

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

TABLE 2: 150 Sherway Drive (Trillium Health Centre)

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

TABLE 3: 153 Dufferin Street

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

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

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
Sign Type	Third Party Wall Sign	Third Party Electronic Wall Sign Third Party Electronic Ground Sign	<ul style="list-style-type: none"> • Third party electronic ground signs are not permitted in a CR Sign District • Third party electronic wall signs are not permitted in a CR Sign District
Sign Face Area	3.0 m ²	Wall Sign – 22.7 m ² Ground Sign – 175.98 m ²	<ul style="list-style-type: none"> • Wall Sign is more than 7.5 times larger than otherwise permitted • Ground Sign – Not permitted in CR Sign District (over 58 times larger than 3.0 m²)
Sign Height	3.0 metres	Wall Sign – 6.83 metres Ground Sign – 17.76 metres	<ul style="list-style-type: none"> • Wall Sign – More than twice as tall as permitted • Ground Sign not permitted in CR Sign District
Setback from Intersection	30 metres	Wall Sign – approx. 2.5 metres Ground Sign – approx. 1.0 metres	<ul style="list-style-type: none"> • 12 and 30 times, respectively, closer to intersection of Yonge Street and Eglinton Avenue than permitted
Distance to Other Third Party Signs	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"> • 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
Facing a Street	Not permitted	Wall Sign faces a street Ground Sign – perpendicular to street	<ul style="list-style-type: none"> • Third party wall signs not permitted to face a street • Third party ground sign does not face a street
Distance to Sensitive Land Uses	60 metres	Both signs located within a CR Sign District	<ul style="list-style-type: none"> • Both signs would also face CR Sign Districts to the south and east
Facing Sensitive Land Uses	250 metres	0 metres	<ul style="list-style-type: none"> • Located within a CR Sign District • Facing CR to the south and east
Number of Sign Faces	Wall Sign – one face Ground Sign – Not permitted in "CR"	Wall Sign – 2 faces Ground Sign – 1 face	<ul style="list-style-type: none"> • Wall signs with two sign faces are not permitted in a CR Sign District
Method of Copy Display	Static Copy or Mechanical Copy	Electronic Static Copy	<ul style="list-style-type: none"> • In a CR Sign District, only static or mechanical copy is permitted

TABLE 6: 2 Strachan Avenue (Exhibition Place)

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

