

Authority: Planning and Growth Management Committee Item 15.3,  
as adopted by City of Toronto Council on October 2, 3, and 4, 2012

## **CITY OF TORONTO**

### **BY-LAW No. 635-2013**

**To amend City of Toronto Municipal Code Chapter 694, Signs, General, Schedule B, Signage Master Plans and Area Specific Amendments, to implement Signage Master Plans with respect to each of the following premises municipally known as 352 Adelaide Street West, 450 Bathurst Street, 805 Bloor Street West, 1678 Bloor Street West, 568 Church Street, 985 College Street, 235 Danforth Avenue, 1577 Danforth Avenue, 71 King Street East, 118 Peter Street, 869 Queen Street West and a portion of 871 Queen Street West, 940 Queen Street West, 323 Richmond Street East, 452 Richmond Street West, 22 Sheppard Street, 101 Spadina Avenue, 174 Spadina Avenue, 185 Spadina Avenue, 18 Wanless Avenue and 1944 Yonge Street.**

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 authority is given to Council to pass by-laws respecting matters related to Structures, including fences and signs under subsection 8(2) of the Act; 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 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 No. 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; and

Whereas Section 694-31A of Chapter 694, Signs, General, permits a person to obtain an amendment to the provisions of the chapter to implement a Signage Master Plan on a specific premises or area; and

Whereas Council has decided that, due to the specific nature of each of the premises, and the specific areas described, an amendment to implement a Signage Master Plan for each of the premises municipally known as 352 Adelaide Street West, 450 Bathurst Street, 805 Bloor Street West, 1678 Bloor Street West, 568 Church Street, 985 College Street, 235 Danforth Avenue, 1577 Danforth Avenue, 71 King Street East, 118 Peter Street, 940 Queen Street West, 323 Richmond Street East, 452 Richmond Street West, 22 Sheppard Street, 101 Spadina Avenue,

174 Spadina Avenue, 185 Spadina Avenue, 18 Wanless Avenue, and 1944 Yonge Street; and the following area, the premises municipally known as 869 Queen Street West and a portion of the premises municipally known as 871 Queen Street West 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, is amended by adding Schedule "1" to this by-law as Subsection 1.F. to Schedule B, Signage Master Plans and Area Specific Amendments.
2. Chapter 694, Signs, General, is amended by adding Schedule "2" to this by-law as Subsection 1.G to Schedule B, Signage Master Plans and Area Specific Amendments.
3. Chapter 694, Signs, General, is amended by adding Schedule "3" to this by-law as Subsection 1.H. to Schedule B, Signage Master Plans and Area Specific Amendments.
4. Chapter 694, Signs, General, is amended by adding Schedule "4" to this by-law as Subsection 1.I. to Schedule B, Signage Master Plans and Area Specific Amendments.
5. Chapter 694, Signs, General, is amended by adding Schedule "5" to this by-law as Subsection 1.J. to Schedule B, Signage Master Plans and Area Specific Amendments.
6. Chapter 694, Signs, General, is amended by adding Schedule "6" to this by-law as Subsection 1.K. to Schedule B, Signage Master Plans and Area Specific Amendments.
7. Chapter 694, Signs, General, is amended by adding Schedule "7" to this by-law as Subsection 1.L. to Schedule B, Signage Master Plans and Area Specific Amendments.
8. Chapter 694, Signs, General, is amended by adding Schedule "8" to this by-law as Subsection 1.M. to Schedule B, Signage Master Plans and Area Specific Amendments.
9. Chapter 694, Signs, General, is amended by adding Schedule "9" to this by-law as Subsection 1.N. to Schedule B, Signage Master Plans and Area Specific Amendments.
10. Chapter 694, Signs, General, is amended by adding Schedule "10" to this by-law as Subsection 1.O. to Schedule B, Signage Master Plans and Area Specific Amendments.
11. Chapter 694, Signs, General, is amended by adding Schedule "11" to this by-law as Subsection 1.P. to Schedule B, Signage Master Plans and Area Specific Amendments.
12. Chapter 694, Signs, General, is amended by adding Schedule "12" to this by-law as Subsection 1.Q. to Schedule B, Signage Master Plans and Area Specific Amendments.
13. Chapter 694, Signs, General, is amended by adding Schedule "13" to this by-law as Subsection 1.R. to Schedule B, Signage Master Plans and Area Specific Amendments.

14. Chapter 694, Signs, General, is amended by adding Schedule "14" to this by-law as Subsection 1.S. to Schedule B, Signage Master Plans and Area Specific Amendments.
15. Chapter 694, Signs, General, is amended by adding Schedule "15" to this by-law as Subsection 1.T. to Schedule B, Signage Master Plans and Area Specific Amendments.
16. Chapter 694, Signs, General, is amended by adding Schedule "16" to this by-law as Subsection 1.U. to Schedule B, Signage Master Plans and Area Specific Amendments.
17. Chapter 694, Signs, General, is amended by adding Schedule "17" to this by-law as Subsection 1.V. to Schedule B, Signage Master Plans and Area Specific Amendments.
18. Chapter 694, Signs, General, is amended by adding Schedule "18" to this by-law as Subsection 1.W. to Schedule B, Signage Master Plans and Area Specific Amendments.
19. Chapter 694, Signs, General, is amended by adding Schedule "19" to this by-law as Subsection 1.X. to Schedule B, Signage Master Plans and Area Specific Amendments.
20. Chapter 694, Signs, General, is amended by adding Schedule "20" to this by-law as Subsection 1.Y. to Schedule B, Signage Master Plans and Area Specific Amendments.

Enacted and passed on May 10, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE "1"**

- F. 352 Adelaide Street West - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 352 Adelaide Street West may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the western wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 7.3 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 6.0 metres;
    - (g) The sign face area shall not exceed 43.8 square metres;
    - (h) The height shall not exceed 9.4 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 17.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "2"**

- G. 450 Bathurst Street - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 450 Bathurst Street may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the northern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 6.7 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 6.7 metres;
    - (g) The sign face area shall not exceed 44.9 square metres;
    - (h) The height shall not exceed 10.0 metres;
    - (i) The sign shall not be erected within 18.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 35.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street;
    - (l) The sign shall not be illuminated; and
    - (m) The sign shall not be erected facing a street.

**SCHEDULE "3"**

H. 805 Bloor Street West - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 805 Bloor Street West may contain only the following signs:

- (1) Any first party sign provided for in § 694-21D; and
- (2) One third party wall sign, provided:
  - (a) There shall be no more than one such sign on the premises;
  - (b) The sign shall have no more than one sign face;
  - (c) The sign shall display static copy only;
  - (d) The sign shall be located on the western wall of the building located on the premises;
  - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 6.1 metres;
  - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 7.3 metres;
  - (g) The sign face area shall not exceed 44.6 square metres;
  - (h) The height shall not exceed 14.0 metres;
  - (i) The sign shall not be erected within 20.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
  - (j) The sign shall not be erected within 55.0 metres of any other lawful third party sign whether or not erected;
  - (k) The sign shall not be located within 25.0 metres of the intersection of a major street with any other street;
  - (l) The sign shall not be illuminated; and
  - (m) The sign shall not be erected facing a street.

**SCHEDULE "4"**

- I. 1678 Bloor Street West - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 1678 Bloor Street West may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the western wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 12.2 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 9.2 metres;
    - (g) The sign face area shall not exceed 111.5 square metres;
    - (h) The height shall not exceed 18.0 metres;
    - (i) The sign shall not be erected within 28.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 60.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "5"**

- J. 568 Church Street - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 568 Church Street may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the northern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 12.0 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 5.0 metres;
    - (g) The sign face area shall not exceed 60.0 square metres;
    - (h) The height shall not exceed 6.5 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 15.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.



**SCHEDULE "6"**

- K. 985 College Street - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 985 College Street may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the western wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 6.0 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 4.6 metres;
    - (g) The sign face area shall not exceed 27.6 square metres;
    - (h) The height shall not exceed 6.9 metres;
    - (i) The sign shall not be erected within 27.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 76.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 16.5 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "7"**

- L. 235 Danforth Avenue - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 235 Danforth Avenue may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the western wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 7.3 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 6.1 metres;
    - (g) The sign face area shall not exceed 44.5 square metres;
    - (h) The height shall not exceed 15.7 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 100.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street;
    - (l) The sign shall not be illuminated; and
    - (m) The sign shall not be erected facing a street.

**SCHEDULE "8"**

- M. 1577 Danforth Avenue - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 1577 Danforth Avenue may contain only the following signs:
- (1) Any first party sign provided for in §694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the eastern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 10.6 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 7.3 metres;
    - (g) The sign face area shall not exceed 77.4 square metres;
    - (h) The height shall not exceed 17.3 metres;
    - (i) The sign shall not be erected within 30 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 85.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "9"**

- N. 71 King Street East - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 71 King Street East may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the western wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 5.2 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 8.5 metres;
    - (g) The sign face area shall not exceed 44.2 square metres;
    - (h) The height shall not exceed 12.8 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 65.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 15.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "10"**

- O. 118 Peter Street - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 118 Peter Street may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the northern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 7.3 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 6.0 metres;
    - (g) The sign face area shall not exceed 43.8 square metres;
    - (h) The height shall not exceed 10.5 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 40.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "11"**

- P. 869 Queen Street West & 871 Queen Street West - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the area consisting of the premises municipally known as 869 Queen Street West and a portion of the premises municipally known as 871 Queen Street West bounded by the westerly, northerly and southerly property lines of 869 Queen Street West and a line 0.3 metres to the west of and parallel to the easterly property line of 871 Queen Street West (the "871 Queen Portion"), may contain only the following signs:
- (1) The premises municipally known as 869 Queen Street West may contain any first party sign provided for in § 694-21D;
  - (2) The 871 Queen Portion may contain any first party sign provided for in § 694-21D;
  - (3) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on portion of the western wall of the building located on the premises municipally known as 869 Queen Street West and the 871 Queen Portion;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 12.1 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 3.7 metres;
    - (g) The sign face area shall not exceed 44.8 square metres;
    - (h) The height shall not exceed 6.8 metres;
    - (i) The sign shall not be erected within 15.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 85.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 22.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "12"**

- Q. 940 Queen Street West - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 940 Queen Street West may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the portion of the eastern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 4.5 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 4.5 metres;
    - (g) The sign face area shall not exceed 20.3 square metres;
    - (h) The height shall not exceed 9.1 metres;
    - (i) The sign shall not be erected within 20.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 100.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 6.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "13"**

- R. 323 Richmond Street East - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 323 Richmond Street East may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the eastern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 10.6 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 7.3 metres;
    - (g) The sign face area shall not exceed 77.4 square metres;
    - (h) The height shall not exceed 25.1 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 85.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.



**SCHEDULE "14"**

- S. 452 Richmond Street West - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 452 Richmond Street West may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the eastern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 7.3 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 6.1 metres;
    - (g) The sign face area shall not exceed 44.6 square metres;
    - (h) The height shall not exceed 9.3 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 45.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "15"**

- T. 22 Sheppard Street - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 22 Sheppard Street may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the southern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 7.6 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 9.1 metres;
    - (g) The sign face area shall not exceed 69.2 square metres;
    - (h) The height shall not exceed 16.9 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 100.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "16"**

- U. 101 Spadina Avenue - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 101 Spadina Avenue may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the northern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 9.1 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 4.5 metres;
    - (g) The sign face area shall not exceed 41.0 square metres;
    - (h) The height shall not exceed 7.2 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 10.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 15.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "17"**

- V. 174 Spadina Avenue - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 174 Spadina Avenue may contain only the following signs:
- (1) Any first party sign provided for in §694-21D; and
  - (2) A third party wall sign, provided:
    - (a) No sign shall have more than one sign face;
    - (b) The signs shall display static copy only;
    - (c) The signs shall only be located on the northern wall or southern wall of the building only located on the premises municipally known as 174 Spadina Avenue;
    - (d) No more than one sign shall be located on the northern wall of the building located on the premises municipally known as 174 Spadina Avenue, and where the sign is erected on the northern wall, the sign shall comply with the following requirements:
      - [1] The sign shall not contain a sign face with a horizontal measurement that exceeds 5.1 metres;
      - [2] The sign shall not contain a sign face with a vertical measurement that exceeds 10.6 metres;
      - [3] The sign face area shall not exceed 54.1 square metres;
      - [4] The height shall not exceed 22.5 metres;
      - [5] The sign shall not be erected within 30.0 metres of any premises located in whole, or in part, in an R, RA or OS sign district;
      - [6] The sign shall not be erected within 10.0 metres of any other lawful third party sign whether or not erected, with the exception of a lawful third party sign located upon the southern wall of the building located on the premises municipally known as 174 Spadina Avenue;
      - [7] The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
      - [8] The sign shall not be erected facing a street.

- (e) No more than one sign shall be located on the southern wall of the building located on the premises municipally known as 174 Spadina Avenue, and where the sign is erected on the southern wall, the sign shall comply with the following requirements:
- [1] The sign shall not contain a sign face with a horizontal measurement that exceeds 12.2 metres;
  - [2] The sign shall not contain a sign face with a vertical measurement that exceeds 9.2 metres;
  - [3] The sign face area shall not exceed 111.5 square metres;
  - [4] The height shall not exceed 22.0 metres;
  - [5] The sign shall not be erected within 30.00 metres of any premises located in whole, or in part, in an R, RA or OS sign district;
  - [6] The sign shall not be erected within 10.0 metres of any other lawful third party sign whether or not erected, with the exception of a lawful third party sign located upon the northern wall of the building located on the premises municipally known as 174 Spadina Avenue;
  - [7] The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
  - [8] The sign shall not be erected facing a street.

**SCHEDULE "18"**

- W. 185 Spadina Avenue - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 185 Spadina Avenue may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (b) The sign shall display static copy only;
    - (d) The sign shall be located on the northern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 10.7 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 6.1 metres;
    - (g) The sign face area shall not exceed 65.3 square metres;
    - (h) The height shall not exceed 22.4 metres;
    - (i) The sign shall not be erected within 18.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 16.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 26.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "19"**

- X. 18 Wanless Avenue - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 18 Wanless Avenue may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the northern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 10.6 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 7.3 metres;
    - (g) The sign face area shall not exceed 77.4 square metres;
    - (h) The height shall not exceed 19.3 metres;
    - (i) The sign shall not be erected within 29.5 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 35.0 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.

**SCHEDULE "20"**

- Y. 1944 Yonge Street - Notwithstanding §§ 694-22A, 694-22C, 694-22D, 694-24A and 694-25A but subject to all other provisions of this chapter, the premises municipally known as 1944 Yonge Street may contain only the following signs:
- (1) Any first party sign provided for in § 694-21D; and
  - (2) One third party wall sign, provided:
    - (a) There shall be no more than one such sign on the premises;
    - (b) The sign shall have no more than one sign face;
    - (c) The sign shall display static copy only;
    - (d) The sign shall be located on the northern wall of the building located on the premises;
    - (e) The sign shall not contain a sign face with a horizontal measurement which exceeds 7.6 metres;
    - (f) The sign shall not contain a sign face with a vertical measurement which exceeds 9.1 metres;
    - (g) The sign face area shall not exceed 69.2 square metres;
    - (h) The height shall not exceed 21.5 metres;
    - (i) The sign shall not be erected within 30.0 metres of any premises located in whole or in part, in an R, RA or OS sign district;
    - (j) The sign shall not be erected within 66.5 metres of any other lawful third party sign whether or not erected;
    - (k) The sign shall not be located within 30.0 metres of the intersection of a major street with any other street; and
    - (l) The sign shall not be erected facing a street.