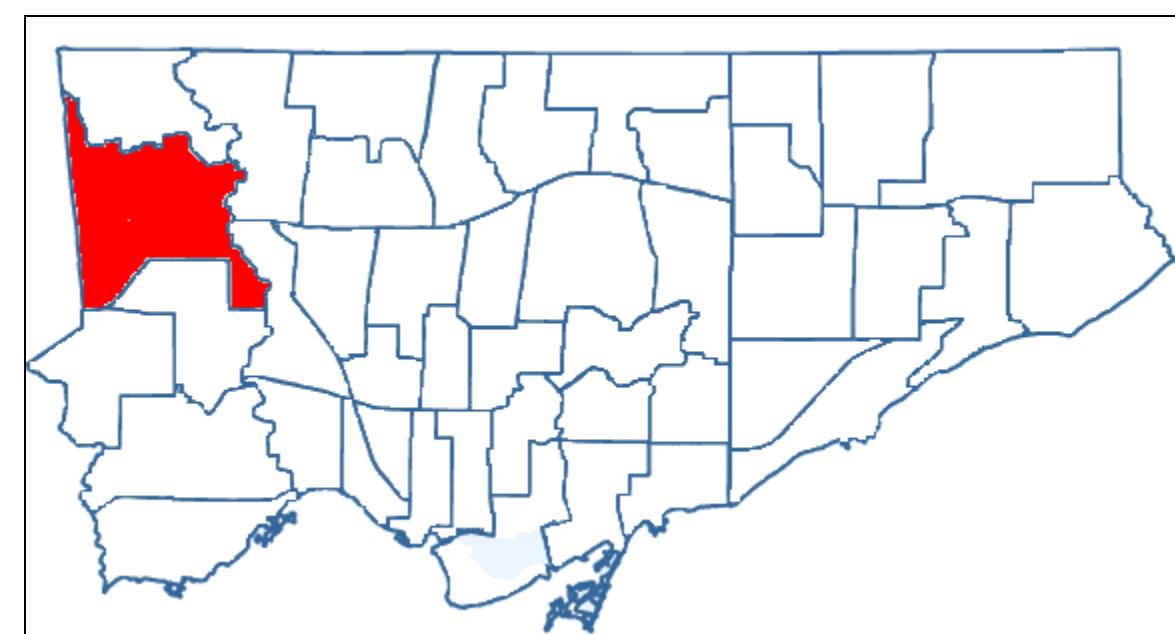
City of Toronto Municipal Code Chapter 694 - Signs - Schedule 'A'



Ward 2:

Etobicoke North

Key Map



Legend:

Residential District	Utility District
Residential Apartment District	Woodbine Special Sign District - R
Commercial District	Woodbine Special Sign District - OS
Commercial Residential District	Woodbine Special Sign District - CR
Employment District	Woodbine Special Sign District - C
Employment Industrial Office District	Woodbine Special Sign District - U
Institutional District	Woodbine Special Sign District - EZ
Open Space District	