



STAFF REPORT ACTION REQUIRED

Requests for Area-Specific Amendments to the City's Sign By-law – 2016 Annual Report

Date:	May 20, 2016
To:	Planning and Growth Management Committee
From:	Chief Building Official & Executive Director, Toronto Building
Wards:	5 – Etobicoke-Lakeshore, 16 - Eglinton-Lawrence, 19 – Trinity-Spadina, 26 Don Valley West, and 28 Toronto Centre-Rosedale
Reference Number:	PG16005

SUMMARY

This is the annual report by the Chief Building Official which reviews six applications to amend the Sign By-Law, received in 2015.

Three of the applications seek amendments to allow electronic copy to be displayed on: one new ground sign at 1073A Millwood Road (Leaside Memorial Community Gardens); one new ground sign at 64 Fordhouse Boulevard; and, one existing ground sign at 2 Strachan Avenue (Exhibition Place).

The remaining three applications seek amendments to allow non-electronic signs at: 10 Concorde Place; 40 Bay Street (Air Canada Centre); and 3442 Yonge Street.

This report recommends refusal of five applications and adoption of a modified area-specific amendment to allow seven of nine signs contained in the application for the Air Canada Centre.

RECOMMENDATIONS

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

1. City Council refuse the application to amend the Sign By-law to implement area-specific regulations to allow for, in addition to the signage otherwise permitted by the Sign By-law, one electronic third party ground sign at 1073 Millwood Avenue (Leaside Memorial Community Gardens), as described in Attachment 2;
2. City Council refuse the application to amend the Sign By-law to allow for, in addition to the signage otherwise permitted by the Sign By-law, one electronic third party ground sign at 64 Fordhouse Boulevard, as described in Attachment 3;
3. City Council refuse the application to amend Section 2K of Schedule 'B' of the Sign By-law to implement a new area-specific amendment to Chapter 694, Signs, General, of the City of Toronto Municipal Code at 2 Strachan Avenue, to display a third party electronic ground sign in addition to the signage currently permitted by Section 2K of Schedule 'B', as described in Attachment 4;
4. City Council refuse the application to amend the Sign By-law to allow for, in addition to the signage otherwise permitted by the Sign By-law, one third party ground sign at 10 Concorde Place, as described in Attachment 5;
5. City Council refuse the application to amend the Sign By-law to implement area-specific regulations to allow for, in addition to the signage otherwise permitted by the Sign By-law, one third party roof sign at 3442 Yonge Street, as described in Attachment 6; and,
6. City Council approve the amendments to the Sign By-law described in Attachment 7 and, refuse the application to amend the Sign By-law as described in Attachment 8 including signage associated with sponsorship and advertising at 40 Bay Street, and commonly known as the Air Canada Centre.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

PG 17.2 - Site-Specific Sign By-law Amendment - 2 Strachan Avenue - Phase 1:

At its October 2012 meeting, City Council approved amendments to the Sign By-law to allow the east-facing side of the sign at 2 Strachan Avenue to display electronic moving and mechanical sign copy

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.2>

PG 25.3 - Site-Specific Sign By-law Amendment - 2 Strachan Avenue - Phase 2:

At its July 2013 meeting, City Council approved amendments to the Sign By-law to allow the west-facing side of the sign at 2 Strachan to display electronic static and mechanical sign copy

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG25.3>

PG 5.13 - Electronic and Illuminated Sign Study and Recommendations for Amendments to Chapter 694:

At its July, 2015 meeting, City Council adopted amendments to the Sign By-law to permit signs displaying electronic copy, amend the regulations concerning the display of third party wall signs in CR-Sign Districts, as well as provisions concerning the illumination of signs, message duration, and the display of readograph and electronic copy

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG5.13>

ISSUE BACKGROUND

In December 2013, the Chief Building Official reported to the Planning and Growth Management Committee that amendment applications would be considered together once per year. This practice allows for the applications made throughout the year to be reviewed and considered in a more comprehensive manner.

The applications reviewed within this report cannot be considered by the Sign Variance Committee, as the Committee does not have the authority to grant a variance to allow a prohibited sign type, or where a class of sign (first party or third party) is not permitted in the sign district where it is proposed. City Council approval is required in these cases.

For the proposals contained in this report:

- Staff received the applications prior to December 31, 2015;
- All residents and property owners within 250 metres of the subject property where an electronic sign is proposed, and within 120 metres for non-electronic sign proposals, were notified; and,
- Community consultation sessions, recommended as part of the Electronic and Illuminated Sign Study, were conducted in order to obtain public feedback for each of the applications for electronic signs.

COMMENTS

APPLICATION: 1073A Millwood Road

Staff Position:

Staff do not support the amendment application by Outfront Media to allow a third party electronic ground sign at Leaside Memorial Community Gardens ("LMCG"). It would add a new third party electronic sign to a Sign District where neither third party signs nor electronic signs are permitted. The sign would also be in close proximity to a number of residential buildings. Supporting this sign would be in conflict with the objectives of the Sign By-Law which are in place to protect residential and open space areas from the impact of electronic signs.

Requested Amendment:

The application by Outfront Media seeks permission for a third party electronic ground sign displaying electronic static copy. The proposed sign would be in an OS-Open Space Sign District. The illumination levels and hours of operation would be consistent with the levels proposed in the Sign By-law. Specific details and attributes of the proposed sign can be found in Table 1 of Attachment 1 (also see Figure 1).

Character of the Immediate Area:

The property is located in Ward 26 (Don Valley West) at the intersection of Southvale Drive/Millwood Road and Laird Drive/Millwood Road. South of the property is a rail corridor. To the west and north are residential properties, including a recently-approved residential condominium.

The proposed sign is intended to be viewed from vehicles travelling on the adjacent roadways (refer to Figure 2 below).

This area of Leaside is under redevelopment, including two properties located immediately north and west. To the north, at 2 Laird Drive, a seven-storey condominium with 71 residential suites was

Figure 1 - Proposed Sign at Leaside Memorial Gardens

Proposed north facing sign face



Proposed south facing sign face



recently approved. To the west, a development application has been submitted to City Planning, which proposes an eight-storey condominium with 98 residential suites. East of the LMCG, there are a number of commercial and industrial uses.

Community Consultation:

Staff held a community consultation session on May 12 at the LMCG. Approximately 17 people attended from the community; about half were supportive of the proposal while the other half were not.

Those in support believed revenue from the sign would help lower the cost of ice time for youth hockey. They also felt the proposed sign was an aesthetic improvement over the existing billboard, and that the dedicated community use of the electronic portion of the north side of the sign was a benefit. Those in opposition believed the sign might be a danger to drivers and were concerned with the precedent-setting nature of the application, in proximity to the residential uses nearby.

Figure 2 – View of third-party sign to be replaced at Leaside Memorial Gardens and surrounding area (looking north-west)



Staff Review of Proposed Amendment:

The property is designated as an OS-Open Space Sign District, where third party signs are not permitted. Open Space uses include parks, playing fields, community centres and natural areas.

Amendments recently adopted by City Council related to electronic third party signs, expanded opportunities to locate electronic signs in some sign districts across the city, but

did not allow electronic signs near sensitive land uses, like open space and residential areas. Consultation data indicated that the public does not support electronic signs close to where people live.

Even if the proposed sign type were permitted in this location, it would still not comply with the Sign By-Law. It is within approximately 90 metres of two other third party signs, where the required separation is 150 metres, and has a proposed sign face area of 32.52 square metres, exceeding the maximum of 20 square metres.

Conclusion:

Staff do not support the proposed sign and believe that approval of the requested amendment would represent a significant conflict with the goals and objectives of City Council as expressed through the Sign By-Law. The proposed sign is unsuitable because of its location within an OS-Open Space Sign District and the proximity to sensitive residential land uses.

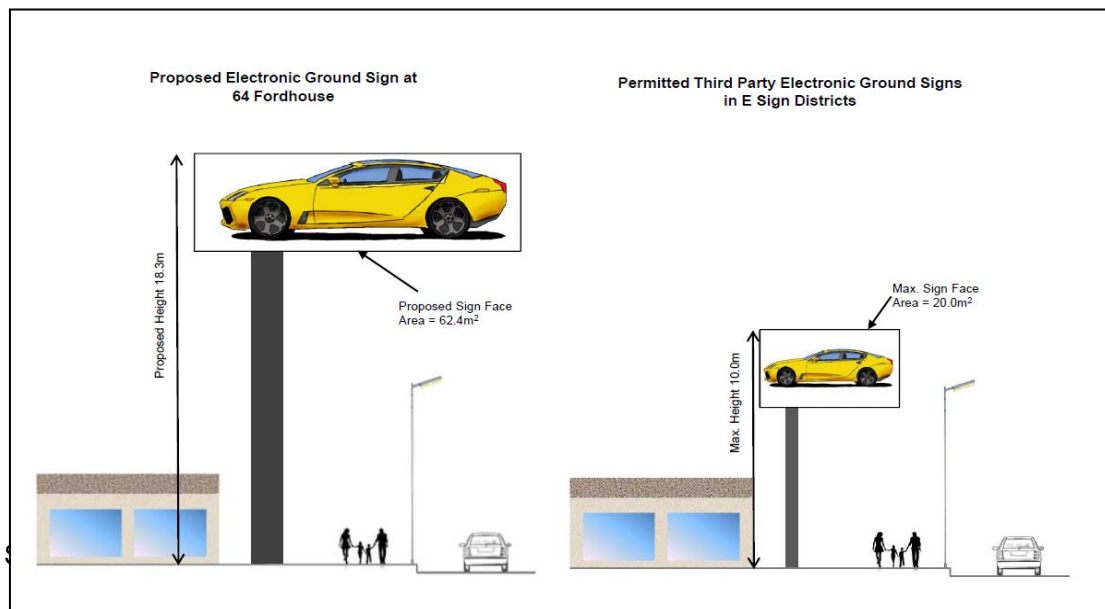
APPLICATION: 64 Fordhouse Boulevard

Staff Position:

Staff do not support the amendment application by 2456709 Ontario Inc. for a third party electronic ground sign at 64 Fordhouse Boulevard. The attributes of the proposed sign are out of scale with the surrounding area, and within 14 metres of the Gardiner Expressway whereas the required setback is 400 metres. The proposed sign is within 65 metres of an existing third party electronic ground sign, whereas the required separation is 500 metres.

The application includes the removal of an existing third party roof sign on the property as a condition of approval and before any new permit is issued. The proposal also seeks to have the initial term of the sign permit extended to ten years, rather than the standard five-year term permitted by the Sign By-law.

Figure 3 – Proposed sign at 64 Fordhouse compared to signs permitted in E Sign Figure 1:



Requested Amendment:

The amendment application by 2456709 Ontario Inc. seeks permission for a third party electronic ground sign displaying electronic static copy at 64 Fordhouse Boulevard. The sign would be located in an E-Employment Sign District, approximately 14 metres from the Gardiner Expressway. The sign would also be within 65 metres of another large third party electronic ground sign. The specific details and attributes of the sign can be found in Table 2 of Attachment 1 (also see Figure 3).

Character of the Immediate Area:

The property at 64 Fordhouse Boulevard is in Ward 5 (Etobicoke-Lakeshore) and contains a single-storey industrial building which was previously operating as a dairy and is currently under renovation. It is situated on the north-east corner of Fordhouse Boulevard and Algie Avenue, north of the Gardiner Expressway. Adjacent buildings are all of a similar scale and use, except for "Ikea" to the east. There are a number of residential occupancies along Algie Avenue.

Figure 4 – 64 Fordhouse and surrounding area (looking west along the F.G. Gardiner Expressway)



Community Consultation:

Staff held a community consultation session on May 11 at the Etobicoke Civic Centre. Four people attended, one of whom took a position in support of the sign. Two other attendees did not take a position. An agent, representing a large landowner next to the location of the proposed sign, expressed concerns that it would have a negative impact on his client's ability to develop their land, and that his client chose these lands, in part, for

the exposure of the proposed use, to the Gardiner Expressway. The agent stated that third party signs, as ancillary or subordinate uses of land, should not negatively impact the primary purpose and use of surrounding properties.

Staff Review of Proposed Amendment:

Staff do not support the amendment application because the proposed sign substantially exceeds the maximum height and sign face area permitted by the Sign By-law. The proposed sign would have two faces, each of which is more than three times larger than permitted 20 square metres, and at a height of almost twice the permitted ten metres. A setback of 400 metres is required from expressways, and the proposed sign would be approximately 14 metres from the Gardiner expressway.

See Figure 3, and Table 2 in Attachment 1 for a full comparison of the proposed sign measured against the Sign By-law provisions.

Conclusion:

The height and size of the proposed sign will impact adjacent properties and roadways, as the surrounding buildings are generally one-and two-storey buildings. The height of the proposed sign makes it incompatible with the built-form of the surrounding area. The proposed sign is also significantly closer than permitted to both the Gardiner expressway and another third party electronic sign.

Further, staff do not support extending the five-year permit term. As the City of Toronto and south Etobicoke continues to develop with sensitive residential uses, the proposed sign will become even less compatible with its surroundings.

Staff believe that the proposed sign is in conflict with the goals and objectives of City Council as expressed through the Sign By-law.

APPLICATION: 2 Strachan Avenue (North of Princes' Gates)

Staff Position:

Staff do not support this amendment application by Cieslok Media because the impact of the sign would increase, as a result of increasing the electronic sign copy on the existing sign, to 100 percent, in a Sign District where they are prohibited, and in close proximity to residential buildings. It is also within an area-specific restriction due to its proximity to Fort York and the Gardiner Expressway. For these reasons, the proposal is contrary to the goals and objectives of the Sign By-Law.

Requested Amendment:

The application by Cieslok Media seeks permission for a third party electronic ground sign displaying electronic static copy, replacing the existing third party sign in the same

location. The proposed sign would be in an OS-Open Space Sign District and two area-specific restricted areas: within 400 metres of the Gardiner Expressway and within the Fort York area. The illumination levels and hours of operation would be consistent with the levels required by the Sign By-law. The specific details and sign attributes can be found in Table 1 of Attachment 3 (also see Figure 5 below).

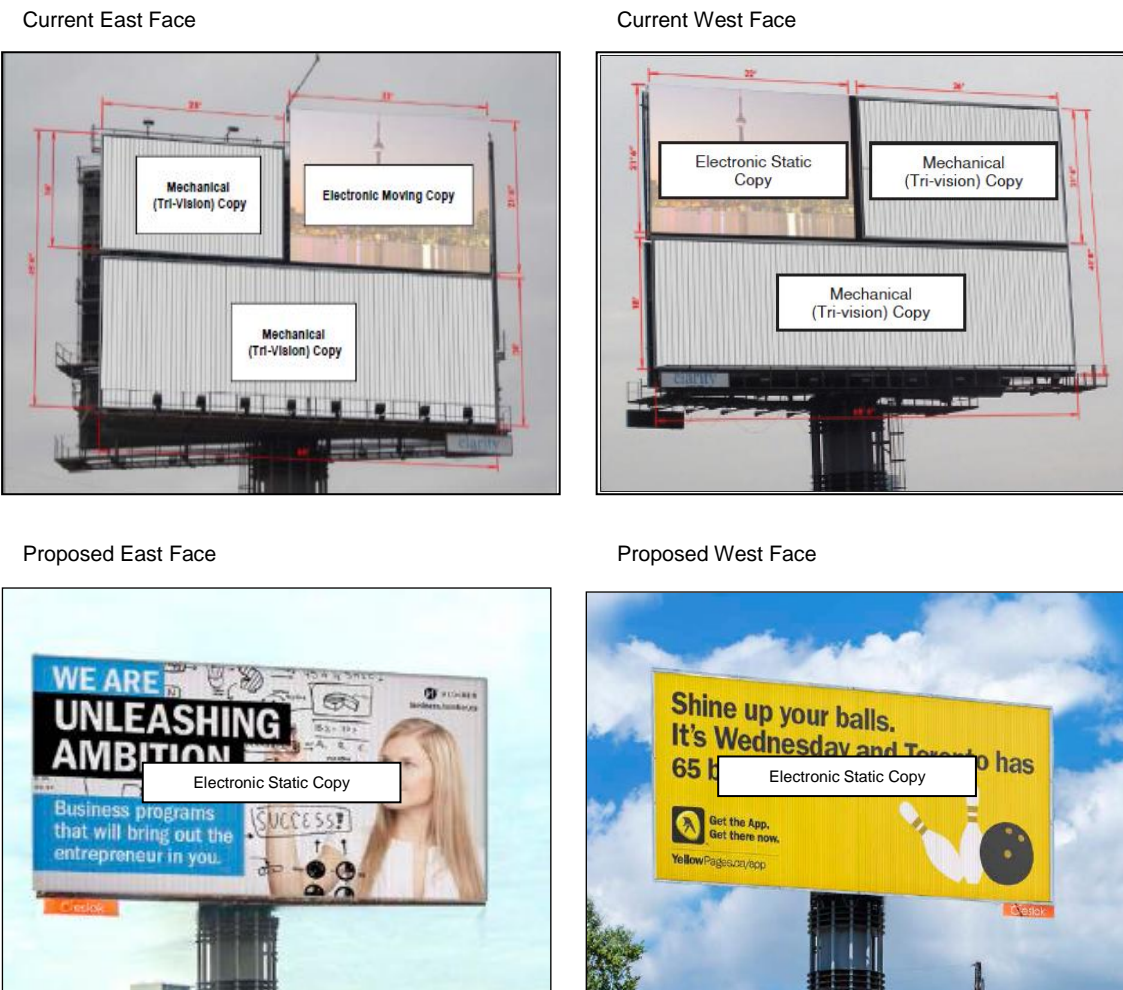
Character of the Immediate Area:

The proposed sign is on a small parcel of land in an OS-Open Space Sign District on the east side of the Exhibition Place grounds. The premises is adjacent to but not within within the Gardiner Gateway Special Sign District ("GG-SSD"), where large format electronic signs are more common.

The Sign By-law contains restrictions on third party signs in the area surrounding historic Fort York, including the subject premises.

Currently, there are seven third party signs located to the south and west of the premises, on the Exhibition Place grounds, portions of which are within the GG-SSD. The existing sign has been in place since 1999.

Figure 5 – Existing and Proposed Sign Faces at 2 Strachan

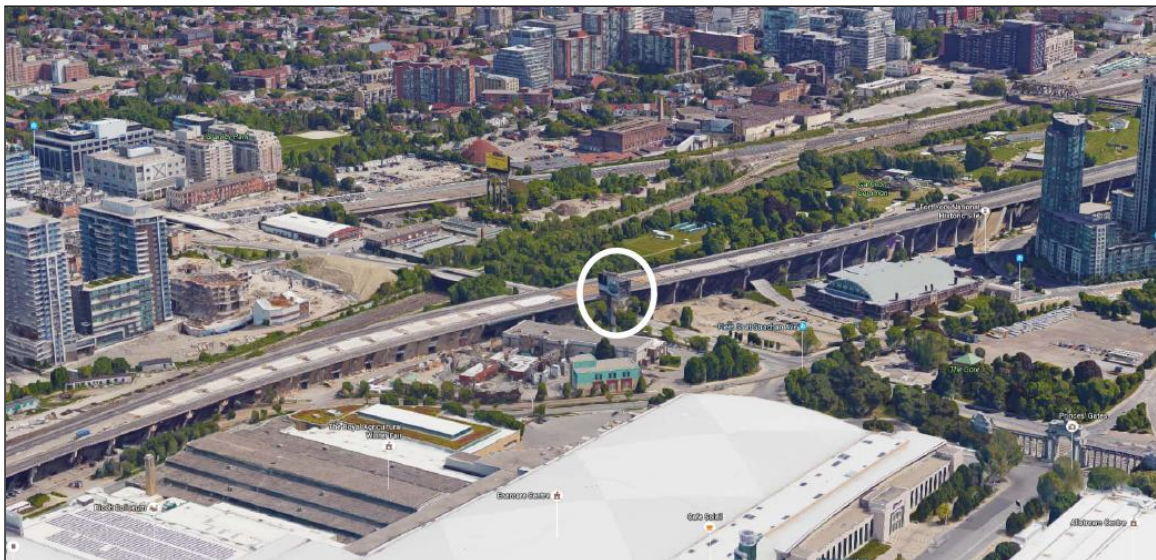


Immediately to the north of the premises is the Gardiner Expressway and a Metrolinx rail corridor, along with the residential neighbourhood known as Liberty Village.

Community Consultation:

Staff held a Community Consultation Session on May 9 at Exhibition Place, where approximately 15 people from the community attended (including the Ward 19 Councillor). The general opinion expressed by attendees was that the proposed sign would be an improvement over the current sign, because it would be turned off between 11:00 p.m. and 7:00 a.m., and would operate at lighting levels that are lower than permitted on the existing sign. One attendee objected to the proposed sign and all the other third party signs in the vicinity.

Figure 6 – Existing Sign to be modified at 2 Strachan and surrounding area (looking north-east)



Staff Review of Proposed Amendment:

The property is designated as an OS-Open Space Sign District, in which third party signs are not permitted. Open space uses include parks, playing fields, community centres and natural areas.

Currently, the existing, very large, sign contains a mixture of static and electronic copy with 29% of the west face and 24% of the east face displaying electronic copy. Both sides are proposed to be 100% electronic copy with a sign face area of 167.23 on each side.

Amendments recently adopted by City Council for electronic third party signs reduced the restrictions that had previously existed, but also increased the protection of sensitive land uses (including open space and residential areas) from the impact of electronic signs. Consultation indicated that the public does not believe electronic signs should be located

where people live. Residential development is ongoing in Liberty Village, which is increasing the residential density in proximity to the sign.

Through the Electronic and Illuminated Sign Study, it was established that a conventionally-sized (i.e. 10' x 20', or 18.6 square metres) electronic sign would impact an area of approximately 250 metres. For an electronic sign with a face area of 167.23 square metres, almost 8.5 times larger than currently permitted by the Sign By-law, the area impacted would be significantly expanded.

The proposed sign is also located in the following area-specific restrictions for third party signs: it is within 14 metres of the Gardiner Expressway, whereas the required setback is 400 metres, and is within the area surrounding historic Fort York. These restrictions were carried over from the previous Sign By-law to help preserve specific areas in the city from unwanted signs. Large-format billboards and advertising devices are thought to be incompatible with historic Fort York and with the Gardiner Expressway, outside of the GG-SSD.

The provisions established by City Council to allow the existing third party sign include restricting illumination levels and operating times to reduce the sign's impact on the surrounding area, although the illumination levels were subsequently further reduced by City Council as part of the report on the Electronic and Illuminated Sign Study. In addition, the permit for the existing sign will expire at the end of 2025, at which point the sign is to be removed.

Despite the current sign being limited to 500 nits maximum brightness for night-time operation of the electronic sign faces, staff have measured a maximum brightness on the west side of the sign of only 190 nits for the electronic portion of the sign (while displaying white copy), and a maximum brightness of 94 nits (white copy) for the non-electronic portions of the sign. The proposed sign, at 300 nits over the entire surface, is unlikely to improve upon these levels.

Conclusion:

Staff do not support this application, and believe that approval of the proposed sign at 2 Strachan Avenue would be in conflict with the goals and objectives of the City Council as expressed through the Sign-By-Law. The current, very large, sign is scheduled to be removed in 2025, which will bring the property more in keeping with an OS-Open Space Sign District.

APPLICATION: 10 Concorde Place

Staff Position:

Staff do not support the amendment application by Clear Channel Outdoor for a third party ground sign at 10 Concorde Place. It would allow a third party sign in an EIO-

Employment Industrial Office Sign District where third party signs are not permitted, and because the sign less than 20 metres from the Don Valley Parkway, where a 400 metre setback is required. As a result, the proposal is contrary to the goals and objectives of the Sign By-Law.

Staff also disagree with the position put forward by the applicant that the sign has a lawful sign permit. The history of this sign and sign permits for the property have been reviewed extensively by staff from the Sign By-law Unit and Legal Services. The City's position is that the existing sign does not have a valid sign permit or building permit.

Requested Amendment:

The application by Clear Channel Outdoor seeks permission to continue to display a third party ground sign displaying static copy in the same location as the existing sign. Although no permits have been located for the sign, staff believe it has been in its current location for at least ten years. The specific details and sign attributes can be found in Table 4 of Attachment 1.

Figure 7: Existing Sign at 2 Concorde Gate and Surrounding Area



Character of the Immediate Area:

The property at 10 Concorde Place is in Ward 26 (Don Valley West), immediately adjacent to the on-ramp from Wynford Drive to the Don Valley Parkway, and to a Canadian Pacific rail corridor to the north (See Figure 7). Development in the immediate area is characterized by a cluster of office buildings and residential towers. The properties that contain offices are designated as EIO-Employment Industrial Office Sign Districts, and those that contain residences are designated as RA-Residential Apartment Sign Districts.

Staff Review of Proposed Amendment:

The proposed sign is located in an EIO-Employment Industrial Office Sign District, which does not permit third party signs. EIO Sign Districts are generally developed as business parks and are characterized by more prestigious employment uses (e.g. corporate headquarters). The scale, magnitude and location of the proposed third party sign is not consistent with signs permitted in the EIO Sign District.

The proposed sign is located approximately 20 metres from the Don Valley Parkway, which is 20 times closer than the 400 metres separation distance required by the Sign By-law.

The applicant states that "the sign is not unique, in that at least four other major third party billboards exist on east/west side of DVP." While third party signs do exist along the Don Valley Parkway, they are located south of Gerrard Street East which has been developed in a different manner than the area north of Gerrard Street East and north of Eglinton Avenue where this sign is located. North of Gerrard Street East, the development is less intense, with the lands being largely natural in character.

The Sign By-law allows third party signs in C-Commercial, E-Employment or U-Utility Sign Districts to be up to 20 square metres (10' x 20'). The proposed sign is 62.43 square metres, or more than three times the permitted size.

Conclusion:

Staff do not support the proposed sign and believe that approval would result in a conflict with the goals and objectives of City Council as expressed through the Sign-By-Law. There are no other third party signs within the Don Valley Parkway corridor north of Gerrard Street East, and the precedent-setting nature of an approval respecting this application may damage the purpose and intent of this more naturalized corridor.

APPLICATION: 3442 Yonge Street

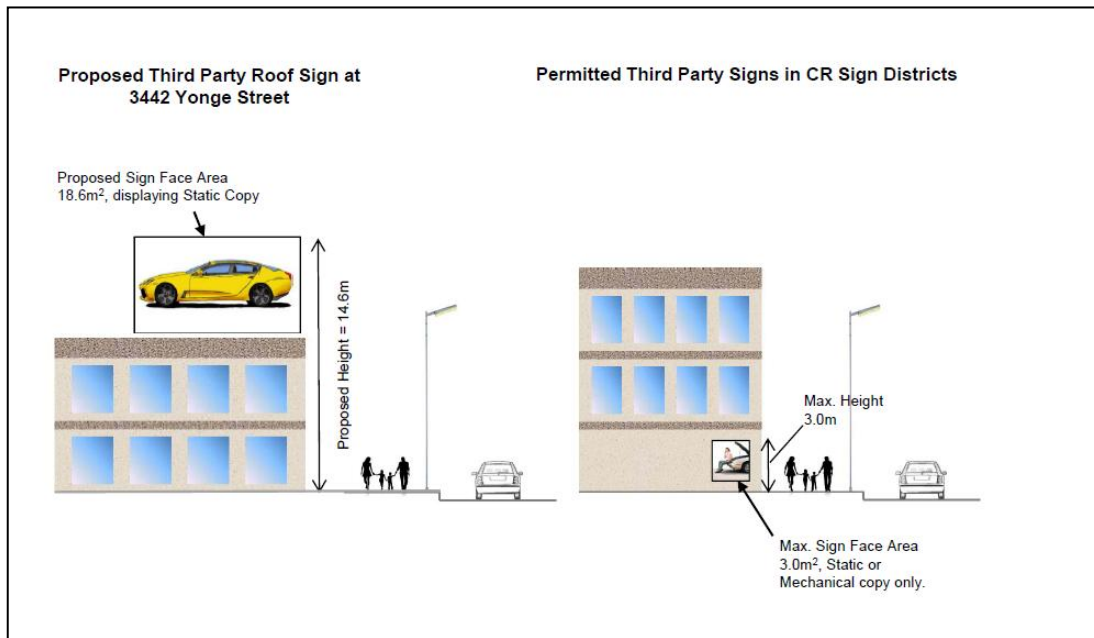
Staff Position:

Staff do not support the amendment application by Pattison Outdoor for a third party roof sign to replace an existing sign at 3442 Yonge Street. Third party roof signs are expressly prohibited throughout the city. As such, the proposal is contrary to the goals and objectives of the Sign By-Law.

Requested Amendment:

The application by Pattison Outdoor seeks permission for a third party roof sign displaying static copy in the same location as the existing sign. The specific details and sign attributes can be found in Table 5 of Attachment 1 (also see Figure 8 below).

Figure 8 – Proposed third party sign at 3442 Yonge Street compared to a permitted third party sign in a CR Sign District



Character of the Immediate Area:

The subject property is located on the west side of Yonge Street, north of Lawrence Avenue, in a CR-Commercial Residential Sign District. The property has a two-storey commercial building, formerly a bank, and is now being used by a law firm. The built-form along Yonge Street is consistent with the development of the property where the sign is located, except immediately north of the property where there is a parkette between Yonge Boulevard and Deloraine Avenue.

Staff Review of Proposed Amendment:

The approval for the existing roof sign allowed two sign faces, in-line with the north and east building walls, each having dimensions of 9.75 metres horizontally by 3.65 metres vertically (or about 32' x 12'). This application proposes a reduction in the size of the sign, to 6.10 metres horizontally by 3.05 metres vertically (or about 10' x 20').

The applicant also proposes the removal of the sculptures along the upper frame of the two existing sign faces, and the parapet wall of the building. The original approval

granted by the North York Community Council on the condition that this "art" component be installed. To remove the sculptures would be contrary to that approval.

The Sign By-law expressly prohibits third party roof signs to avoid the negative visual impact roof signs create in the areas where they are located, and to the buildings on which they are placed. In this case, any roof sign would have a negative visual impact on the building at 3442 Yonge Street and the parkette to the north of the sign.

Figure 9 - 3442 Yonge Street and surrounding area (looking southwest along Yonge street)



Conclusion:

Staff do not support the proposed sign and believe that any approval would be in conflict with the goals and objectives of City Council as expressed through the Sign-By-Law, particularly with respect to the express prohibition on third party roof signs. It would also eliminate the sculptural features framing the sign, which formed the basis of the North York Community Council decision to permit the current sign at that location.

APPLICATION: 40 Bay Street (Air Canada Centre)

Staff Position:

Staff support seven of the nine signs included in the amendment application by Maple Leaf Sports and Entertainment for third party signs related to sponsorship. Although some of the signs were placed on the building without approval, they are generally consistent with other signs on the property and will have little impact on the surrounding

areas. Staff do not support the additional two signs as they would add further third party advertising signs directly in the public space where they are proposed in a Sign District where they are not permitted. Approval of additional sponsorship signs may set a precedent for future applications in other Open Space Sign Districts in the city.

Requested Amendment:

Permit World has applied on behalf of Maple Leaf Sports and Entertainment ("MLSE") to allow the display of:

- Signs 1-5 on Figure 10: - Five existing signs that are part of a band of signs displaying static copy on the north building wall, facing the rail corridor at the rear of Union Station. The signs advertise corporate sponsors of the Air Canada Centre ("ACC") and MLSE (including "IBM", "Rogers", "Scotiabank", "Ford", and "Air Canada");
- Sign 6 on Figure 11 – One new third party roof sign, displaying the corporate symbol of Air Canada, to complement an existing roof sign identifying the ACC, located on a roof portion of the building, facing west;
- Sign 7 on Figure 11 – One existing wall sign on the west building wall, displaying "Practice Court" with a symbol of the Toronto Raptors Basketball Team; and,
- Signs 8 and 9 on Figure 11 – Two third party overhanging structure signs, displaying the corporate logo of the Ford Motor Company, to complement two existing overhanging structure signs, identifying the re-branding of the area along the western façade of the building from "Maple Leaf Square" to "Ford Fan Zone."

The area-specific amendment is further set out in Attachment 6 and 7 and in Figures 10 and 11 below.

Figure 10: North elevation of the Air Canada Centre, looking south from above Union Station

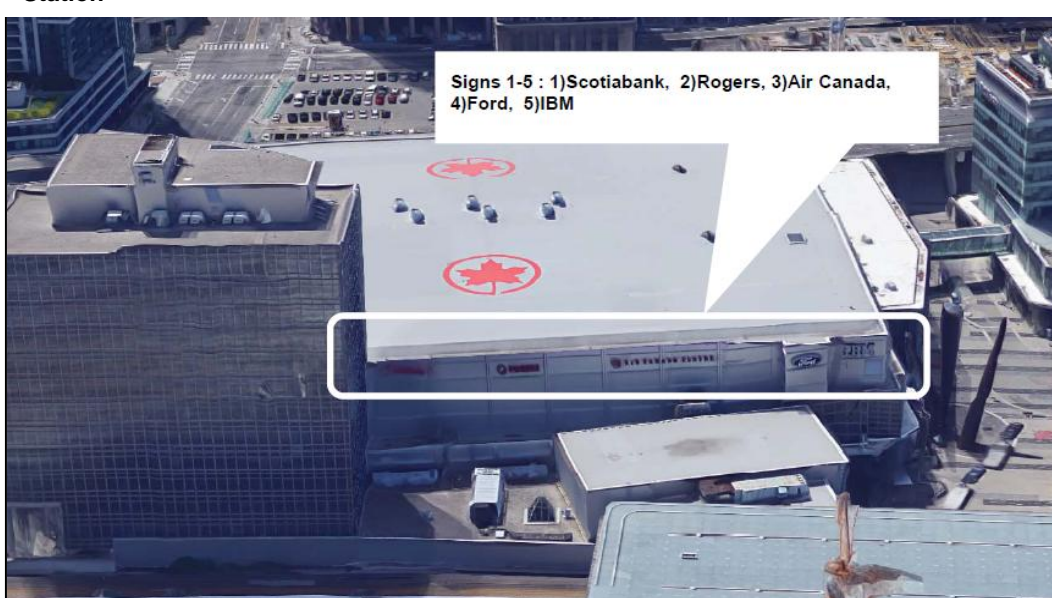


Figure 11 – West facing elevation of Air Canada Centre



Character of the Immediate Area:

The ACC is located in Toronto's "South Core", in Ward 28 within an OS-Open Space Sign District. The area continues to grow as it has over the past several years, with ongoing development under construction and future development in the planning phase for both office and condominium towers.

Staff Review of Proposed Amendment:

The property is designated as an OS-Open Space Sign District, in which third party signs are not permitted. Although the occupancy and use of the ACC is of a more active recreational use, the subject property is still accurately designated. The corporate symbols and logos of the various sponsors of the ACC and MLSE are considered third party, by the Sign By-law.

- Signs 1-5 on Figure 10: Staff recommend approval of Signs 1-5, which form the sign band on the north elevation of the Air Canada Centre. These signs have been in place for a number of years and have little, if any, impact on surrounding properties. Although the signs are third party, they are for sponsors of the Air Canada Centre and not traditional advertising (third-party) signs.
- Sign 6 on Figure 11: Staff recommend approval of this sign as it is consistent with other signs on the property and is directly related to the name and identification of the Air Canada Centre;
- Sign 7 on Figure 11: – Staff recommend approval of this sign as it is directly related to the Toronto Raptors, which play at the Air Canada Centre, and is not a third party sign;
- Signs 8 and 9 on Figure 11: – Staff do not recommend approval of these two signs as they would add an additional corporate logo to the west facing elevation, with

corporate logo's identifying the "Ford Fan Zone", where there are already two signs for the same sponsor.

Conclusion:

Staff support the majority of signs in the proposed application; however, for the two signs displaying the "Ford Motor Company" logo, they believe that the approval of two additional signs for the same sponsor is in conflict with the goals and objectives of the Sign-By-Law, particularly the display of third-party signs in OS-Open Space Sign Districts.

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SIGNATURE

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Toronto Building

ATTACHMENTS

1. Application Proposals Compared to Sign By-Law Requirements
2. Draft of Proposed Area-Specific Amendment – 1073A Millwood Road
3. Draft of Proposed Area-Specific Amendment – 64 Fordhouse Boulevard
4. Draft of Proposed Area-Specific Amendment – 2 Strachan Avenue
5. Draft of Proposed Area-Specific Amendment – 10 Concorde Place
6. Draft of Proposed Area-Specific Amendment – 3442 Yonge Street
7. Draft of Proposed Area-Specific Amendment – 40 Bay Street
8. Draft of Staff Recommended Area-Specific Amendment – 40 Bay Street