

TABLE 1: 750 Spadina Avenue (Bloor JCC)

Proposed Sign Measured Against Third Party Sign Provisions in a CR-Commercial Residential ("CR") Sign District			
Item	Permitted	Proposed	Comments
<b>Sign Type</b>	Third Party Wall Sign (static copy)	Third Party Electronic Roof Sign	<ul style="list-style-type: none"> <li>Third party roof signs are expressly prohibited throughout the City</li> <li>Third party electronic wall signs are not permitted in CR Sign Districts</li> </ul>
<b>Sign Face Area</b>	3.0 m <sup>2</sup> for third party wall sign	32.52 m <sup>2</sup>	<ul style="list-style-type: none"> <li>More than ten times larger than what is permitted for third party wall signs</li> </ul>
<b>Sign Height</b>	3.0 metres	4.6 metres from roof line to top of proposed sign	<ul style="list-style-type: none"> <li>Significantly higher than the 3.0 metres maximum height</li> </ul>
<b>Setback from Intersection</b>	30 metres	2.5 metres	<ul style="list-style-type: none"> <li>Sign will be located much closer to an intersection than permitted</li> </ul>
<b>Distance to Other Third Party Signs</b>	150 metres	60 metres	<ul style="list-style-type: none"> <li>Less than half the required distance separation will be achieved</li> </ul>
<b>Facing a Street</b>	Not permitted	Sign faces a street	<ul style="list-style-type: none"> <li>In CR Sign Districts, third party wall signs are not permitted to face a street</li> </ul>
<b>Facing Sensitive Land Uses</b>	250 metres	Located in a CR, and within 25 and 55 metres, respectively, of other CR Sign Districts	<ul style="list-style-type: none"> <li>Located within CR Sign District</li> <li>Approx. 25 metres to CR to the north</li> <li>Approx. 55 metres to CR to the east</li> </ul>
<b>Number of Sign Faces</b>	One	One	<ul style="list-style-type: none"> <li>Third party roof signs are not permitted in CR Sign Districts</li> </ul>
<b>Method of Copy Display</b>	Static Copy or Mechanical Copy	Electronic Static Copy	<ul style="list-style-type: none"> <li>In CR Sign Districts, only static or mechanical copy is permitted on third party wall signs</li> </ul>

TABLE 2: 150 Sherway Drive (Trillium Health Centre)

Proposed Sign Measured Against Third Party Ground Sign Provisions			
Item	Permitted	Proposed	Comments
<b>Sign District Designation</b>	I-Institutional	I-Institutional	<ul style="list-style-type: none"> <li>Third party signs are not permitted in an I-Institutional Sign District</li> </ul>
<b>Sign Face Area</b>	20 m <sup>2</sup>	32.52 m <sup>2</sup>	<ul style="list-style-type: none"> <li>More than 1.5 times the size permitted in other Sign Districts</li> </ul>
<b>Sign Height</b>	10 metres	9.98 metres	<ul style="list-style-type: none"> <li>In line with requirement</li> </ul>
<b>Setback from Intersection</b>	30 metres	Approx. 100 metres	<ul style="list-style-type: none"> <li>In line with requirement</li> </ul>
<b>Distance to Other Third Party Signs</b>	150 metres	Approx. 70 metres from existing sign to the north; approx. 61 metres from existing sign to the south	<ul style="list-style-type: none"> <li>Third party electronic signs shall be set back 150 metres from other third party signs</li> </ul>
<b>Facing a Street</b>	Not permitted	No	<ul style="list-style-type: none"> <li>In line with requirement</li> </ul>
<b>Distance to Sensitive Land Uses</b>	60 metres	Approx. 23 metres to CR Sign District to the east	<ul style="list-style-type: none"> <li>Third party electronic signs shall not be within 60 metres of R, RA, CR, I, or OS Sign Districts</li> </ul>
<b>Facing Sensitive Land Uses</b>	250 metres	Approx. 23 metres to CR Sign District to the east; approx. 115 metres to OS Sign District to the north	<ul style="list-style-type: none"> <li>Third party electronic signs cannot face R, RA, CR, I, or OS Sign Districts within 250 metres of the sign</li> </ul>
<b>Number of Sign Faces</b>	2 faces – back-to-back	2 faces – back-to-back	<ul style="list-style-type: none"> <li>In line with requirement</li> </ul>
<b>Method of Copy Display</b>	Static Copy or Mechanical Copy	Electronic Static Copy	<ul style="list-style-type: none"> <li>Third party electronic ground signs not permitted in an I-Institutional Sign District</li> </ul>

TABLE 3: 153 Dufferin Street

Proposed Sign Measured Against Third Party Ground Sign Provisions in the GG-SSD			
Item	Permitted	Proposed	Comments
<b>Sign District Designation</b>	Gardiner Gateway Special Sign District (GG-SSD)	Gardiner Gateway Special Sign District (GG-SSD)	<ul style="list-style-type: none"> <li>Third party electronic ground signs are permitted in the GG-SSD</li> </ul>
<b>Sign Face Area</b>	50.0 m <sup>2</sup> (where replacing an electronic sign) 20.0 m <sup>2</sup> (where a new sign is proposed)	145.67 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Almost 3 times permitted size</li> <li>Over 7 times permitted size</li> </ul>
<b>Sign Height</b>	15.0 metres (replacing) 10 metres (new sign)	22.86 metres	<ul style="list-style-type: none"> <li>Almost 50% taller than permitted</li> <li>More than twice as high as permitted</li> </ul>
<b>Setback from Intersection</b>	30 metres	Approx. 60 metres	<ul style="list-style-type: none"> <li>In line with requirement</li> </ul>
<b>Distance to Other Third Party Signs</b>	150 metres	Approx. 100 metres from existing third party electronic ground sign to the east	<ul style="list-style-type: none"> <li>Third party electronic signs shall be set back at least 150 metres from other third party signs</li> </ul>
<b>Facing a Street</b>	Not permitted	No	<ul style="list-style-type: none"> <li>In line with requirement</li> </ul>
<b>Distance to Sensitive Land Uses</b>	60 metres	3.0 metres	<ul style="list-style-type: none"> <li>Located immediately adjacent to an OS Sign District</li> </ul>
<b>Facing Sensitive Land Uses</b>	250 metres	3.0 metres	<ul style="list-style-type: none"> <li>Located immediately adjacent an OS Sign District</li> </ul>
<b>Number of Sign Faces</b>	2 faces – back-to-back	1 face – facing south-east	<ul style="list-style-type: none"> <li>In line with requirement</li> </ul>
<b>Method of Copy Display</b>	Electronic Static Copy	Electronic Static Copy	<ul style="list-style-type: none"> <li>In the GG-SSD, Electronic Static Copy is permitted <u>only where it replaces Electronic Copy</u></li> </ul>

TABLE 4: 700 Lawrence Avenue West (Lawrence Square)

Proposed Sign Measured Against Third Party Sign Provisions in a CR-Commercial Residential (CR) Sign District			
Item	Permitted	Proposed	Comments
<b>Sign Type</b>	Third Party Wall Sign	Third Party Wall Sign Third Party Ground Sign	<ul style="list-style-type: none"> <li>Third party electronic ground signs are not permitted in CR Sign Districts</li> <li>Third party electronic wall signs are not permitted in CR Sign Districts</li> </ul>
<b>Sign Face Area</b>	3.0 m <sup>2</sup>	Wall Sign – 32.52 m <sup>2</sup> Ground Sign – 3 faces each 32.52 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Each of the four faces is more than 10 times larger than the permitted size</li> </ul>
<b>Sign Height</b>	3.0 metres	Wall Sign – 10.02 metres Ground Sign – 14.63 metres	<ul style="list-style-type: none"> <li>Wall Sign is more than three times taller than permitted</li> <li>Third party ground signs are not permitted in a CR Sign District</li> </ul>
<b>Setback from Intersection</b>	30 metres	Ground Sign – approx. 10 metres	<ul style="list-style-type: none"> <li>Three times closer to an intersection (Allen Expressway and Lawrence Avenue West) than permitted</li> </ul>
<b>Distance to Other Third Party Signs</b>	150 metres	Approx. 140 metres from an existing third party ground sign to the south	<ul style="list-style-type: none"> <li>Third party electronic signs shall be set back at least 150 metres from other third party signs</li> </ul>
<b>Facing a Street</b>	Not permitted	Wall Sign – Faces Lawrence Avenue West Ground Sign – Faces Lawrence Avenue West and Allen Expressway	<ul style="list-style-type: none"> <li>Third party wall signs not permitted to face a street</li> </ul>
<b>Distance to Sensitive Land Uses</b>	60 metres	Approx. 60 metres to R Sign District; approx. 40 metres to CR Sign District	<ul style="list-style-type: none"> <li>Located within a CR Sign District</li> <li>Approx. 40 metres to CR to the south</li> <li>Approx. 60 metres to R to the south</li> </ul>
<b>Facing Sensitive Land Uses</b>	250 metres	3.0 metres	<ul style="list-style-type: none"> <li>Located within a CR Sign District</li> <li>Approx. 60 metres to the R to the south</li> </ul>
<b>Number of Sign Faces</b>	One	Wall Sign – One Ground Sign – Three	<ul style="list-style-type: none"> <li>In line with requirement</li> <li>Where permitted, third party electronic ground signs shall have no more than 2 sign faces in a back-to-back configuration</li> </ul>
<b>Method of Copy Display</b>	Static Copy or Mechanical Copy	Electronic Static Copy	<ul style="list-style-type: none"> <li>In a CR Sign District, only static or mechanical copy is permitted</li> </ul>
<b>Distance to W.R. Allen Expressway</b>	100 metres	Wall Sign – approx. 60 metres Ground Sign – approx. 2.0 metres	<ul style="list-style-type: none"> <li>Wall sign only meets about half the setback requirement</li> <li>Ground sign only achieves 2% of the required setback</li> </ul>

TABLE 5: 2263-2287 Yonge Street

Proposed Sign Measured Against Third Party Sign Provisions in a CR-Commercial Residential Sign District			
Item	Permitted	Proposed	Comments
<b>Sign Type</b>	Third Party Wall Sign	Third Party Electronic Wall Sign Third Party Electronic Ground Sign	<ul style="list-style-type: none"> <li>Third party electronic ground signs are not permitted in a CR Sign District</li> <li>Third party electronic wall signs are not permitted in a CR Sign District</li> </ul>
<b>Sign Face Area</b>	3.0 m <sup>2</sup>	Wall Sign – 22.7 m <sup>2</sup> Ground Sign – 175.98 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Wall Sign is more than 7.5 times larger than otherwise permitted</li> <li>Ground Sign – Not permitted in CR Sign District (over 58 times larger than 3.0 m<sup>2</sup>)</li> </ul>
<b>Sign Height</b>	3.0 metres	Wall Sign – 6.83 metres Ground Sign – 17.76 metres	<ul style="list-style-type: none"> <li>Wall Sign – More than twice as tall as permitted</li> <li>Ground Sign not permitted in CR Sign District</li> </ul>
<b>Setback from Intersection</b>	30 metres	Wall Sign – approx. 2.5 metres Ground Sign – approx. 1.0 metres	<ul style="list-style-type: none"> <li>12 and 30 times, respectively, closer to intersection of Yonge Street and Eglinton Avenue than permitted</li> </ul>
<b>Distance to Other Third Party Signs</b>	150 metres	Approx. 46 metres and 55 metres from existing third party electronic wall signs at Yonge-Eglinton Centre to the west	<ul style="list-style-type: none"> <li>Third party electronic signs shall be set back at least 150 metres from other third party signs, and not less than 500 metres from other third party electronic signs</li> </ul>
<b>Facing a Street</b>	Not permitted	Wall Sign faces a street Ground Sign – perpendicular to street	<ul style="list-style-type: none"> <li>Third party wall signs not permitted to face a street</li> <li>Third party ground sign does not face a street</li> </ul>
<b>Distance to Sensitive Land Uses</b>	60 metres	Both signs located within a CR Sign District	<ul style="list-style-type: none"> <li>Both signs would also face CR Sign Districts to the south and east</li> </ul>
<b>Facing Sensitive Land Uses</b>	250 metres	0 metres	<ul style="list-style-type: none"> <li>Located within a CR Sign District</li> <li>Facing CR to the south and east</li> </ul>
<b>Number of Sign Faces</b>	Wall Sign – one face Ground Sign – Not permitted in "CR"	Wall Sign – 2 faces Ground Sign – 1 face	<ul style="list-style-type: none"> <li>Wall signs with two sign faces are not permitted in a CR Sign District</li> </ul>
<b>Method of Copy Display</b>	Static Copy or Mechanical Copy	Electronic Static Copy	<ul style="list-style-type: none"> <li>In a CR Sign District, only static or mechanical copy is permitted</li> </ul>

TABLE 6: 2 Strachan Avenue (Exhibition Place)

Proposed Sign Measured Against Third Party Electronic Ground Sign Provisions			
Item	Permitted	Proposed	Comments
<b>Sign District Designation</b>	Gardiner Gateway Special Sign District ("GG-SSD")	OS-Open Space Sign District	<ul style="list-style-type: none"> <li>Third party electronic ground signs are permitted in the GG-SSD</li> <li>Third party signs are not permitted in an OS Sign District</li> </ul>
<b>Sign Face Area</b>	20.0 m <sup>2</sup>	145.7 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Almost eight times larger than permitted</li> </ul>
<b>Sign Height</b>	10 metres	28.5 metres	<ul style="list-style-type: none"> <li>Almost three times taller than permitted</li> </ul>
<b>Area-Specific Restriction</b>	No third party signs permitted within Fort York Historic District	Third party ground sign within an area-specific restriction	<ul style="list-style-type: none"> <li>No third party signs (electronic or static) are permitted within this area</li> </ul>
<b>Distance to Other Third Party Signs</b>	150 metres	Compliant	<ul style="list-style-type: none"> <li>In line with requirements</li> </ul>
<b>Distance to Other Third Party Electronic Signs</b>	500 metres	<ul style="list-style-type: none"> <li>±300 metres to third party electronic roof sign at Ricoh Coliseum</li> <li>±325 metres to third party electronic ground sign north of the Gardiner</li> </ul>	<ul style="list-style-type: none"> <li>Located 200 metres closer to other third party electronic roof signs and 175 metres closer to other third party electronic ground signs than permitted</li> </ul>
<b>Distance to Sensitive Land Uses</b>	60 metres	<ul style="list-style-type: none"> <li>Located within an OS Sign District</li> <li>30 metres from adjacent OS Sign District</li> </ul>	<ul style="list-style-type: none"> <li>Located within an OS Sign District</li> <li>30 metres closer than permitted to an adjacent OS Sign District</li> </ul>
<b>Facing Sensitive Land Uses</b>	250 metres	<ul style="list-style-type: none"> <li>Located within, and 30 metres from, an OS Sign District</li> <li>Sign District 120 metres to I Sign District</li> </ul>	<ul style="list-style-type: none"> <li>Third party ground sign faces sensitive land uses (not permitted)</li> </ul>
<b>Sign Face Orientation</b>	Back-to-back	"V-Shaped" configuration	<ul style="list-style-type: none"> <li>Not in line with required configuration</li> </ul>

