

Application by Outfront Media for One Third Party Electronic Ground Sign at 1400 The Queensway

Date: October 1, 2018

To: Sign Variance Committee

From: Manager, Sign By-law Unit, Toronto Building

Wards: Etobicoke-Lakeshore (Ward 5)

SUMMARY

This report reviews a Sign Variance application made by Outfront Media (the "Applicant") to allow for a Sign Permit application to be made for one third party electronic ground sign with two sign faces, displaying electronic static copy (the "Proposed Sign"), as described in Attachment 1. The Proposed Sign would be located along the south frontage of the premises municipally known as 1400 The Queensway (the "Premises"), a privately-operated solid waste transfer and processing facility.

The Applicant is seeking a variance to allow for a height of 15 metres from grade, in order for the Proposed Sign to be viewed from the overpass directly south of the Premises. This variance is required because grade at the base of the Proposed Sign is significantly lower than the nearby roadway, and the overpass forms a physical barrier preventing the sign from being viewed by passing traffic.

There are also variances required due to the location of the Proposed Sign in proximity to: an existing third party sign; the F. G. Gardiner Expressway; and, a nearby Residential (R) Sign District. The Proposed Sign also requires a variance for being oriented in a "v-shaped" configuration. This application also includes a condition that an existing third party ground sign located in a railway corridor to the south-west of the Premises be removed prior to a Sign Permit application for the Proposed Sign being submitted.

The majority of properties surrounding the Premises are industrial and utility in nature, and therefore the Chief Building Official ("CBO") does not anticipate that the Proposed Sign would have any significant impacts on the surrounding properties. The Proposed Sign will also be comparable in size and height to other electronic ground signs located along The Queensway and the F.G. Gardiner Expressway. In addition, the removal of the existing third party ground sign from the railway corridor to the south-west will contribute to a reduction in sign clutter in the surrounding area.

The Premises is adjacent to a railway corridor which has been designated as a R Sign District, which requires a variance for a third party electronic ground sign being located too close to, and partially facing, a sensitive land use. However, no residential uses exist within this railway corridor, which more closely resembles a Utility (U) Sign District, and any impacts on this property would be minimal.

The Applicant has provided sufficient information to establish that all nine criteria required to grant a variance from the Sign By-law have all been met. As such, the CBO is supportive of the Sign Variance Committee granting the requested variances.

RECOMMENDATIONS

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

1. The Sign Variance Committee grant the requested variances, subject to the specified conditions, required to allow the issuance of a permit for the erection and display of the Proposed Sign at 1400 The Queensway, as described in Attachment 1 to this report.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of the recommendations in this report.

DECISION HISTORY

Not applicable

ISSUE BACKGROUND

Required Variances

Table 1: Summary of Requested Variances

Section	Requirement	Proposal
694-22E	A third party electronic ground sign shall not be erected within 150 metres of any other lawful third party sign.	The Proposed Sign would be erected within approximately 110 metres of an existing third party ground sign, within the adjacent railway corridor to the west.

694-24A(1)	A third party sign shall not be erected or displayed in whole or in part within 400 metres of any limit of the F.G. Gardiner Expressway, from Highway 427 to the Humber River.	The Proposed Sign would be erected approximately 332 metres from the northern limit of the F.G. Gardiner Expressway, from Highway 427 to the Humber River.
694-25C(2)(b)	A third party electronic ground sign is permitted provided the height shall not exceed 10 metres.	The Proposed Sign would have a maximum height of 15 metres.
694-25C(2)(k)	A third party electronic ground sign is permitted, provided where the sign has two faces, they shall be in a back-to-back configuration.	The Proposed Sign would have two faces configured in a "v-shaped" formation.
694-25C(2)(f)	A third party sign is permitted provided where located within 250 metres of an R, RA, CR, I or OS Sign District, the sign cannot face any premise in the R, RA, CR, I or OS Sign District.	The Proposed Sign would be located within 250 metres of an R Sign District, and face this R Sign District.
694-25C(2)(g)(2)	A third party electronic ground sign is permitted, provided the sign is located at least 500 metres from any other third party electronic sign located on a street which forms an intersection with the street on which the sign is located.	The Proposed Sign would be located approximately 325 metres from an existing electronic ground sign located at 10 Wickman Road.

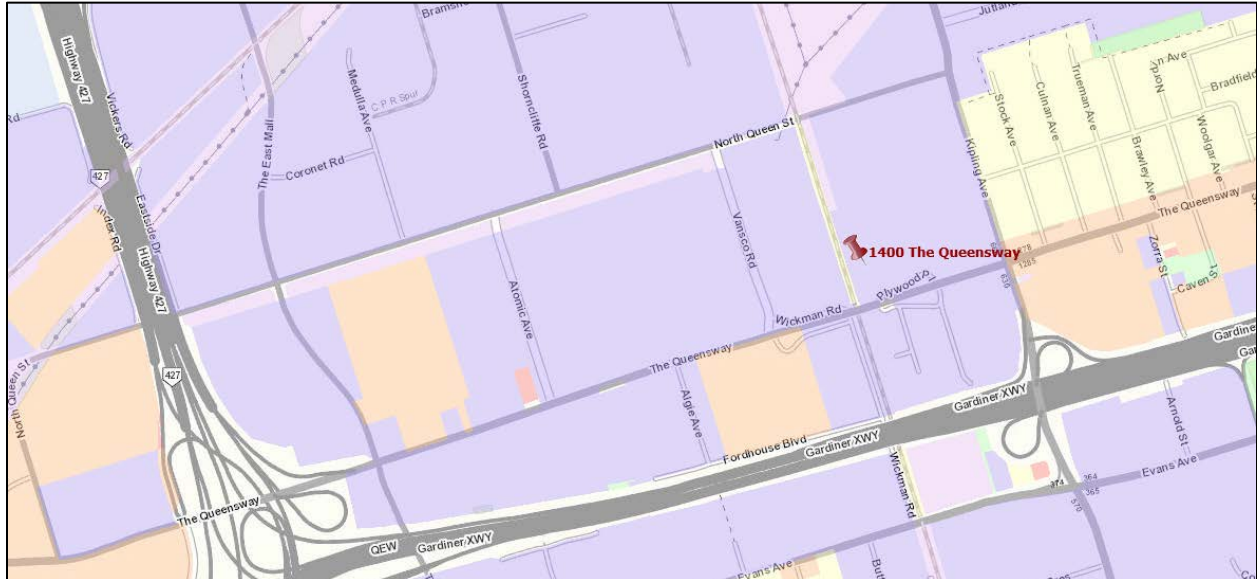
Sign Attributes and Site Context

The Proposed Sign is a third party electronic ground sign, containing two sign faces displayed in a "v-shaped" configuration. Each sign face would display electronic static copy, and would have a length of 2.28 metres and a width of 8.68 metres at a height of 15 metres. It is to be erected along the south frontage of the Premises, in the same location where another third party ground sign once stood. The Proposed Sign is intended to be viewed by traffic traveling both east and west along The Queensway.

The subject property is designated as an E Sign District, which allows third party electronic ground signs. Most of the surrounding properties are also designated as E Sign Districts, with the exception of the railway corridor immediately west of the

Premises, which is designated as an R Sign District. However, no residential uses occur within this railway corridor, and the property more closely resembles a U Sign District. (See Figure 1 below for the Sign District designations of the Premises and the surrounding area).

Figure 1: Sign District Map Excerpt - 1400 The Queensway and Surrounding Area



The surrounding properties are mostly designated as E Sign Districts, and utilized by occupants which operate businesses, economic activities and functions, such as a variety of employment and industrial uses including office, manufacturing, warehousing and distribution.

Figure 2 below provides an idea of what the Proposed Sign will look like once installed.

Figure 2: Rendering of the Proposed Sign - 1400 The Queensway



COMMENTS

Criteria Established by §694-30A of The Sign By-law

The Sign By-law contains criteria used to evaluate variance proposals. Specifically, §694-30A states that a variance may only be granted where the Proposed Sign(s) meets each of the nine established criteria.

The Sign Variance Committee is required to conduct an evaluation and determine that the party seeking the proposed variances therein meets all nine of the mandatory criteria, on the basis of the information presented by the Applicant. It is the CBO's opinion that the Applicant has provided sufficient information to establish that the Proposed Sign meets these nine criteria, and that the Sign Variance Committee should grant the six requested variances, subject to the proposed conditions, required to allow the issuance of a Sign Permit for the Proposed Sign.

Applying the Established Criteria

Section/Criteria Description: §694-30A(1): The Proposed Sign belongs to a sign class permitted in the Sign District

The Premises is designated as an E Sign District, which permits third party electronic ground signs. The Proposed Sign is classified as a third party sign because it advertises, promotes, or directs attention to businesses, goods, services, matters, or activities that are not available at or related to the premises where the sign is located. Therefore, it appears that this criteria has been established.

Section/Criteria Description: §694-30A(2): In the case of a third party sign, the Proposed Sign is of a sign type permitted in the Sign District

The Proposed Sign is defined as a third party electronic ground sign. Electronic ground signs are permitted in E Sign Districts, therefore it appears that this criteria has been established.

Section/Criteria Description: §694-30A(3): The Proposed Sign is compatible with the development of the premises and surrounding area

The permitted sign face area for third party electronic ground signs in E Sign Districts is 20 square metres. With a sign face area of 19.8 square metres, the Proposed Sign is in-line with the by-law requirements for size. However, the proposed height of 15 metres exceeds the maximum permitted height of 10 metres.

The applicant is requesting a variance to allow for the increased height due to a physical barrier preventing the Proposed Sign from being viewed from the adjacent overpass, where grade is considerably lower at the base of the sign than along this travelled portion of The Queensway. The CBO believes that the increased height will not result in the Proposed Sign having any greater impact on surrounding properties.

In addition, there was an existing third party ground sign at this location for a number of years, which never generated any complaints from the community. There are existing third party ground signs within 150 metres of the Premises, one of which will be removed by the Applicant as a condition of approval for the requested variances. As third party signs have existed the Premises, and are common to the surrounding area, the CBO is of the opinion that this criteria has been established.

Section/Criteria Description: §694-30A(4): The Proposed Sign supports Official Plan objectives for the property and surrounding area

The Premises and surrounding area are designated as an *Employment Area* in the Official Plan. The Applicant has provided sufficient information to establish that the Proposed Sign would function to further the specific objectives for *Employment Areas* as places of business and economic activity established under the Official Plan. Therefore, it appears that this criteria has been established.

Section/Criteria Description: 694-30 A(5): The Proposed Sign does not adversely affect adjacent premises

The land uses and built form of the surrounding properties is largely industrial and business-related, similar to that of the Premises. There are no sensitive land uses within 250 metres of the Premises, with the exception of the adjacent railway corridor to the west. While this property has been designated as an R Sign District, there are no residential uses at this property, where the use more closely resembles those which occur in a U Sign District.

As there are no R or Open Space (OS) Sign Districts located within 250 metres of the Premises, and because the Proposed Sign will be required to comply with the time-of-day operation and illumination levels prescribed by the Sign By-law, the CBO believes that the Proposed Sign will not adversely affect adjacent premises and that it appears this criteria has been established.

Section/Criteria Description: 694-30 A(6): The Proposed Sign does not adversely affect public safety, including traffic and pedestrian safety

The Proposed Sign requires a variance because it will be located within 400 metres of the F.G. Gardiner Expressway, from Highway 427 to the Humber River. However, the Proposed Sign would be placed approximately 325 metres from the north limit of the Gardiner Expressway, and would not be visible from the Gardiner due to the distance separations, as well as physical obstructions.

The Sign By-law requires that any sign located within 30 metres of the intersection of two streets where the flow of traffic is controlled by traffic lights, be reviewed and receive approval from Transportation Services. The Proposed Sign is not within this minimum distance to a signalized intersection and would therefore have less impact on traffic and pedestrian safety.

Furthermore, the CBO does not foresee any other issues related to public safety, as the Proposed Sign has been designed and would be installed in accordance with the

requirements of the Ontario Building Code. Therefore, it appears that this criteria has been established.

Section/Criteria Description: 694-30A(7): The Proposed Sign is not a sign prohibited by §694-15B

The Applicant's materials establish sufficient information to confirm that the Proposed Sign is not prohibited by §694-15B of the Sign By-law, and therefore it appears that this criteria has been established.

Section/Criteria Description: 694-30A(8): The Proposed Sign does not alter the character of the premises or surrounding area

In 2017, The Sign Variance Committee adopted the recommendations of staff and granted variances for a third party electronic ground sign at a nearby property, 1548 The Queensway, with similar attributes as the Proposed Sign. There have been other third party ground signs located both at the Premises and within the surrounding area for decades, without generating any complaints. This shows that third party ground signs would not alter the character of the Premises or the surrounding area. As such, the CBO is of the opinion that the Proposed Sign does not alter the character of the premises or surrounding area, and it appears that this criteria has been established.

Section/Criteria Description: 694-30 A(9): The Proposed Sign is not contrary to the public interest

In conformance with Sign By-law requirements, all residents and property owners within 250 metres of the Premises were notified of the proposal. In addition, a community consultation session was conducted at the Etobicoke Civic Centre on the evening of October 2, 2018, in order to obtain public feedback regarding the Proposed Sign.

Prior to the community consultation session, the CBO did not receive any communication from the public or from the local Councillor in regards to the Applicant's proposal. There was one representative from a car dealership located in close proximity to the Premises who attended the consultation session. They expressed concerns about the Proposed Sign impacting the visibility of drivers looking for their dealership, but was satisfied that there would be no impacts after reviewing the Applicant's materials.

As there have been existing third party ground signs at the Premise and in the surrounding area, including a third party electronic ground sign located further west along The Queensway, and taking into consideration that no comments or objections were received following the Notice and the community consultation, the CBO is of the opinion that the Proposed Sign is not contrary to the public interest and it appears this criteria has been met.

If the variances are granted and a Sign Permit is obtained, an existing third party ground sign would be removed from a railway corridor to the south-west of the Premises, which means that the Proposed Sign would not add to sign clutter, accomplishing one of the main objectives of the Sign By-law.

CONCLUSION

The Applicant has established that all nine criteria to grant an approval for the requested variances have been met. A height of 15 metres from grade would allow the Proposed Sign to be clearly viewed by the intended traffic on The Queensway, without creating any additional impacts on the surrounding area or sensitive land uses. As most of the other sign attributes are in line with the Sign By-law requirements for third party electronic ground signs in an E Sign District, the impacts on surrounding properties are further reduced.

Also, if the variances are granted with the specified conditions, an existing third party ground sign will be removed from the surrounding area, which will help maintain the Sign By-law objective of minimizing sign clutter.

CONTACT

Nathan Jankowski
Sign Building Code Examiner Inspector, Sign By-law Unit
E-mail: nathan.jankowski@toronto.ca; Tel: 647-454-5213

SIGNATURE

Ted Van Vliet
Manager, Sign By-law Unit, Toronto Building

ATTACHMENTS

Attachment 1 – Description of Sign and Required Variances
Attachment 2 – Applicant's Submission Package

Attachment 1: Description of Sign and Required Variances

Sign Description:

Proposed Sign - One third party electronic ground sign to be located at the premises municipally known as 1400 The Queensway, described more fully as follows:

- (a) having a maximum height of 15.0 metres,
- (b) be illuminated in accordance with 694-18,
- (c) containing two sign faces in a "v-shaped" configuration,
- (d) one sign face to be oriented in an easterly facing direction;
- (e) one sign face to be oriented in a westerly facing direction; and,
- (f) each sign face to have the following attributes:
 1. Be in the shape of a rectangle;
 2. Have a sign face area of not more than 19.8 square metres;
 3. Have a maximum centre line of not more than 8.68 metres;
 4. Have a maximum bisecting line of not more than 2.28 metres; and,
 5. Only display electronic static copy.

Required Variances:

1. The requirement contained at §694-22E, which states that a third party electronic sign shall not be erected within 150 metres of any other lawful third party sign, be varied to allow the erection and display of the Proposed Sign within 110 metres of an existing third party ground sign at the adjacent railway corridor to the west, subject to Condition #1;
2. The requirement contained at §694-24A(1), which states that a third party sign shall not be erected or displayed within 400 metres of any limit of the F.G. Gardiner Expressway from Highway 427 to the Humber River, be varied to allow the erection and display of the Proposed Sign within 330 metres of the northern limit of the F.G. Gardiner Expressway, subject to Condition #1;
3. The requirement contained at §694-25C(2)(b), which states that an electronic ground sign is permitted in an E-Employment sign district, provided the sign shall not exceed a height of 10 metres, be varied to allow the erection and display of the Proposed Sign with a maximum height of 15 metres, subject to Condition #1;
4. The requirement contained at 694-25C(2)(f), which states that an electronic ground sign is permitted in an E-Employment District provided where a sign is located within 250 metres of an R, RA, CR, I or OS Sign District, the sign cannot face any premise in the R, RA, CR, I or OS Sign District, be varied to allow the erection and display of the Proposed Sign within approximately 100 metres of an R Sign District, subject to Condition #1;


5. The requirement contained at 694-25C(2)(f), which states that an electronic ground sign is permitted in an E-Employment District provided where a sign is located within 250 metres of an R, RA, CR, I or OS Sign District, the sign cannot face any premise in the R, RA, CR, I or OS Sign District, be varied to allow the erection and display of the Proposed Sign in a manner that faces an R Sign District, subject to Condition #1; and,

6. The requirement contained at 694-25C(2)(g), which states that an electronic ground sign is permitted in an E-Employment Sign District, provided the sign shall be located at least 500 metres from any other third party electronic sign located on a street which forms an intersection with the street on which the sign is located, be varied to allow the erection and display of the Proposed Sign within 325 metres from an existing electronic ground sign located at 10 Wickman Road.

Condition:

1. The third party ground sign currently located at 1525 The Queensway be removed, and all associated permits revoked prior to any application for a Sign Permit being submitted for the Proposed Sign.

Attachment 2: Applicant's Submission Package

		Application Sign Variance	
Folder Number		Date (yyyy-mm-dd)	
Project Information			
Street Number	Street Name	Lot Number	Plan Number
1400	THE QUEENSWAY	7 & 8	840
Describe the variance(s) being applied for: -THE ELECTRONIC SIGN IS WITHIN 400 METERS OF THE F.G. GARDINER EXPRESSWAY FROM HIGHWAY 427 TO THE HUMBER RIVER. -THE ELECTRONIC SIGN IS HIGHER THAT THE PERMITTED HEIGHT.			
If it is an application for a variance required for the modification or restoration of an existing sign, please provide the following:			
Existing Sign Dimensions		Location	
Please provide the reasons/justification for the request (Attach any supporting documentation or additional pages as required). PLEASE SEE ATTACHED RATIONALE DOCUMENT FROM OUTFRONT MEDIA			
Property Owner Information			
First Name		Last Name	
SANDEEP		SAJJAN	
Company Name (if applicable)			Telephone Number
SANDEEP SAJJAN ENTERPRISES LTD.			(416) 846-3266
Street Number	Street Name	Suite/Unit Number	Mobile Number
1400	THE QUEENSWAY		
City/Town	Province	Postal Code	Fax Number
TORONTO	ON	M8Z1S4	
Email SAJJANTRANSPORT@HOTMAIL.COM			
Attachment Required			
<ul style="list-style-type: none"> • Sign Variance Data Sheet • Copies of any supporting documents • All necessary plans and specifications required to verify the nature of the Sign By-law Variance(s) requested 			

Continue on next page

Applicant Information and Declaration

First Name I. JUSTIN		Last Name DEMPSEY	
Company Name OUTFRONT MEDIA CANADA L.P.			Telephone Number (416) 521-6430
Street Number of 377	Street Name HORNER AVENUE	Suite/Unit Number	Mobile Number
City/Town TORONTO	Province ON	Postal Code M8W1Z6	Fax Number (416) 255-2063
Email JUSTIN.DEMPSEY@GMAIL.COM			
Do hereby declare the following:			
<ul style="list-style-type: none"> • That I am <input type="checkbox"/> the Property Owner as stated above <ul style="list-style-type: none"> <input type="checkbox"/> the owner's authorized agent. <input type="checkbox"/> an officer/employee of _____, which is an authorized agent of the owner. <input checked="" type="checkbox"/> an officer/employee of <u>OUTFRONT MEDIA</u>, which is the Property Owner's authorized agent. • That statements contained in this application are true and made with full knowledge of all relevant matters and of the circumstances connected with this application. • That the plans and specifications submitted are prepared for the sign variance(s) described and are submitted in compliance with copyright law • That the information included in this application and in the documents filed with this application is correct. 			
 Signature	JUSTIN DEMPSEY Print Name (First, Last)	2018-06-18 Date (yyyy-mm-dd)	

Continue on next page

Folder number	Request Date (yyyy-mm-dd)
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This data sheet forms part of an application for a Variance From Chapter 694 of the Toronto Municipal Code, Signs

Project Information

Street Number	Street Name	Lot Number	Plan Number
1400	THE QUEENSWAY	7 & 8	S40

Site and Building Data

Lot Area	Lot Frontage	Lot Depth
Number of Building(s) on the lot	Date of Construction of Building(s) if known (yyyy-mm-dd)	
2		
Building Height(s)	Number of Storeys	Building(s) Gross Floor Area
9 METERS	3	
Building Use(s) INDUSTRIAL - TRANSFER AND PROCESSING FACILITY - TO PROCESS AND RECYCLE WASTE MATERIALS		

Site Context

Please describe the land uses, buildings and sign districts surrounding the proposal (use additional pages if necessary)
North E-EMPLOYMENT SIGN DISTRICT, INDUSTRIAL USE, UNDEVELOPED
South E-EMPLOYMENT SIGN DISTRICT, INDUSTRIAL
East E-EMPLOYMENT SIGN DISTRICT, NISSAN CAR DEALERSHIP
West R-RESIDENTIAL SIGN DISTRICT, RAILWAY CORRIDOR, NO RESIDENTIAL DWELLINGS

Proposal

Please describe in detail what is being proposed (use additional pages if necessary)

OUTFRONT MEDIA L.P. WISHES TO MAKE APPLICATION FOR A SIGN VARIANCE TO THE CITY'S SIGN BYLAW FOR THE INSTALLATION OF AN ELECTRONIC DIGITAL LED SIGN AT 1400 THE QUEENSWAY LOCATED IN WARD 5 (ETCIBICOKE-LAKESHORE). THE PROPOSED SIGN IS A THIRD PARTY ELECTRONIC GROUND SIGN, CONTAINING TWO RECTANGULAR SHAPED SIGN FACES, EACH MEASURING 2.28 METERS VERTICALLY AND 8.68 METERS HORIZONTALLY. ONE SIGN FACE WILL FACE EAST AND THE OTHER WILL FACE WEST WITH THE STRUCTURE BEING ORIENTED PERPENDICULAR TO THE QUEENSWAY TO BE VIEWED BY VEHICULAR TRAFFIC. THE PROPOSED SIGN WILL HAVE AN OVERALL HEIGHT OF 15.00 METERS. IT IS TO BE LOCATED ALONG THE SOUTHERLY FRONTAGE OF THE PREMISES.

Rationale

<p>Decisions for all Sign Variance Applications are evaluated against criteria listed in Toronto Municipal Code Chapter 694-30 A. A Variance may be granted where it is demonstrated that the proposed sign(s):</p> <ul style="list-style-type: none"> • Belong to a sign class permitted in the sign district where the premises is located • In the case of a third party sign, be of a sign type that is permitted in the sign district, where the premises is located • Be compatible with the development of the premises and surrounding area • Support the Official Plan objectives for the subject premises and surrounding area • Not adversely affect adjacent premises • Not adversely affect public safety, including traffic and pedestrian safety • Not be a sign prohibited by Toronto Municipal Code Chapter 694-15B • Not alter the character of the premises or surrounding area • Not be, in the opinion of the decision maker, contrary to the public interest
<p>Please describe in detail how the proposal satisfies each of the criteria listed above (use additional pages if necessary)</p> <p>PLEASE SEE ATTACHED RATIONALE DOCUMENT FROM OUTFRONT MEDIA</p>



SCHAEFFER DZALDOV BENNETT LTD.
Ontario Land Surveyors

Ophir N. Dzalov,
B. Sc., O.L.S., O.L.I.P.

Dan Dzalov,
B. Sc., O.L.S., O.L.I.P.

W. M. Fenton,
O.L.S., O.L.I.P., Ret.

Tom Kristjanson,
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Richard A. Preiss,
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Devanand Venay,
B.Tech., O.S.T.

Fred Schaeffer,
B. Sc., P. Eng., O.L.S., Ret.

Wm. E. Bennett,
O.L.S., O.L.I.P., Ret.

**SURVEY RECORDS
SINCE 1850s of:**

ANTON KIKAS
BENNETT & NORGROVE
BENNETT YOUNG
BROWNE CAWELL & JACKSON
D.J. NORGROVE

H.C.J. WHEELER
H.G. ROSE
H.H. GIBSON
H. KOESTER
J.K. YOUNG

J.T. RANSOM
M.J. MCALPINE
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OPHIR N. DZALDOV
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SCHAEFFER & DZALDOV
SCHAEFFER & REINTHALER
WILDMAN HADFIELD STEWART
WILSON & BLINNELL
W.M. FENTON

October 23, 2017

City of Toronto
2 Civic Centre Court
3rd Floor
Toronto, Ontario
M9C 5A3

Attention: Mr. Robert Bader

Re: 1400 The Queensway North of Q.E.W.
City of Toronto (formerly Etobicoke) – Our Job No. 17-225-00

The attached sketch dated October 23, 2017 was prepared by my office based on Registry records and field verification and is correct as of the date shown. This sketch is prepared to illustrate the locations as they relate to the regulations outlined in Chapter 694, Signs, General, of the City of Toronto Municipal Code.

If further information is required, please contact the undersigned.

Yours truly,

SCHAEFFER DZALDOV BENNETT LTD.

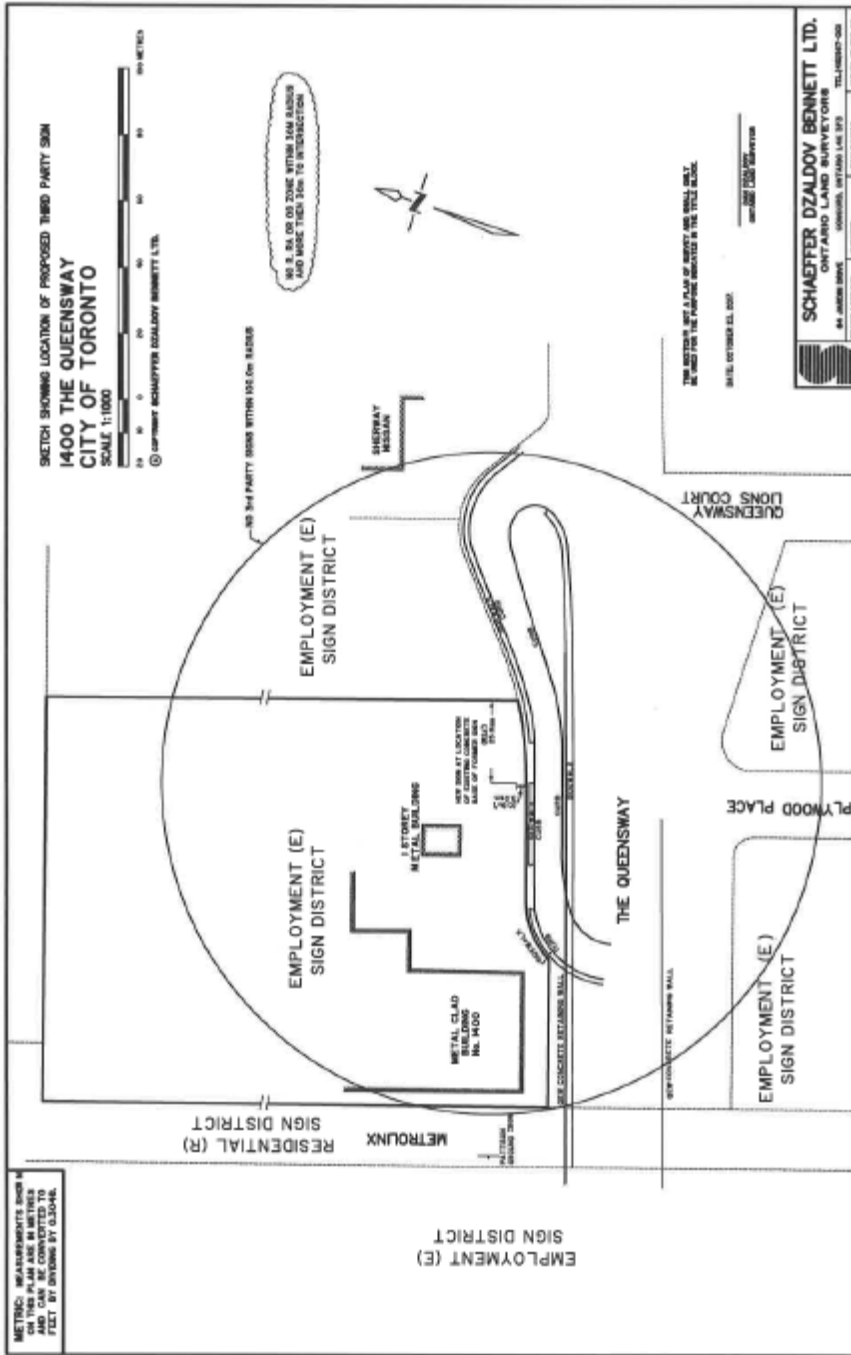
Dan Dzalov, B.Sc., O.L.S., O.L.I.P.
DD/pl

Submitted by: Steve Wolowich, Outfront Media

I hereby certify the accuracy of the attached Sketch submitted herewith

64 Jardin Drive, Unit 1, Concord, Ontario L4K 3P3 Tel: (905) 761-0101 Fax: (905) 761-0119

Bancroft: (613) 332-3237 Beeton: (905) 729-2689 Uxbridge: (905) 852-1033 Toronto: (416) 987-0101 E-mail: office@surveyontario.com



GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN ELECTRICAL CODE (CEC) AND THE CANADIAN NATIONAL ELECTRICAL CODE (CNESC) AND THE CANADIAN NATIONAL STANDARDS FOR ELECTRICAL INSTALLATIONS (CNSC).

ENGINEER TO NOTIFY
 CHAIRMAN OF BOARD
 BOARD OF DIRECTORS
 BOARD OF ADVISORS
 BOARD OF MANAGERS
 BOARD OF CONTROLLERS
 BOARD OF AUDITORS

NO.	DATE	BY	DESCRIPTION
1	01/11/18	AS	ISSUED FOR BIDDING

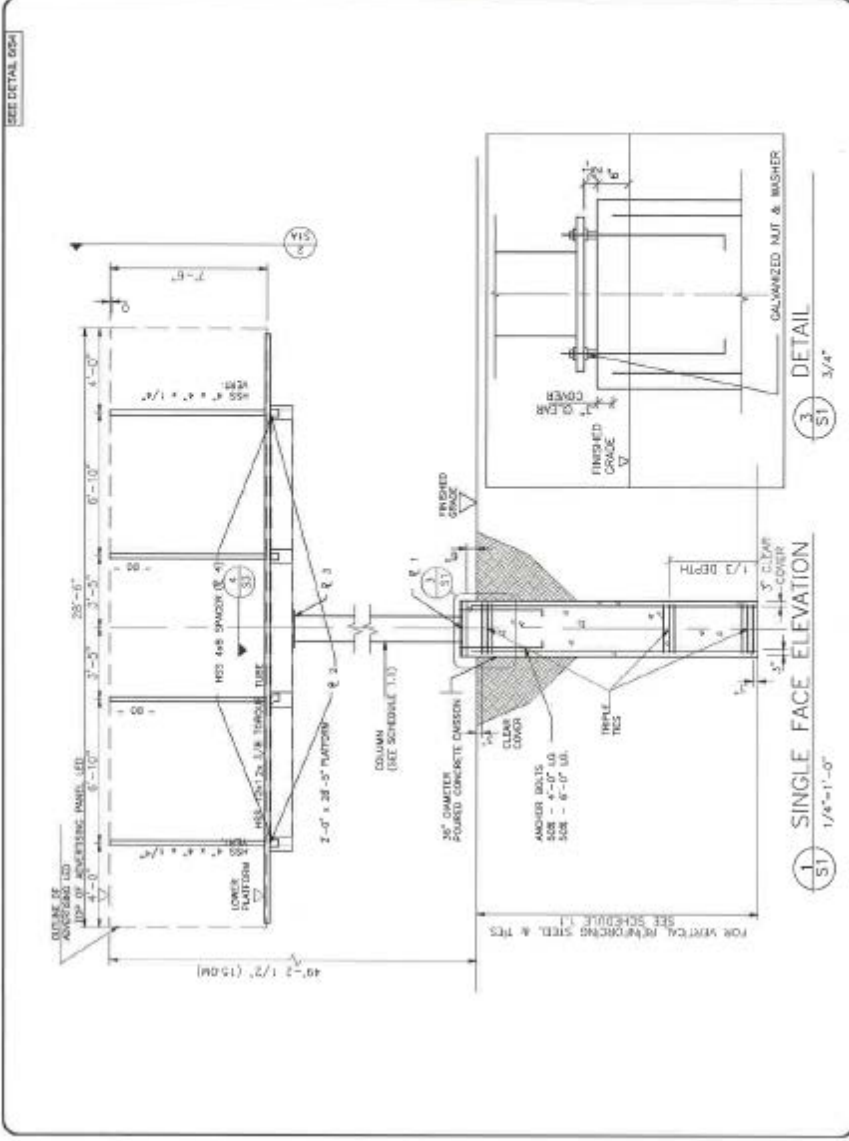
PREPARED BY: M. J. HART
 CHECKED BY: M. J. HART
 DATE: 01/11/18

OUTFRONT MEDIA
 3771 Midland Ave.
 Toronto, Ontario M3W 1Z5

S.P. HART & ASSOCIATES LTD.
 100 Dundas St. W. Suite 412
 Toronto, Ontario M5G 1C4
 Tel: (416) 593-8888
 Fax: (416) 593-8889

PROJECT: 7-1000-01-01-01-01
 LOCATION: 1000 THE QUEENSWAY
 DRAWING NO.: 1000-01-01-01-01-01
 SHEET NO.: 1000-01-01-01-01-01
 ELEVATION: 1000-01-01-01-01-01

DATE: APR 2018
 DRAWN BY: M. J. HART
 CHECKED BY: M. J. HART
 SCALE: AS NOTED



GENERAL NOTES
 ALL WORK SHALL BE IN ACCORDANCE WITH THE
 CANADIAN ELECTRICAL CODE (CEC) AND THE
 CANADIAN NATIONAL STANDARD FOR
 ELECTRICAL INSTALLATIONS (CNS) PART 1-14
 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS FROM THE LOCAL AUTHORITIES.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS FROM THE LOCAL AUTHORITIES.
 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS FROM THE LOCAL AUTHORITIES.

DATE: 04/17/18
DESIGN: FOR INFO, VISIT
NO.: 18-0001
BY: [Signature]
DATE: 04/17/18
DESIGN: FOR INFO, VISIT
NO.: 18-0001
BY: [Signature]

OUTFRONT MEDIA
 277 Homer Avenue
 Toronto, Ontario M6H 1Z6

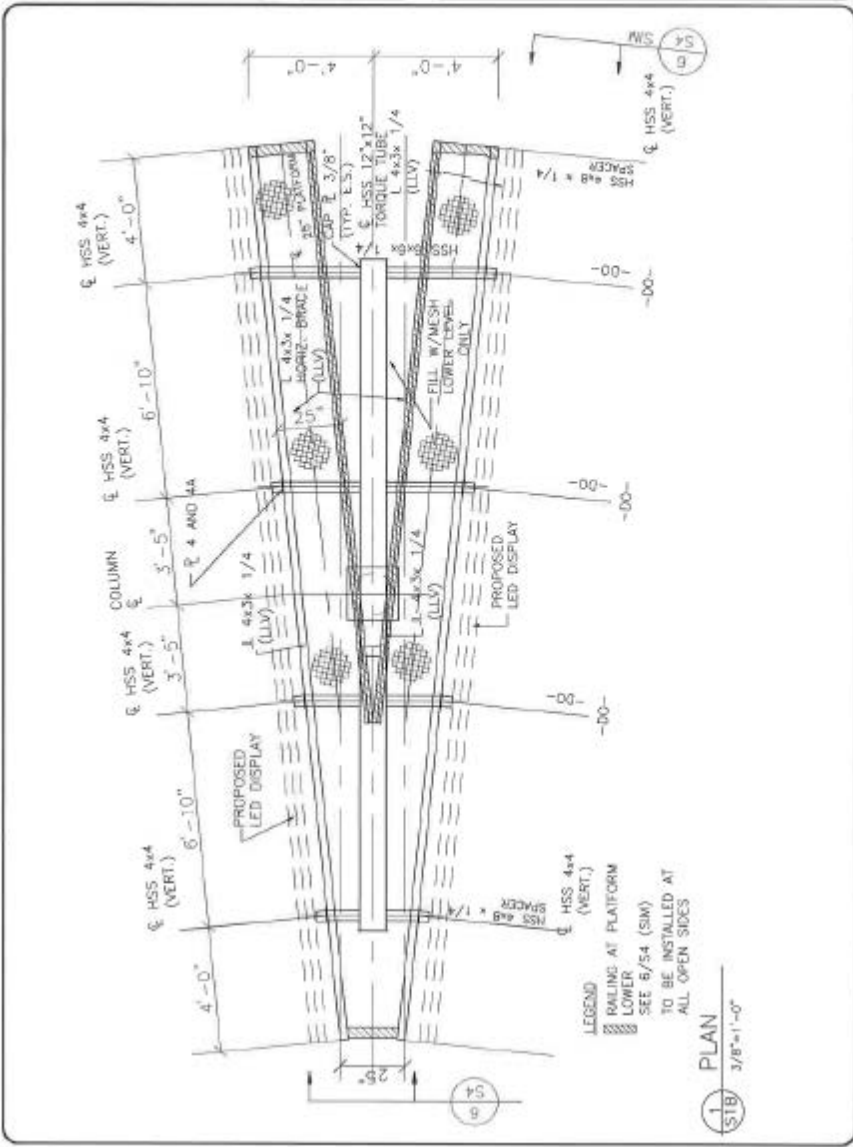
S.P. HART & ASSOCIATES LTD.
 128 Dundas St. West
 Toronto, Ontario M5G 1C4
 T: (416) 593-8888
 F: (416) 593-8889

PROJECT:
 7-4500-4-UB STRONG, W.
 1500-1500-1500-1500
 1500-1500-1500-1500
 1500-1500-1500-1500

ELEVATION:
 1500-1500-1500-1500

DATE: 04/17/18
BY: [Signature]
NO.: 18-0001
BY: [Signature]

S1B



GENERAL NOTES
 ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METRIC UNITS.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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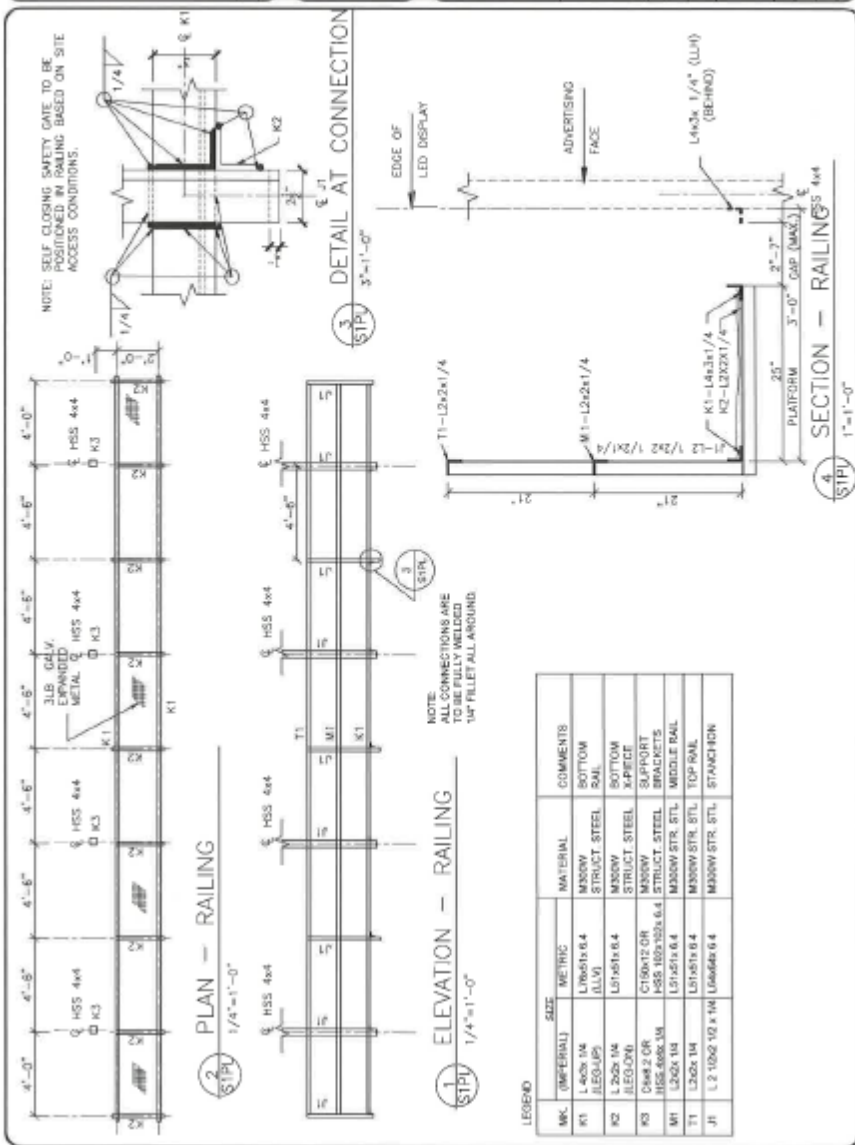
EXAMINER'S TO NOTIFY
 ENGINEER OF ADDRESS:
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1B 2Y1
 TEL: (416) 291-2222
 FAX: (416) 291-2222
 E-MAIL: ENR@MPP1993.CA

DATE: 05/03/2018
 DESCRIPTION: LED SIGN RAILING

OUTFRONT MEDIA
 377 Homer Avenue
 Toronto, Ontario M5W 1Z6

S.P. HART & ASSOCIATES LTD.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1B 2Y1
 TEL: (416) 291-2222
 FAX: (416) 291-2222
 E-MAIL: ENR@MPP1993.CA

PROJECT: LED SIGN RAILING
 DRAWING NO: S1PL5
 SHEET NO: 5
 DATE: APR 2018
 SCALE: AS NOTED



LEGEND

MK.	(IMPERIAL)	SIZE	METRIC	MATERIAL	COMMENTS
K1	L 4026 1/4 (ELEGANT)	L10415x64 (L10)	M300W STRUCT. STEEL	BOTTOM RAIL	
K2	L 2426 1/4 (ELEGANT)	L5145x64	M300W STRUCT. STEEL	BOTTOM X-POST	
K3	C 3448 2 OR HSS 6086 1/4	C150012 OR HSS 1026x102x6.4	M300W STRUCT. STEEL	SUPPORT BRACKETS	
M1	L 2426 1/4	L5145x64	M300W STR. STL.	MIDDLE RAIL	
T1	L 2426 1/4	L5145x64	M300W STR. STL.	TOP RAIL	
J1	L 2 1002 10 x 1/4 (STATION)	L6466x64	M300W STR. STL.	STANCHION	

GENERAL NOTES
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN MILLIMETERS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

EXAMINER TO NOTIFY:
 ENGINEER OF ADDRESS:
 S.P. HART & ASSOCIATES LTD.
 377 HURON AVENUE
 TORONTO, ONTARIO M5S 1A5
 TEL: (416) 593-3000
 FAX: (416) 593-3001
 WWW: SPHART.COM

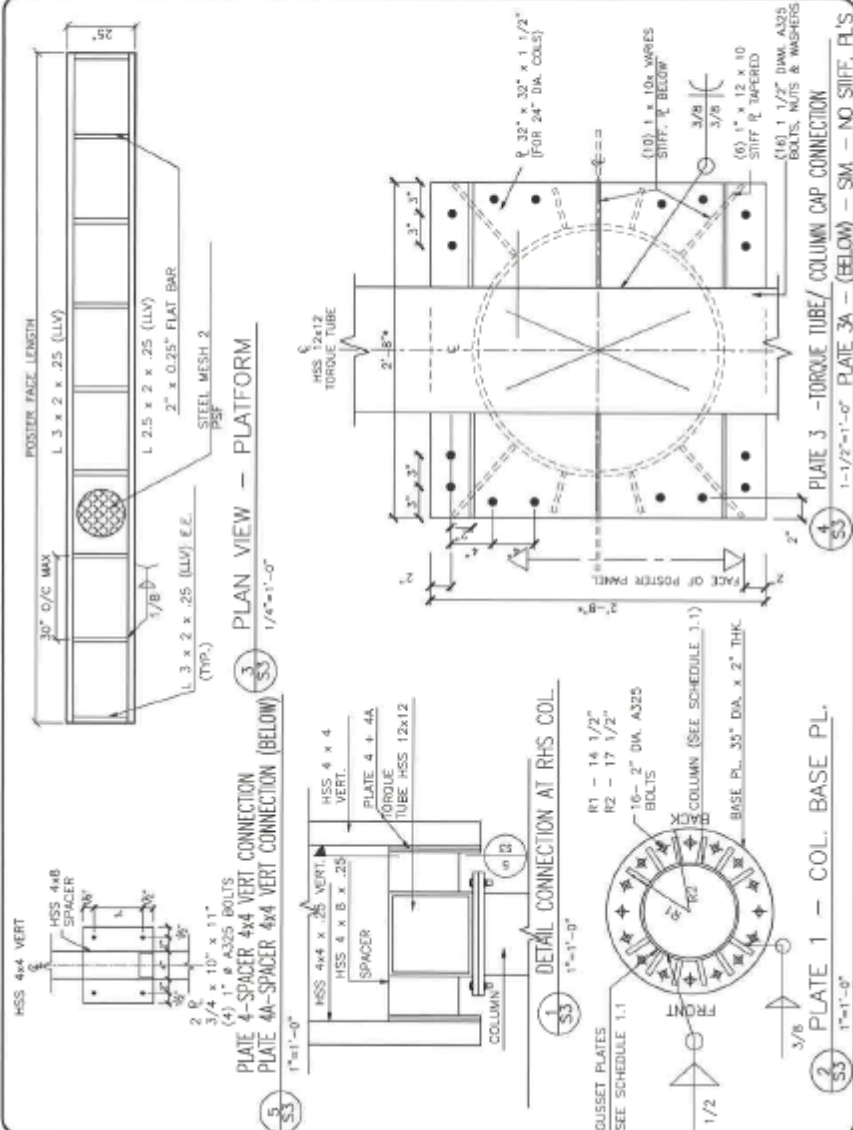
NO.	DATE	BY	DESCRIPTION
1	APR/19	BT	ISSUED FOR BIDDING

OUTFRONT MEDIA
 377 Huron Avenue
 Toronto, Ontario M5S 1A5

S.P. HART & ASSOCIATES LTD.
 377 Huron Avenue
 Toronto, Ontario M5S 1A5
 Tel: (416) 593-3000
 Fax: (416) 593-3001
 www.sphart.com

SECTION & DETAILS

DATE: APR 2019
 SHEET NO.: 07003
 OF: 5



GENERAL NOTES
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

REVISIONS

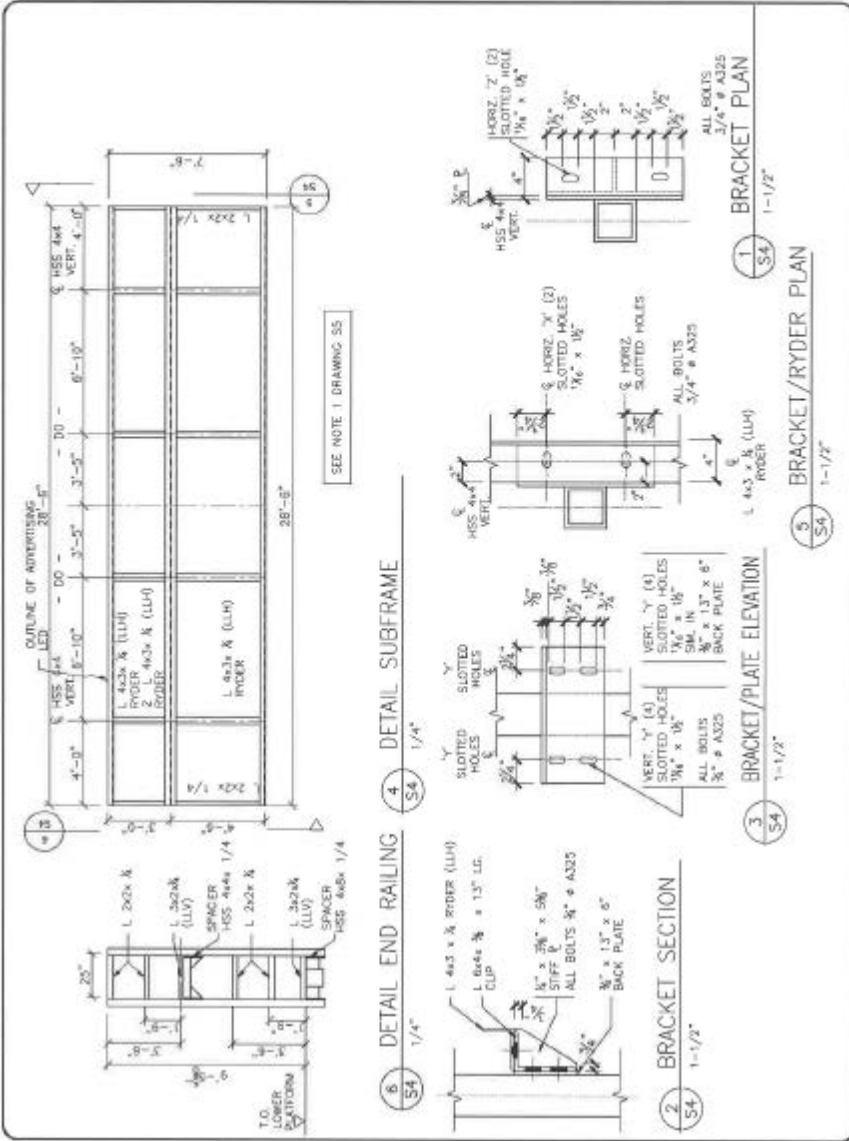
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1	01/17/18	MM	ISSUED FOR BIDDING
2	01/17/18	MM	ISSUED FOR BIDDING

PROJECT INFORMATION
 PROJECT: 1400 THE QUEENSWAY
 CLIENT: S.P. HART & ASSOCIATES LTD.
 ADDRESS: 377 HURON AVENUE, TORONTO, ONTARIO M5W 1Z6

DESIGNER
 S.P. HART & ASSOCIATES LTD.
 377 HURON AVENUE, TORONTO, ONTARIO M5W 1Z6

DATE
 01/17/18

SCALE
 AS SHOWN



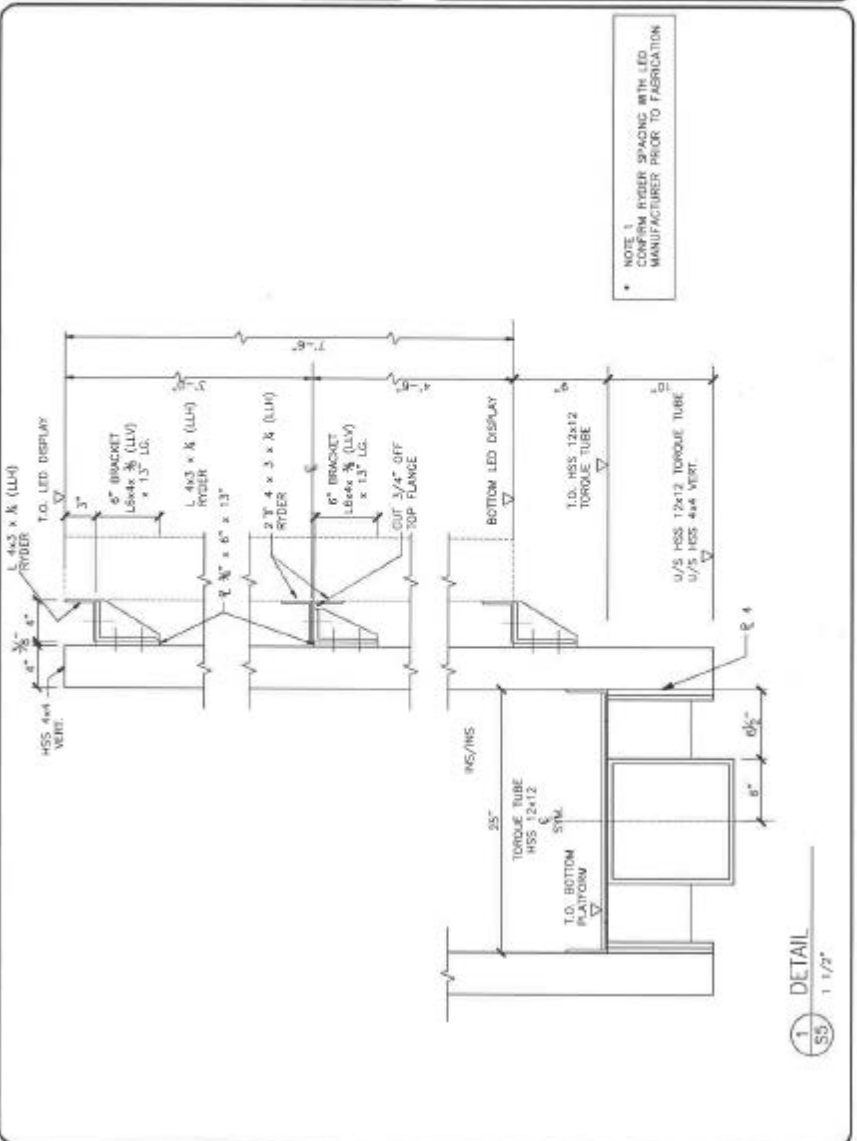
GENERAL NOTES
 1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED IN MILLIMETERS.
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 9. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED IN MILLIMETERS.
 10. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED IN MILLIMETERS.



OUTFRONT
 media
 OUTFRONT MEDIA
 3777 Highway 7
 Toronto, Ontario M3W 1Z6

S.P. HART & ASSOCIATES LTD.
 7-416-497-5555
 1000 MC NICOLL STREET
 TORONTO, ONTARIO M6C 3E9

NO.	DATE	DESCRIPTION
1	07/14	ISSUED FOR BIDDING



1
 S5
 DETAIL
 1 1/2"



Application
Commitment to General Reviews

Folder No. _____

District Offices

Toronto and East York North York Scarborough Etobicoke York

PART A - To be Completed by Owner

Project Description
CONSTRUCT APPROX 7'6" X 28'6" LED ADVERTISING DISPLAY STRUCTURE

Address of Project
1400 THE QUEENSWAY, TORONTO, ON

WHEREAS the Ontario Building Code requires that the project described above be designed and reviewed during construction or demolition by an architect, professional engineer or both that are licensed to practice in Ontario;
WHEREAS Ontario Law prohibits the construction or demolition of a building if a permit has not been issued to authorize it, and
WHEREAS Architects and engineers are prohibited by law from undertaking reviews if a permit has not been issued,
NOW THEREFORE the Owner, who intends to construct or demolish or have the building constructed or demolished hereby confirms that:

1. The undersigned architect and/or professional engineers have been retained to provide general reviews of the construction or demolition of the building to determine whether the work is in general conformity with the plans and other documents that form the basis for the issuance of a permit, in accordance with the performance standards of the Ontario Association of Architects (OAA) and/or Professional Engineers of Ontario (PEO);
2. All general review reports by the architect and/or professional engineers will be forwarded promptly to the Chief Building Official;
3. Should any retained architect or professional engineer cease to provide general reviews for any reason during construction or demolition, the Chief Building Official will be notified in writing immediately, and another architect or engineer will be appointed so that general review continues without interruption; and
4. Construction or demolition will only be undertaken if an architect and/or professional engineers are retained to undertake general review, and a permit authorizing the proposed construction or demolition has been issued.

The undersigned hereby certifies that he/she has read and agrees to the above.

Owner's First Name		Last Name	
Street No.	Street Name	Postal Code	
Telephone No.	Mobile No.	Fax No.	
Signature of Owner (or authorized agent)		Print Name	Date (yyyy-mm-dd)
Co-ordinator of the work of all consultants			
Street No.	Street Name	Postal Code	
Telephone No.	Mobile No.	Fax No.	

Continue on next page

The personal information on this form is collected under the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, s. 130 (a) & (c) and the Ontario Building Code Act, S.O. 1992, Chapter 23. The information collected will be used for processing applications and creating aggregate statistical reports. Questions about this collection may be referred to the Customer Service Manager in the appropriate district: Toronto East York District, 100 Queen Street West, Ground Floor, West Tower, Toronto M5H 2N2; North York District, 5100 Yonge Street, 1st Floor, Toronto M2N 6W4; Etobicoke York District, 2 Civic Centre Court, 1st Floor, Toronto M9C 2V2; Scarborough District, 150 Borough Drive, 3rd Floor, Toronto M1P 4N7. Phone: (416) 397-5330



14-0072 2015-07

1 of 2

Commitment to General Reviews

PART B - To be completed by Consultants

The undersigned architect and/or professional engineer(s) hereby certify that they are qualified in and have been retained to provide general reviews of the parts of construction or demolition of the building indicated, to determine whether the work is in general conformity with the plans and other documents that form the basis for the issuance of a permit, in accordance with the performance standards of the OAA and/or PEO.

<input type="checkbox"/> Architectural <input type="checkbox"/> Structural <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Site Services			
<input type="checkbox"/> Other:			
Signature: <i>[Handwritten Signature]</i>		Print Name: SCAM HARI, P.ENG	Date: 2018-04-23
Street No.: 120	Street Name: CARLTON STREET, SUITE 412, TORONTO, ON		Postal Code: M5A 4K2
Telephone No.:		Mobile No.: 416-209-8098	Fax No.:

<input type="checkbox"/> Architectural <input type="checkbox"/> Structural <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Site Services			
<input type="checkbox"/> Other:			
Signature:		Print Name:	Date (yyyy-mm-dd):
Street No.:	Street Name:		Postal Code:
Telephone No.:		Mobile No.:	Fax No.:

<input type="checkbox"/> Architectural <input type="checkbox"/> Structural <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Site Services			
<input type="checkbox"/> Other:			
Signature:		Print Name:	Date (yyyy-mm-dd):
Street No.:	Street Name:		Postal Code:
Telephone No.:		Mobile No.:	Fax No.:

<input type="checkbox"/> Architectural <input type="checkbox"/> Structural <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Site Services			
<input type="checkbox"/> Other:			
Signature:		Print Name:	Date (yyyy-mm-dd):
Street No.:	Street Name:		Postal Code:
Telephone No.:		Mobile No.:	Fax No.:

14-0072 2015-07

June 28th, 2018

Mr. Robert Bader

City Of Toronto Sign Bylaw Unit
100 Queen Street West, Floor 1E
Toronto, ON M5H 2N2

Re: Sign By-Law Amendment, 1400 The Queensway, Toronto, ON

Mr. Bader,

OUTFRONT Media L.P. wishes to make application for a Sign Variance to the City's Sign Bylaw for the installation of an electronic LED third party sign at 1400 The Queensway located in Ward 5 (Etobicoke-Lakeshore).

The proposed sign is a third party electronic ground sign, containing a double sided sign, having rectangular shaped sign faces each measuring 2.28 meters vertically and 8.68 meters horizontally. The sign faces will face east and west (in a slight v-shape) and will be orientated perpendicular to The Queensway to be viewed by vehicular traffic travelling both eastbound and westbound. The proposed sign will have an overall height of 15.0 meters. It is to be located along the southerly frontage of the premises.

Rationale For Granting A Permit

The proposed sign belongs to a sign class permitted in the sign district where the premises is located:

1400 The Queensway is designated as an E-Employment Sign District, which is a zoning designation that permits third party signs under the City Sign Bylaw.

The proposed sign is compatible with the development of the premises and surrounding area:

Many of the buildings in the general vicinity are consistent to that of the subject site, measuring 1-2 stories and are light industrial commercial buildings, with a mix of big box stores like Ikea and Golf Town. The subject premises is not within close proximity to any residential dwellings.

With respect to signage on other premises in the surrounding area, there are a variety of ground and roof signs that are located along the Queensway. Most of the existing signage along The Queensway are setback approximately 300 meters or more from the Gardiner. Our proposed sign, like other signs along The Queensway, does not meet the 400 meter setback from the Gardiner required under the City Sign

Bylaw. However, these existing signs, along with our proposed sign, are not intended to be viewed from the Gardiner, but rather from The Queensway roadway. The 300 plus meter setback coupled with the taller building structures and mature vegetation located between the subject premises and the Gardiner would prohibit vehicular traffic travelling both eastbound or westbound along the Gardiner Expressway from seeing the proposed sign. As such, we feel this specific variance is truly minor in nature and the intent behind City Sign Bylaw on this matter is satisfied.

The proposed sign will not adversely affect adjacent properties:

Neighboring properties to the south, east, and north are also designated E-Employment Sign Districts, similar to the subject premises of this application. Although the neighboring property to the east is classified as a R-Residential District, it is currently used as a railway corridor with no residential dwellings located on site. We believe the R-Residential zoning for the railway may perhaps be incorrect and should be designated as U-Utility District. There would be no negative impact on any of the surrounding premises.

The proposed sign will not adversely affect public safety:

Per the designated location of the digital LED sign identified on the enclosed site map, the sign shall not interfere or obstruct the visibility of vehicular traffic along the Queensway. The location is not near a controlled intersection and the proposed sign does not obstruct a sight triangle for vehicular traffic.

The proposed sign is of a sign class type that is permitted in the sign district where the premises is located:

The property at 1400 The Queensway is zoned E-Employment District, which permits the installation of third party ground signs with electronic copy. Moreover, the total sign face area of our sign does not exceed the 20 square meter surface area allowance dictated under the Toronto Sign By-Law. The proposed sign size is not out of character for the area as there are several other third party electronic ground signs on neighboring streets (i.e. Fordhouse Boulevard, Algie Avenue, The East Mall) all operating with sign face areas measuring a much greater size to what we are proposing in our application. In fact, there is a newer 10'x20 third party digital LED sign that was recently granted a permit down the street at 1544 The Queensway. Thus, the proposed sign is compatible with the development of the premises and the surrounding area and shall not alter the character of the premises or surrounding area. Please refer to the diagram below.

Pictures Of Electronic Signs In The Local Area That Have Larger Sized Sign Faces Relative To Proposed Sign:



It is not uncommon for permits to be granted for electronic signs, which have the same or greater sign face area as the proposed sign. The required variances have been granted throughout the municipality of Toronto so long as the proposed signs were located a respectable distance from residential dwellings and are compatible with the development of the surrounding area. Please refer to the diagram below, which depicts numerous examples of such sites throughout the City of Toronto.

Pictures Of Numerous Third Party Electronic Signs Throughout The City of Toronto That Have Faces Sizes That Equal Or Exceed The Size Of The Sign Face To Be Installed At The Proposed Site;



It is also important to note that the proposed sign will be higher than that permitted by the City Sign Bylaw, measuring an overall height of 15.0 meters. The required height is due to the fact that the portion of The Queensway adjacent to the sign location is an elevated overpass. The grade of the road overpass measures 7.01 meters in height, compared to the ground level of the premises situated at 1400 The Queensway where the foundation of the sign will be installed. The requested height would be required so that the sign can be physically visible to the vehicular traffic passing by on the The Queensway – the target traffic. The sign itself will be elevated only 7.99 meters above grade of The Queensway road overpass, which is in fact a lower elevation, relative to the grade of the road, than majority of the neighboring third party signs within the area. Thus, we also feel that this variance is minor in nature. Please reference the diagram below.

Height of proposed sign relative to adjacent The Queensway overpass:



Similar variances to height have been granted for other digital LED signs that have been installed along elevated roadway overpasses, where without such variances for height, the signs would not be visible to the vehicular traffic travelling along the adjacent roadway. These examples are depicted in the pictures below.

Picture Of Digital LED Sign At York Mills Rd 375M E/O Leslie St SS – Elevated To Be Seen From Adjacent Overpass:



Picture of Digital LED Sign at The Gardiner & Parklawn Rd NS – Elevated To Be Seen From Adjacent Overpass:



Picture Of Digital LED Sign At The Gardiner & Wickman Rd SS – Elevated To Be Seen From Adjacent Overpass:



Thank you for taking the time to review our application for a Sign By-Law Amendment to the City's Sign Bylaw for the installation of an electronic LED third party sign at 1400 The Queensway. We would like to reiterate that the proposed sign is appropriate for the area and is consistent with other signage development within the local proximity. The few requested variances/required amendments to the City Sign Bylaw are minor in nature and would have no adverse effect on the public.

Justin Dempsey MBA CAPM

Manager, Real Estate Development

Email: Justin.Dempsey@OUTFRONTmedia.ca

Phone: 416-521-6430

Fax: 416-255-2063



Colour rendering of 1400 The Queensway sign proposal, in a public realm context: The proposed sign shall have no negative impact.

September 24th, 2018

Mr. Robert Bader
City Of Toronto Sign Bylaw Unit
100 Queen Street West, Floor 1E
Toronto, ON M5H 2N2

Re: Sign Variance Application, 1400 The Queensway, Toronto, ON

Mr. Bader,

As you know, OUTFRONT Media L.P. has submitted an application for a Sign Variance to the City's Sign Bylaw for the installation of an electronic digital LED sign at 1400 The Queensway located in Ward 5 (Etobicoke-Lakeshore).

We would like to amend our application to include that we would be also offering to take down our third party back-to-back 10'x20' static sign at The Queensway E/O Wickman Rd SS (our panel #1148 & #1149). The sign is located less than 150M from our proposed digital sign at 1400 The Queensway and would help to reduce third party sign density within the area. The erection of the new digital sign would be conditional upon the removal of the said sign structure. The sign permit(s) for this location are enclosed for your easy reference.



Justin Dempsey

Justin Dempsey MBA CAPM

Manager, Real Estate Development

Email: Justin.Dempsey@OUTFRONTmedia.ca

Phone: 416-521-6430

Fax: 416-255-2063

Township of Etobicoke
BUILDING DEPARTMENT

Telephone Number 255-1392 File No. 75784

Lot _____ Plan _____ Date 31-5-66

Received from EL Ruddy Co Ltd (CPR)

Address 1525 The Queensway Trail

Application for Permit to Construct One wood + Metal illuminated ground sign

on _____ side of S/S The Queensway

near Wickman

In accordance with terms of application filed in this department under number above mentioned

NOTE RECEIPT NOT VALID UNTIL CHEQUE IS PAID BY BANK

Estimated Cost of Building	\$ <u>200.00</u>
Permit Fee	\$ <u>10.00</u>
Building Water (3 months)	\$ _____
TOTAL	\$ <u>210.00</u>

3

MAY-31-66 7 4 0 0

BY-LAW 8453 REQUIRES THAT THE BUILDING WATER FEE BE PAID FOR THE USE OF THE WATER SERVICE FOR A PERIOD OF THREE MONTHS. A FURTHER FEE SHALL BE PAID FOR THE USE OF SUCH SERVICE FOR EACH MONTH THE SERVICE IS REQUIRED, BEYOND THE THREE MONTH PERIOD.

MAY-31-66 7 4 0 0

Township of Etobicoke
BUILDING DEPARTMENT

Telephone Number 255-1392 File No. 75785

Lot _____ Plan _____ Date 31-5-66

Received from EL Ruddy Co Ltd (CPR)

Address 1525 The Queensway Trail

Application for Permit to Construct One illuminated wood + Metal Ground sign

on _____ side of N/S of the Queensway

near opposite Wickman

In accordance with terms of application filed in this department under number above mentioned

NOTE RECEIPT NOT VALID UNTIL CHEQUE IS PAID BY BANK

Estimated Cost of Building	\$ <u>200.00</u>
Permit Fee	\$ <u>10.00</u>
Building Water (3 months)	\$ _____
TOTAL	\$ <u>210.00</u>

3

MAY-31-66 7 3 9 9

BY-LAW 8453 REQUIRES THAT THE BUILDING WATER FEE BE PAID FOR THE USE OF THE WATER SERVICE FOR A PERIOD OF THREE MONTHS. A FURTHER FEE SHALL BE PAID FOR THE USE OF SUCH SERVICE FOR EACH MONTH THE SERVICE IS REQUIRED, BEYOND THE THREE MONTH PERIOD.

MAY-31-66 7 3 9 9