

## Draft of Proposed Area Specific Amendment – 1 York Street

### BY-LAW No. XXX-2021

**To amend Schedule B, Signage Master Plans and Area-Specific Amendments, to Chapter 694, Signs, General, to implement an area-specific amendment with respect to the premises municipally known as 1 York Street.**

1. Chapter 694, Signs, General, of The City of Toronto Municipal Code is amended by adding the following as Subsection 2XX to Schedule B to Chapter 694, Signage Master Plans and Area-Specific Amendments:

XX. 1 York Street – Notwithstanding §694-15A, § 694-14E, 694-22A, C, D & E, 694-24A(3), and 694-25 the premises municipally known as 1 York Street may contain, subject to all other provisions of this chapter, the following third party sign, and first party signs, in addition to such other first party signs that may be otherwise permitted on the premises municipally known as 1 York Street:

- (1) One third party electronic projecting sign provided:
  - (a) The sign shall contain no more than two sign faces;
  - (b) The sign face area of any sign face shall not exceed 33.7 square metres;
  - (c) The total sign face area of the sign shall not exceed 67.35 square metres
  - (d) Each of the sign faces shall be rectangular;
  - (e) The centre line of any sign face shall not exceed 6.75 metres;
  - (f) The bisecting line of any sign face shall not exceed 5.0 metres;
  - (g) The sign faces shall display electronic static copy;
  - (h) The height shall not exceed 23.0 metres;
  - (i) The sign shall be entirely located within the area indicated by the shaded area bounded by heavy lines on the diagram indicated at Subsection XX(5) as Detail Map 1 – 1 York Street;
  - (j) The existing first party wall sign located on the northerly facing wall premises at the day before this by-law is enacted is removed and all associated permits are revoked;
  - (k) There shall be no more than one third party electronic wall sign or electronic projecting sign erected or displayed within the area delineated with heavy lines on the diagram indicated at Subsection XX(4) as Area Map 1 – 1 York Street;
  - (l) Light created through the illumination of the sign or the display of sign copy by the sign shall not project onto any portion of a building containing residential tenancies or occupancies located within a 100.0 metre radius of the sign;
  - (m) The sign shall be located entirely within the area labelled as "sign

location" in the diagram indicated at Subsection XX(4) as Area Map 1 – 1 York Street, and;

- (n) The sign permit issued for the erection and display of the sign shall expire ten years from the date of issuance, and is null and void on its expiry date; and,
- (o) For greater clarity, any and all other permits issued by the Chief Building Official for the sign shall expire in accordance with §§ 694-9 & 694-10; and prior to the expiry of the sign permit issued for the erection and display of the sign issued in accordance with §XX.1(r), an application may be submitted to the Chief Building Official to renew the sign permit for a further period of five years, provided no modifications or restorations are proposed to the sign.

(2) A first party wall sign provided:

- (a) The sign shall contain no more than one sign face;
- (b) The total sign face area of the sign shall not exceed 22.5 square metres;
- (c) The sign face shall be rectangular;
- (d) The centre line of the sign face shall not exceed 4.5 metres;
- (e) The bisecting line of the sign face shall not exceed 5.0 metres;
- (f) The sign faces shall display static copy;
- (g) The height shall not exceed 23.0 metres;
- (h) The sign shall be entirely located within the area indicated by the shaded area bounded by heavy lines on the diagram indicated at Subsection XX(5) as Detail Map 1 – 1 York Street;
- (i) The existing first party wall sign roof sign located on the northerly facing wall premises at the day before this by-law is enacted is removed and all associated permits are revoked;
- (j) There shall be no more than one third party electronic wall sign or electronic projecting sign erected or displayed within the area delineated with heavy lines on the diagram indicated at Subsection XX(4) as Area Map 1 – 1 York Street;
- (k) Light created through the illumination of the sign or the display of sign copy by the sign shall not project onto any portion of a building containing residential tenancies or occupancies located within a 100.0 metre radius of the sign;
- (l) The sign shall be located entirely within the area labelled as "sign location" in the diagram indicated at Subsection XX(4) as Area Map 1 – 1 York Street, and;
- (m) The sign shall be located immediately adjacent to, and to the east of, a third party electronic projecting sign erected and displayed in

compliance with Subsection XX(1).

(3) A first party wall sign provided:

- (a) The sign shall contain no more than one sign face;
- (b) The total sign face area of the sign shall not exceed 22.5 square metres;
- (c) The sign face shall be rectangular;
- (d) The centre line of the sign face shall not exceed 4.5 metres;
- (e) The bisecting line of the sign face shall not exceed 5.0 metres;
- (f) The sign faces shall display static copy;
- (g) The height shall not exceed 23.0 metres;
- (h) The sign shall be entirely located within the area indicated by the shaded area bounded by heavy lines on the diagram indicated at Subsection XX(5) as Detail Map 1 – 1 York Street;
- (i) The existing first party wall sign roof sign located on the northerly facing wall premises at the day before this by-law is enacted is removed and all associated permits are revoked;
- (j) There shall be no more than one third party electronic wall sign or electronic projecting sign erected or displayed within the area delineated with heavy lines on the diagram indicated at Subsection XX(4) as Area Map 1 – 1 York Street;
- (k) Light created through the illumination of the sign or the display of sign copy by the sign shall not project onto any portion of a building containing residential tenancies or occupancies located within a 100.0 metre radius of the sign;
- (l) The sign shall be located entirely within the area labelled as "sign location" in the diagram indicated at Subsection XX(4) as Area Map 1 – 1 York Street, and;
- (m) The sign shall be located immediately adjacent to, and to the west of, a third party electronic projecting sign erected and displayed in compliance with Subsection XX(1).

(4) Area Map 1 – 1 York Street



(5) Detail Map 1 – 1 York Street

