

Appeal Concerning One Variance for One First Party Wall Sign at 3601 Victoria Park Avenue

Date: June 24, 2019

To: Sign Variance Committee

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

Wards: Scarborough-Agincourt (22)

SUMMARY

This report addresses an appeal concerning one variance sought respecting one illuminated first party wall sign displaying static copy (the Proposed Sign), which is to be located along the west elevation of the upper-most storey of an existing five-storey building at 3601 Victoria Park Avenue (the Subject Premises).

The Proposed Sign has one sign face which is rectangular in shape, with a bisecting line of 11.38 metres and centre line of 1.07 metres. The Proposed Sign is currently intended to display sign copy along identifying the "Lowell Academy" private high school, located within the building at the Subject Premises, directed towards traffic on Victoria Park Avenue.

Shiupong Management Ltd., through their agent Graphix Signs Inc. (the Applicant), filed a variance application for a first party wall sign above the first storey in an Employment (E) Sign District. After conducting a review of this variance application, a decision was made by the Chief Building Official and Executive Director, Toronto Building (the CBO) to refuse the requested variance for erecting one first party wall sign above the first storey in an Employment (E) Sign District. Following this decision, Shiupong Management Ltd., through their agent Forward Signs (the Appellant), filed an appeal of the CBO's decision.

The CBO has determined that the Appellant has not provided sufficient information to determine that the Proposed Sign meets all nine of the criteria established in §694-30A of the Sign By-law, which are required for a variance approval to be granted.

Specifically, the Appellant has not provided any compelling information for the CBO to determine that the Proposed Sign is compatible with the development of the premises and surrounding area, supports the Official Plan objectives for the property and surrounding area, is not contrary to the public interest, and does not alter the character of the premises or surrounding area.

RECOMMENDATIONS

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

1. The Sign Variance Committee refuse the requested variance to subsection 694-21(1)(5)(A) with respect to the Proposed Sign at the premises municipally known as 3601 Victoria Park Avenue, as described in Attachment 1 of this report.

FINANCIAL IMPACT

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

DECISION HISTORY

Shiupong Management Ltd., through their agent, Graphix Signs Inc., filed the initial application for the variances sought. On March 11, 2019, the CBO issued the decision refusing to grant the requested variances for the Proposed Sign. On March 14, 2019, 3601 Victoria Park Ltd., through their agent Forward Signs, filed an appeal of the CBO's March 11, 2019 decision.

ISSUE BACKGROUND

Required Variances

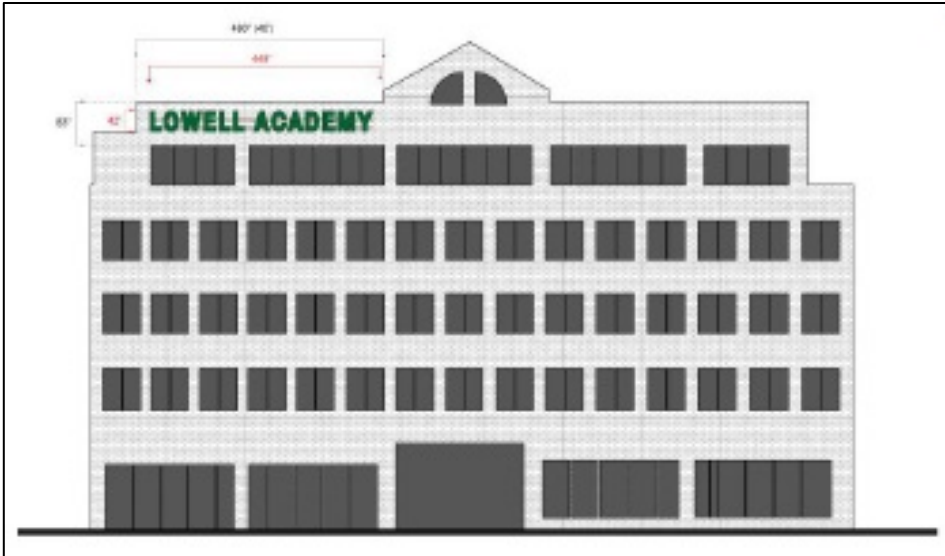
Table 1: Summary of Requested Variances for the Proposed Sign

Sign By-law Section	Requirement	Proposal
694-21(1)(5)(A)	An Employment (E) Sign District may contain a wall sign, other than a sign displaying a logo or corporate symbol permitted by Subsection (4), provided the sign shall not be erected above the first storey	The Proposed Sign would be erected at the fifth storey

Sign Attributes

The Proposed Sign is a wall sign with one sign face, located at the fifth storey of the west elevation. It will display static copy with a sign face area of 12.18 square metres. The Proposed Sign will have centre line of 11.38 metres and bisecting line of 1.07 metres, and is intended to identify a private high school located within the building at the Subject Premises, known as the Lowell Academy. (See Figure 1 below for a rendering of the Proposed Sign provided by the Applicant).

Figure 1: Rendering of the Proposed Sign provided by the Applicant

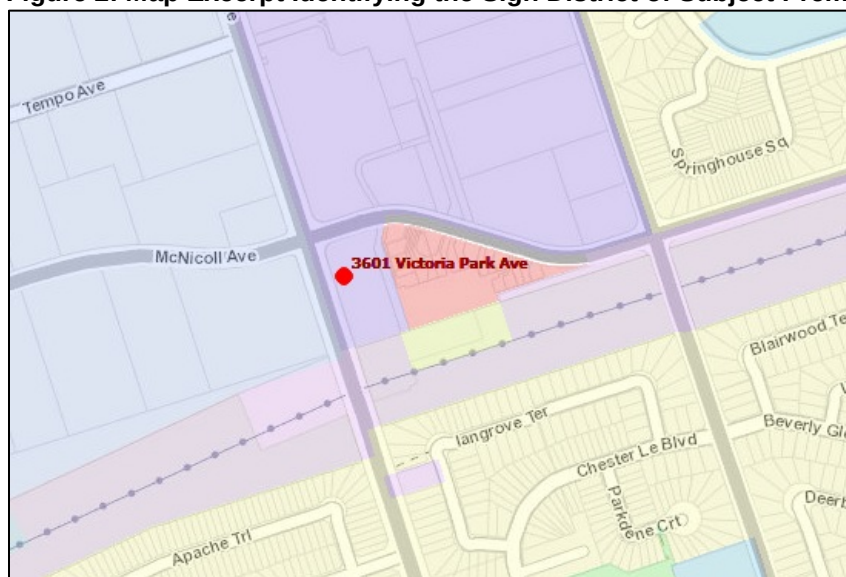


Site Context and Sign District Designation

The Subject Premises is located in Ward 22, on the east side of Victoria Park Avenue and south of McNicoll Avenue. It is designated as an Employment Sign District, and contains a five-storey, mixed-use building with associated surface-level parking. There are no wall signs located on this building above the first storey.

The Subject Premises is surrounded by residential and commercial / retail uses, with Residential (R) Sign Districts to the south and south-west, Employment Industrial Office (EIO) Sign Districts to the west and north-west, Employment (E) Sign Districts to the north and a Commercial (C) Sign District to the east (See Figure 2 below for a Sign District map of the Subject Premises and surrounding area).

Figure 2: Map Excerpt Identifying the Sign District of Subject Premises and Surrounding Area



COMMENTS

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

The Sign By-law contains specific criteria used in evaluating Sign Variance and Signage Master Plan applications. Specifically, §694-30A states that a variance may only be granted where it has been determined that a Proposed Sign meets each of the nine established criteria.

When a decision regarding a first party Sign Variance or Signage Master Plan application is appealed, the Sign Variance Committee conducts an *appeal de novo*, meaning that they are required to conduct an evaluation to determine whether the party seeking the variance has demonstrated that the Proposed Sign meets all nine criteria, on the basis of the information presented to the Sign Variance Committee.

It is the opinion of the CBO that the Appellant has not provided sufficient information to establish that the Proposed Sign meets all nine criteria. Specifically, the Appellant has not demonstrated how the Proposed Sign is compatible with the development of the premises and surrounding area, or how the Proposed Sign would not alter the character of the premises and surrounding area.

Applying the Established Criteria:

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

As demonstrated in the submission materials, the Proposed Sign is a first party sign as the intended purpose will be to identify a business at the premises. The Subject Premises is designated as an E Sign District, which allows first party signs. As such, 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 a sign type permitted in the Sign District

Signs can only belong to one sign class – either first party or third party. The Proposed Sign is classified as a first party sign because it will identify a business at the premises. As such, the Proposed Sign is not a third party sign, and 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 Subject Premises contains a five-storey building with multiple tenants, including Landmark Seafood Cuisine, a dental office, a bakery, a dry cleaner and other tenants. All of the tenants only have signage displayed at the first storey, and/or on an existing ground sign which identifies various tenants in the building.

To the north-west is a five-storey, multi-tenant building with commercial and retail uses. Similar to the signage on the building at the Subject Premises, there are no signs located above the first storey.

There are opportunities for Lowell Academy to display signage along the first-storey elevations of the building, or within the existing multi-tenant ground sign located along the Victoria Park Avenue frontage.

In their supporting documents, the Appellant referenced upper-storey signage on a building to the north, along Victoria Park Avenue. Following a review of the existing signage at this building ("McNicoll Manor"), the CBO found that the signage being referenced was erected without the required sign permit. As such, this signage is not something that would help determine that the Proposed Sign is compatible with the development of the premises or surrounding area.

The Appellant also referenced signage at the upper-most storey of a "TD Bank" branch, but the CBO determined that the nearest location was 2.2 kilometres away, and due to this distance, has no relevance to the Proposed Sign's impact on the Subject Premises and surrounding area. The Appellant has not provided any compelling information to demonstrate how locating the Proposed Sign at the fifth storey would be compatible with the development of the Subject Premises or the surrounding area. As such, it does not appear that this criteria has been met.

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

The Official Plan designates the Subject Premises as an *Employment Area*. In some instances, *Employment Areas* can include commercial and retail businesses within or adjacent to residential uses. The Proposed Sign is intended to identify the one of the tenants located at the premises, which has an opportunity to identify itself with signage that complies with the Sign By-law.

However, there is nothing in the Appellant's submission materials that speaks directly to how the Proposed Sign supports the Official Plan objectives for the premises and surrounding area, or to how signage which does not comply with the Sign By-law supports the Official Plan objectives for *Employment Areas*. As such, it appears this criteria has not been established.

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

The Subject Premises is located in an E Sign District, with a Utility Sign District to the south, an Employment Industrial Office (EIO) Sign District to the west, and Employment (E) Sign Districts to the north. There are no residential or open space uses in the surrounding area which could be impacted by an illuminated wall sign at the upper-most storey of the building.

The CBO is of the opinion that, based on an analysis of the surrounding area and the

information provided by the Appellant, it can be determined that the Proposed Sign would not adversely affect adjacent premises. As such, this criteria appears to have been established.

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

The Proposed Sign is to be located at the upper-most storey of the building, and it does not present any of the safety concerns that are commonly present with other signs, such as a sign located within a visibility zone, or within the minimum separation requirements from signalized intersections.

Furthermore, the CBO has reviewed the location of the Proposed Sign, the surrounding area, and the specific characteristics of both. There is nothing unique about the Proposed Sign or Subject Premises that would require additional provisions over and above those normally put into place for wall signs at the upper-most storey.

There is no element of the design or construction of the Proposed Sign that would appear (if it is constructed in accordance with Ontario Building Code requirements) to lead to a reasonable concern related to public safety, and the CBO does not believe that any other issues related to public safety are currently foreseeable. As such, the Appellant has provided sufficient information to establish that criteria has been established.

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

The Appellant's materials provide sufficient information to confirm that the Proposed Sign is not prohibited by §694-15B of the Sign By-law, and therefore the CBO has determined 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

The area surrounding the Subject Premises is largely commercial, and adding a wall sign at the upper-most storey where no comparable signs at that height exist at the Subject Premises, or within the multi-tenant plaza located on the north side of McNicoll Avenue, would alter the character of the premises and surrounding area.

There are opportunities for Lowell Academy to display signage along the first-storey elevations of the building, or within the existing ground sign located along the Victoria Park Avenue frontage. Allowing the Proposed Sign to be located at the fifth storey would be incompatible with the signage which currently exists in this area. As such, the CBO is of the opinion that the Appellant has not established that the Proposed Sign would not alter the character of the premises or the surrounding area.

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

With the exception of the Chinatown Special Sign District and company logos on the upper-most storey of large office buildings with 10 or more storeys, there are no areas in the City where first party wall signs are permitted to be located above the second storey. The intent of this regulation is to reduce the impacts on surrounding uses. E Sign Districts take this one step further, and do not permit signage to be located above the first storey.

The Sign By-law is representative of the public interest, in terms of regulating the height, size, technology and location of signs in the City. Although the Appellant provided letters of support from the local Ward Councillor as well as the property owner, there was no relevant or substantial information included within the letters of support relating to any of the specific criteria.

As there are several alternatives available to Lowell Academy, and no compelling information has been provided by the Appellant to establish how the Proposed Sign is not contrary to the public interest, it appears this criteria has not been met.

CONTACT

Nathan Jankowski
Supervisor, Tax, Variance & Permits, Sign By-law Unit
(Acting)
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 the Proposed Sign and Required Variance
Attachment 2: Application Package and Supplementary Materials filed with Appeal

ATTACHMENT 1: DESCRIPTION OF THE PROPOSED SIGN AND REQUIRED VARIANCE

Sign Description:

Proposed Sign - One illuminated first party wall sign to be located on the west elevation at the fifth storey of the building currently located within on the premises municipally known as 3601 Victoria Park Avenue), described as follows:

- The wall sign to contain one sign face, directed west;
 - The sign face will display static copy;
 - The sign face having a centre line not to exceed 11.38 metres;
 - The sign face having a bisecting line not to exceed 1.07 metres;
 - The sign to be a set of channel letters;
 - The face having a sign face area not to exceed 12.18 square metres; and
 - Sign height not to exceed 19.45 metres;

Required Variance:

1. The requirement contained at §694-21(I)(5)(a), which states that an Employment (E) Sign District may contain a wall sign, other than a sign displaying a logo or corporate symbol permitted by Subsection (4), provided the sign shall not be erected above the first storey be varied to allow for the Proposed Sign which shall be erected at the fifth storey.

ATTACHMENT 2: APPLICANT'S SUBMISSION PACKAGE AND APPEAL



Application Sign Variance

Folder Number	Date (yyyy-mm-dd)
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Project Information

Street Number	Street Name	Lot Number	Plan Number
3601	Victoria Park Ave		
Describe the variance(s) being applied for: 1 wall sign on the top elevation of a 6 storey building			
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	
none		none	
Please provide the reasons/justification for the request (Attach any supporting documentation or additional pages as required).			
Please see attached letter			

Property Owner Information

First Name		Last Name	
Samuel		Cheng	
Company Name (if applicable)		Telephone Number	
Shikang Management Ltd		(416) 596-8865	
Street Number		Suite/Unit Number	Mobile Number
131 Baldwin St			
City/Town	Province	Postal Code	Fax Number
Toronto	ON	M5T1L7	
E-mail			

Attachments

- Only 10 MB per file, or less
- 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

14-03-13 2013-12



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Application
Sign Variance

Applicant Information and Declaration

First Name Jacky		Last Name Tang	
Company Name Forward Signs Inc.			Telephone Number (416) 270-2068
Street Number Of 60	Street Name Emblem Court	Suite/Unit Number	Mobile Number
City/Town Toronto	Province ON	Postal Code M1S1B1	Fax Number
Email jacky.tang@forwardsigns.com			
I do hereby declare the following: - That I am ☐ the Property Owner as listed above. ☐ the owner's authorized agent. ☐ an officer/employee of _____ which is an authorized agent of the owner. ☒ an officer/employee of <u>Forward Signs</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		Jacky Tang First Name (First, Last)	2018-12-04 Date (yyyy-mm-dd)

Continue on next page

Toronto Building collects personal information on this form under the legal authority of the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, 100mg and the City of Toronto Municipal Code, Chapter 664, Signs, General and Chapter 771, Taxation, Third Party Sign Tax. The information will be used for processing applications and creating sign usage statistical reports, for enforcement of the City of Toronto Municipal Code Chapter 664, Signs, General, Chapter 771, Taxation, Third Party Sign Tax and any other applicable sign by-law of the City of Toronto, and for contacting permit holders or authorized agents(s). Questions about this collection can be directed to the Manager, Sign By-law Unit, Toronto Building, 100 Queen Street West, Ground Floor, Box 100, Toronto, Ontario, M5H 2N2 or by telephone at 416-392-4235.

14-1043 2016-12

2 of 2



Data Sheet
Sign Variance

Folder number	Request Date (yyyy-mm-dd)
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This data sheet forms part of an application for a Variance From Chapter 884 of the Toronto Municipal Code, Signs

Project Information

Street Number	Street Name	Lot Number	Plan Number
3601	Victoria Park		

Site and Building Data

Lot Area	Lot Frontage	Lot Depth
	71m	138
Number of Building(s) on the lot	Date of Construction of Building(s) if known (yyyy-mm-dd)	
1		
Building Height(s)	Number of Storeys	Building(s) Gross Floor Area
19.5	5	
Building Use(s)		
Office		

Site Context

Please describe the land uses, buildings and sign districts surrounding the proposal (use additional pages if necessary)

North: Employment

South: Utility

East: Commercial

West: LIO

Proposal

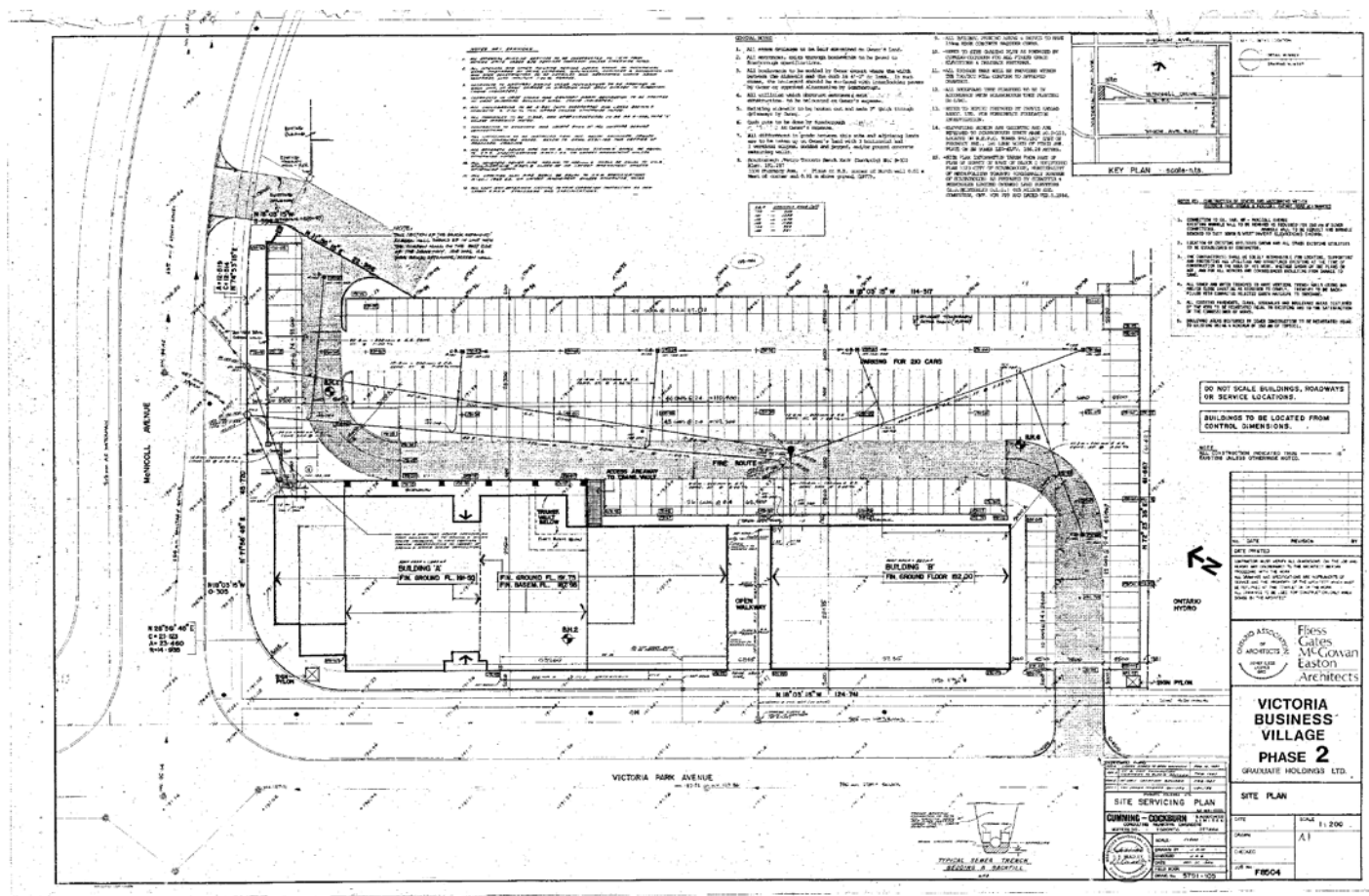
Please describe in detail what is being proposed (use additional pages if necessary)

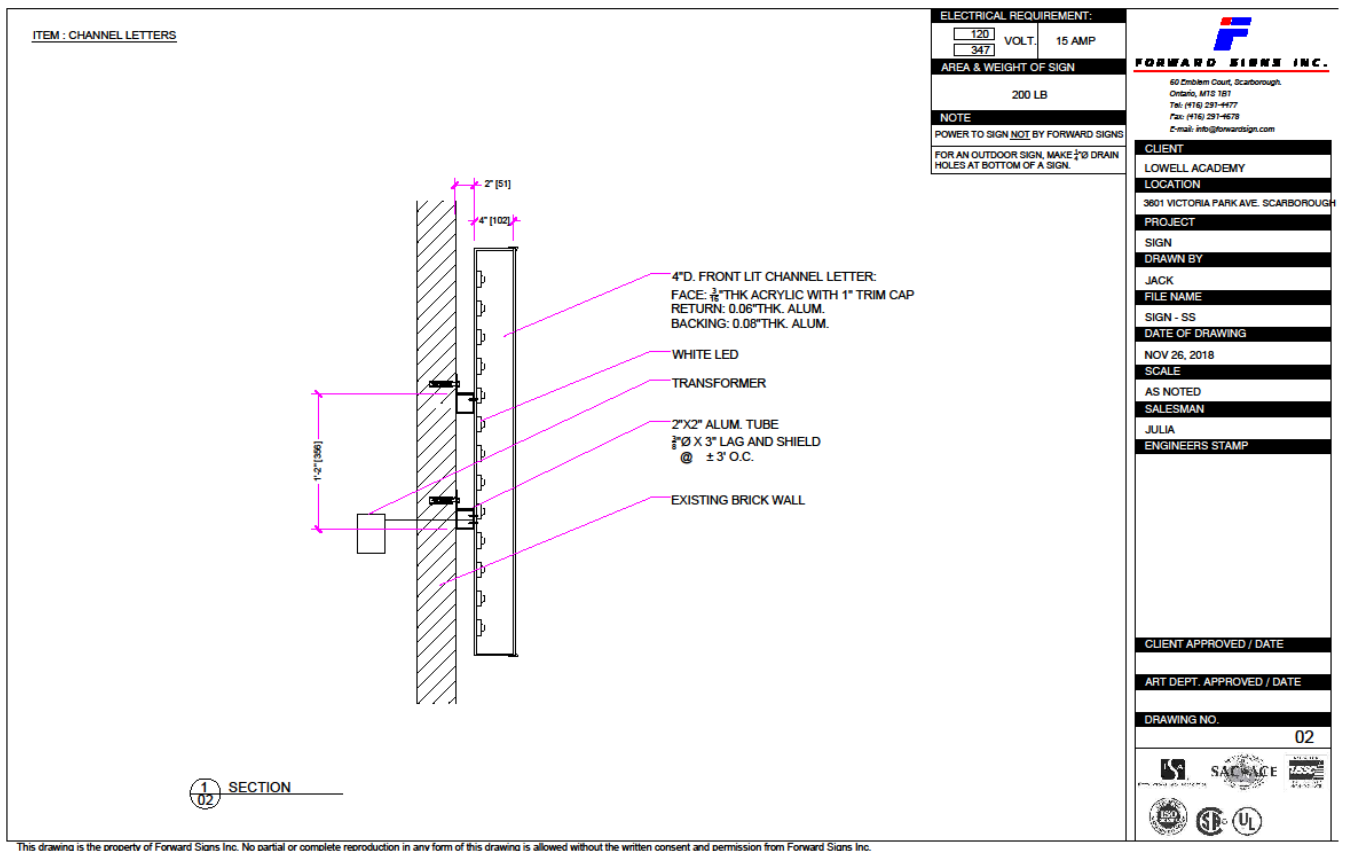
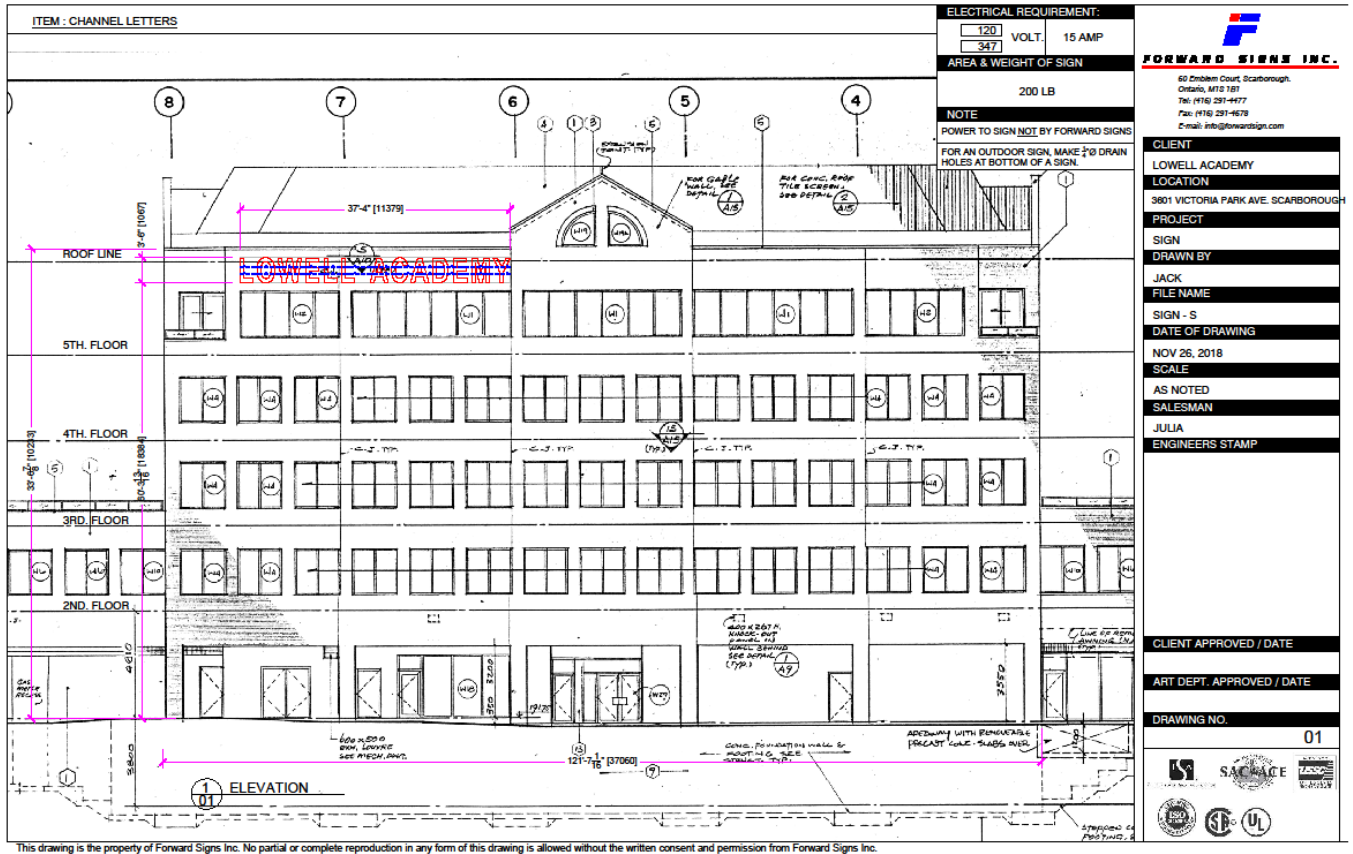
Please see attached letter

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14-0343 2016-12

1 of 2







FORWARD SIGNS INC.

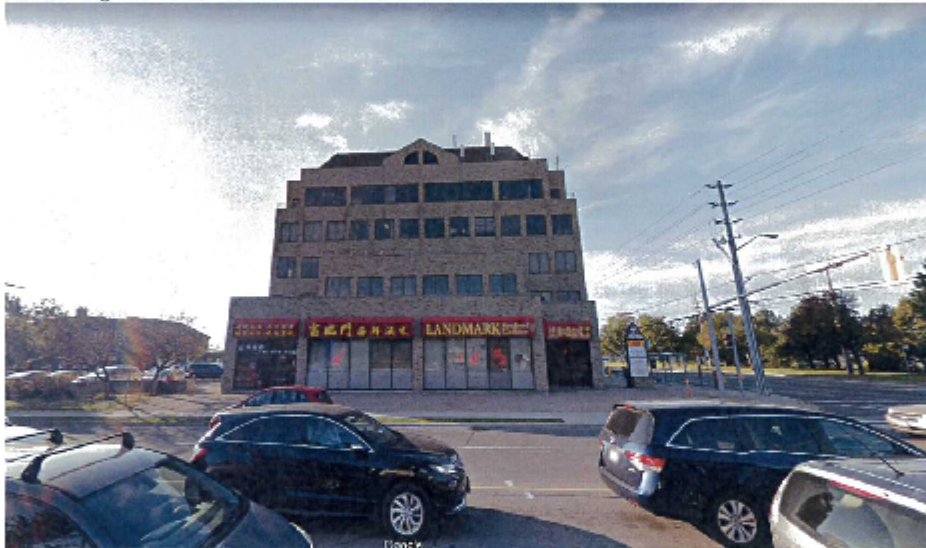
Always One Step Forward.

2018-11-21

RE: Variance application – Lowell Academy, 3601 Victoria Park

To whom it may concern:

We are proposing to erect one new wall sign on the top of the building at 5th floor's north elevation. The size of the proposed wall sign is 1.067m in height and 11.379m in width. The sign will be around 18.4m from the grade.



We are asking the city to relax the following bylaw:

[604.21.1 (4)(a)]: A wall sign displaying the logo or corporate symbol of a business located on the premises provided; the sign shall only be erected on an office building containing 10 or more storeys;

The proposed sign is on a building with only five storeys

Even though Lowell Academy has tried to apply for a similar variance, they were rejected with the previous design. We have redesigned the sign so that it is more simple and elegant so it will fit with the surrounding area.

T: 416.291.4427 | F: 416.291.4678 | e-mail: info@forwardsign.com | www.forwardsign.com

60 Emblem Court, Scarborough, Ontario, M1S 1S7, Canada

ES003, Last Updated: Oct 2, 2013



FORWARD SIGNS INC.

Always One Step Forward.

We are requesting the relaxation of the bylaw for the following reasons:

- Lowell Academy is one of the major tenant of the building. As such, they deserve to have at least one sign to advertise their presence.
- As Lowell Academy occupies the 5th floor, they are not permitted to install signage on the first floor's wall. Only the first floor tenants can put advertising signs on the first floor on their frontage.
- There are similar sign down the road on Victoria Park for TD

To meet the criteria required for a Sign Variance / Signage Master Plan approval, the Proposed Sign(s) shall:

1. Belong to a sign class permitted in the Sign District where the Premises is located.
 - The sign is a first party sign and it is allowed within a E zone to erect a wall sign.
2. 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.
 - The sign is a first party sign.
3. Be compatible with the development of the Premises and surrounding area.
 - There are similar signs on other buildings down the road (TD and McNicoll Manor)

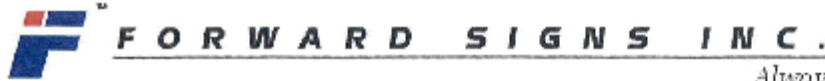


4. Support the Official Plan objectives for the Premises and surrounding area.
 - The sign have similar simple designs like the other signs in the area.
5. Not adversely affect adjacent premises.
 - The area is employment and EIO area, so it will not affect the surrounding. We can set a timer to the lighting so the light pollution can be further reduced.

T. 416.291.4477 | F. 416.291.4478 | e-mail: info@forwardsign.com | www.forwardsign.com

40 Emblem Court, Scarborough, Ontario, M1S 1B1 Canada

F3012, Last Updated: Oct 2, 2012

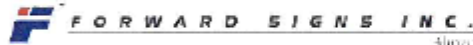


Always One Step Forward.

6. Not adversely affect public safety, including traffic and pedestrian safety.
 - The sign is designed and approved by an engineer. The structural integrity is guaranteed.
 - The sign overhangs on top of other parts of the building so even if the sign connection fails, it will not affect public safety.
7. Not be a sign prohibited by section 694-15B.
 - The sign is not prohibited by section 694-15B
8. Not alter the character of the Premises or surrounding area.
 - The sign was redesigned with a simpler and elegant design compared to previous version.
 - The sign will not alter the character of the premise or surrounding as the sign is similar to other signs in the area.
9. Not be, in the opinion of the decision maker, contrary to the public interest.
 - The Sign will not be contrary to public as it provides the location of one of the major tenants of the building.

For the reasons above, we ask the city to approve of the proposed wall sign at 3601 Victoria Park Ave.

Thank you



Always One Step Forward.

60 Emblem Ct. Toronto, ON M1S 1B1

t: 416-291-4477 ext.289 f: 416-291-4678 | c: 416-279-3066

e: jacky.tang@forwardsigns.com | w: www.forwardsigns.com

T: 416-291-4477 | F: 416-291-4678 | e-mail: info@forwardsign.com | www.forwardsign.com

60 Emblem Court, Scarborough, Ontario, M1S 1B1 Canada

F3612, Last Updated: Oct 2, 2012



November 29, 2018
9651837 Canada Inc. o/a Lowell International Academy
Unit 501-504, 3601 Victoria Park Avenue,
Toronto, Ontario M1W 3Y3

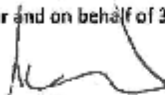
Dear Sir/Madam

Re : Sign Installation
3601 Victoria Park Avenue,
Toronto, Ontario M1W 3Y3

This serves to inform that the landlord of the captioned property (bearing approximately 6,580 s.f.) has no objection to the proposed installation of a sign on the exterior of 3601 Victoria Park Avenue (facing Victoria Park Avenue) as per the enclosed drawing and is in support of the tenant's application for a permit/license in connection to such sign installation provided that:-

1. all works in relation to the such sign installation are performed in compliance with Building Code and all applicable City By-laws and regulations and Building Permit should be applied wherever necessary.
2. All works will be performed by qualified and licensed contractors with sufficient insurance coverage;
3. The Tenant will be responsible for all risk insurance and the Landlord shall not be responsible for any losses or damages incurred by the abovementioned sign installation.

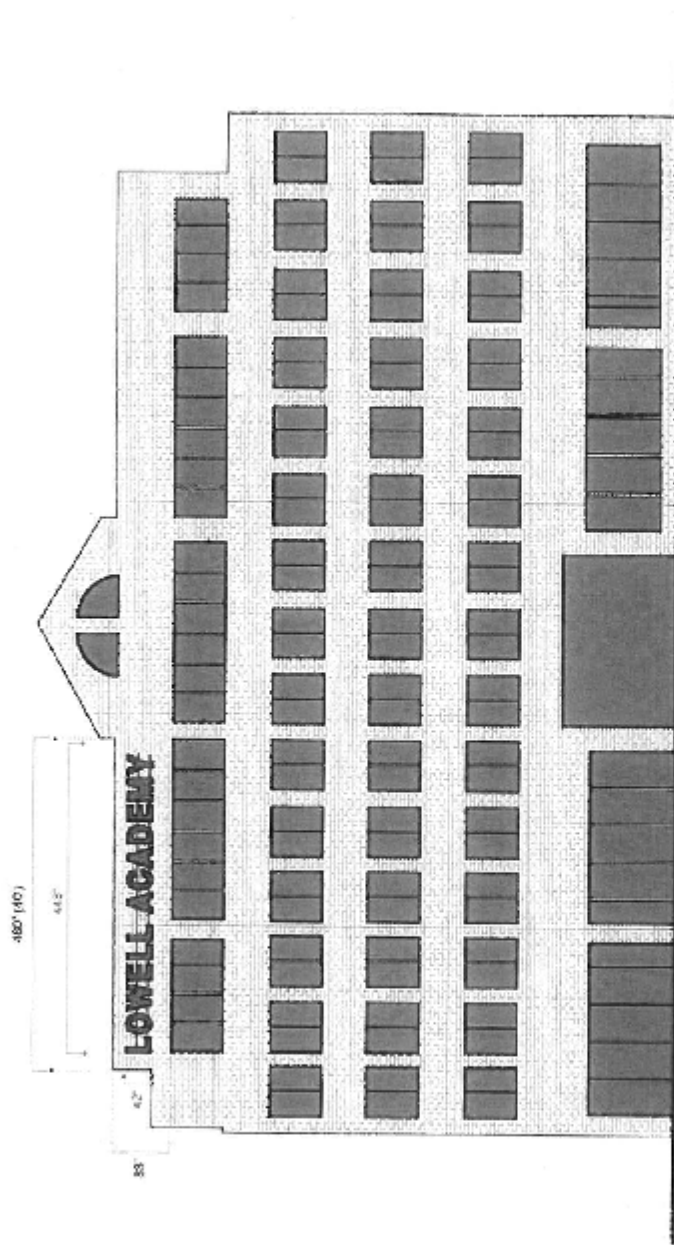
Yours truly
Shiu Pong Management Limited
For and on behalf of 3601 Victoria Park Limited


Samuel Cheng
Property Manager-Leasing Specialist
Enc.

Head Office:
131 Baldwin Street
Toronto, ON M5T 1L7
T: 416 596 0885
F: 416 596 1700
W: shiupong.com

West Office:
#2B - 145 Traders Blvd East
Markham, ON L4Z 3L3
East Office:
#2B - 23 Glen Watford Drive
Scarborough, ON M1S 2B7

Exceptional Value
and Peace of Mind
Responsive Full Service Management



EAST ELEVATION

SIGNATURE IS REQUIRED FOR PRODUCTION.		DATE	Toronto signage	
NAME		DATE	50 CORDELL AVE. VAUGHAN ON, L4A 4C2	OFFICE: 905-704-1956
SIGNATURE		AUG 15, 2018	DESIGNER	SCALE: 1/8" = 1'-0"
I HAVE SIGNED AND ACKNOWLEDGE THE COPY TO BE CORRECT AND NOT A COPY OF ANY OTHER SIGNAGE FOR ERRORS OR OMISSIONS.		CLIENT NAME	PROJECT ADDRESS	
		LOWELL ACADEMY	3601 VICTORIA PARK AVENUE	



Application
Sign Variance Appeal

Folder No.	Date (yyyy-mm-dd) 2019-03-14
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Decision Under Appeal

Variance Decision No. 19-104621			
Street No. 3601	Street Name Victoria Park Ave	Lot No.	Plan No.

Appellant Information

First Name Jacky		Last Name Tang	
Company Name(if applicable) Forward Signs			Telephone No. (416) 270-3066
Street No. 60	Street Name Emblem Court	Suite/Unit No.	Mobile No.
City/Town Toronto		Province ON	Postal Code M1S1B1
Fax No.			
E-mail Address jacky.tang@forwardsigns.com			
Describe the variance that was applied for: To allow one illuminated wall sign on the top floor (5th floor) of the 3601 Victoria Park Ave. on the western elevation, facing Victoria Park Ave. The sign will identify the "Lowell Academy" Private High school at this address.			
Please provide the reasons/justifications for the appeal (attach any supporting documentation or additional pages as required). -There are similar signs on top floor of the building down the road (TD sign and McNicoll Manor) -The sign is not facing any residential area. We can also put a timer on the illumination so it will automatically turn off. -We have letter of support from Councillor Jim Karygiannis (see attached letter)			

Attachment Required

• A copy of the original decision on the variance application; and • Copies of any supporting documents

Continue on next page

14-0044 2013-10



1 of 2

Application
Sign Variance Appeal

Appellant Information and Declaration

First Name I, Jacky		Last Name Tang	
Company Name(if applicable) Forward Signs Inc.			Telephone No. (416) 270-3066
Street No. of, 60	Street Name Emblem Court	Suite/Unit No.	Mobile No.
City/Town Toronto	Province ON	Postal Code M1S1B1	Fax No.
E-mail Address jacky.tang@forwardsigns.com			
do hereby declare the following: - that the statements contained in this application are true and made with full knowledge of relevant matters and of the circumstances connected with this application; - that any supporting documents submitted are prepared for the sign variance(s) appeal described above and are submitted in compliance with copyright law; and, - that the information included in this application and in the documents filed with this application is correct.			
_____ Signature		Jacky Tang Print Name	2019-03-14 Date (yyyy-mm-dd)

The personal information on this form is collected under the City of Toronto Act, 2006, S. 136 (b) & (c) and Chapter 694, Signs, General, of the City of Toronto Municipal Code. The information collected will be used for processing applications and creating aggregate statistical reports, for enforcement of the City of Toronto Municipal Code Chapter 694 Signs, General, Chapter 771, Taxation, Third Party Sign Tax, and any other applicable sign by-law of the City of Toronto, and for contacting permit holder(s) or authorized agent(s). Questions about this collection may be referred to the manager, sign By-law Unit, Toronto Building, 100 Queen Street West, Ground Floor, East Tower, Toronto, M5H 2N2 416-392-4235.

14-0044 2013-10

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Toronto City Hall
Suite A1-100 Queen St. W.
Toronto Ontario M5H2N2
(416) 392 1374 Tel
(416) 392 7431 Fax



City of Toronto

3850 Finch Ave E. #G7
Scarborough Ontario
M1T 3T6
(416) 321 2788 Tel
(647) 723 0287 Fax

Monday, December 19, 2018

Mr. Ted Van Vliet
Manager – Sign By-Law Unit
1st Floor, East Tower
Toronto City Hall
100 Queen Street
Toronto, ON M5H 2N2

Dear Mr. Ted,

Please convey this to committee members.

An application for sign variance with respect to the property known as Lowell Academy located at 3601 Victoria Park Avenue was filed by the applicant.

I am writing to lend my support to this request, to allow the sign variances.

Please do not hesitate to contact my office. Thank you in advance for your time and consideration.

Sincerely,

Jim Karygiannis

Cc: Lowell Academy

Jim Karygiannis, Councillor
Ward 22, Scarborough-Agincourt
www.karygiannis.net



November 29, 2018
9651837 Canada Inc. o/a Lowell International Academy
Unit 501-504, 3601 Victoria Park Avenue,
Toronto, Ontario M1W 3Y3

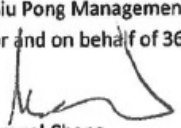
Dear Sir/Madam

Re : Sign Installation
3601 Victoria Park Avenue,
Toronto, Ontario M1W 3Y3

This serves to inform that the landlord of the captioned property (bearing approximately 6,580 s.f.) has no objection to the proposed installation of a sign on the exterior of 3601 Victoria Park Avenue (facing Victoria Park Avenue) as per the enclosed drawing and is in support of the tenant's application for a permit/license in connection to such sign installation provided that:-

1. all works in relation to the such sign installation are performed in compliance with Building Code and all applicable City By-laws and regulations and Building Permit should be applied wherever necessary.
2. All works will be performed by qualified and licensed contractors with sufficient insurance coverage;
3. The Tenant will be responsible for all risk insurance and the Landlord shall not be responsible for any losses or damages incurred by the abovementioned sign installation.

Yours truly
Shiu Pong Management Limited
For and on behalf of 3601 Victoria Park Limited

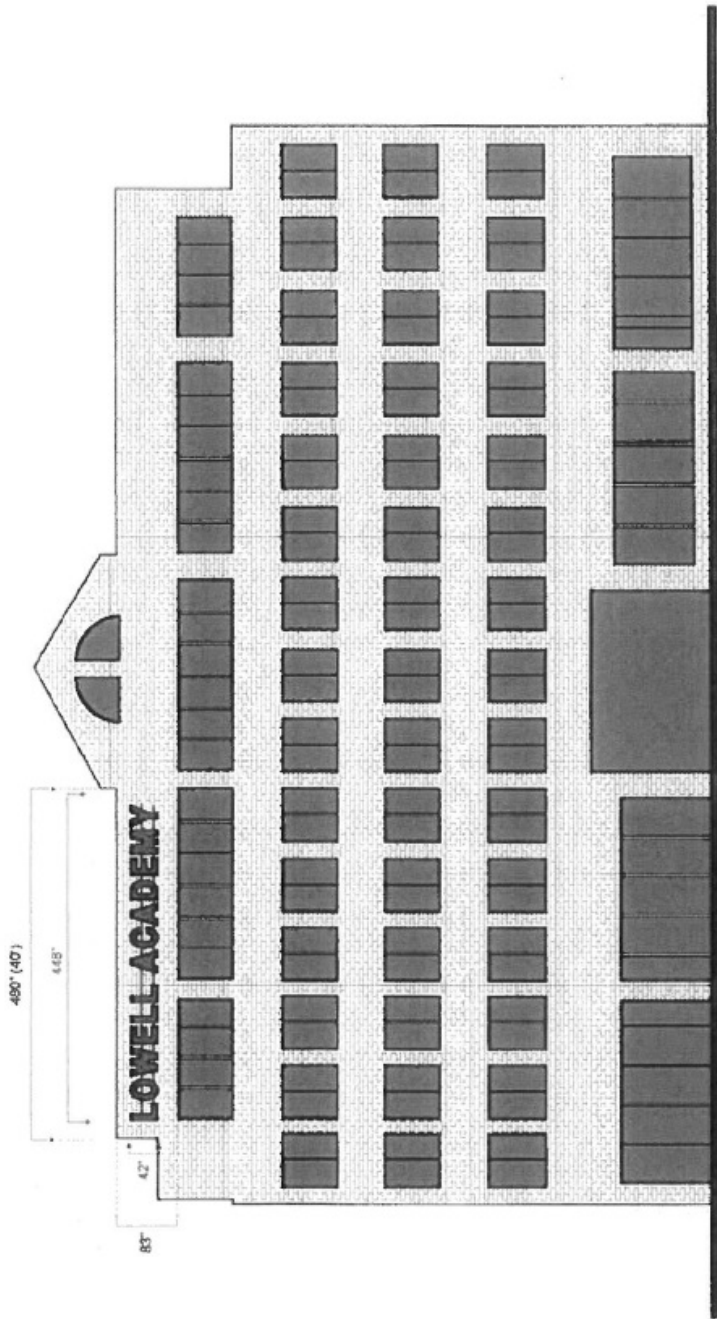


Samuel Cheng
Property Manager-Leasing Specialist
Enc.

Head Office:
131 Baldwin Street
Toronto, ON M5T 1L7
T: 416 596 8885
F: 416 596 1700
W: shiupong.com

West Office:
#29 - 145 Traders Blvd East
Mississauga, ON L4Z 3L3
East Office:
#28 - 23 Glen Watford Drive
Scarborough, ON M1S 2B7

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EAST ELEVATION

Signature is required for production. DATE _____ NAME _____ PROVIDED BY _____ SIGNATURE _____		Toronto signage 50 CORSTATE AVE. VAUGHAN ON, L4H 4G2 OFFICE 905-735-1856 DATE AUG 15, 2018 DESIGNER _____ SCALE 1"=50' CLIENT NAME LOWELL ACADEMY INSTALL ADDRESS 3601 VICTORIA PARK AVENUE	
I/WE SIGNED AND ACKNOWLEDGE THE COPY TO BE CORRECT AND RELEASES- JAIN ON TORONTO SIGNAGE FOR ERRORS OR OMISSIONS.			