

Application Item SB11.1 – Galt Subdivision at Highway 427

Satisfaction of Land Use Planning-Related Criteria

**Presentation to Sign Variance Committee
June 4, 2021**



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View northeast towards site, at Hwy. 427

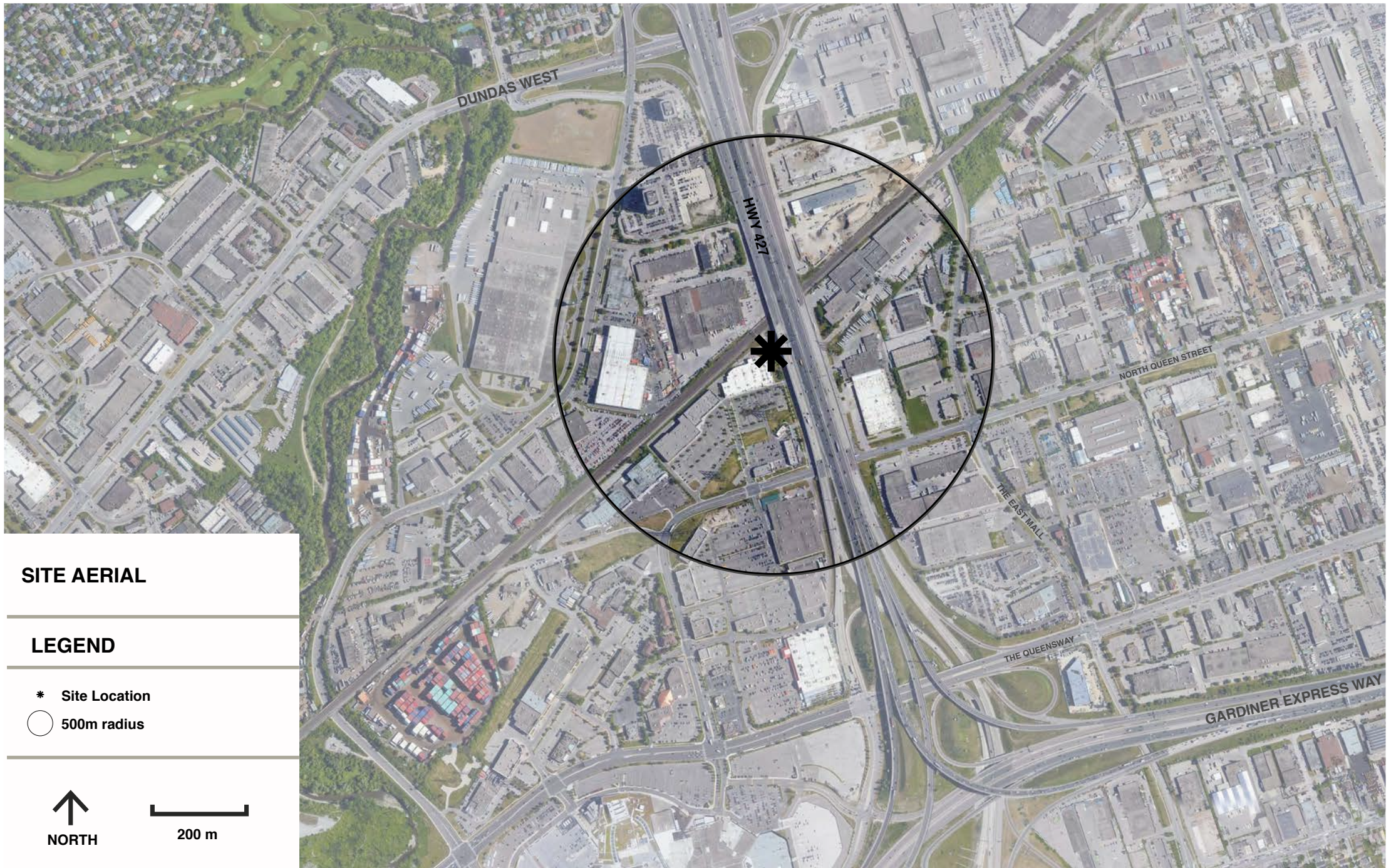


View south from site, toward large format retail & hydro corridor



Built Form and Planning Policy Context

- Site designated “Utility Corridors”, immediately surrounded by “Core Employment Areas”
- Abuts wide (+14 lanes), high-volume, and well-lighted highway
- Immediately surrounded by non-sensitive uses: industry and ancillary storage, commercial-retail
- No Residential or other sensitive uses within larger area



SITE AERIAL

LEGEND

- * Site Location
- 500m radius

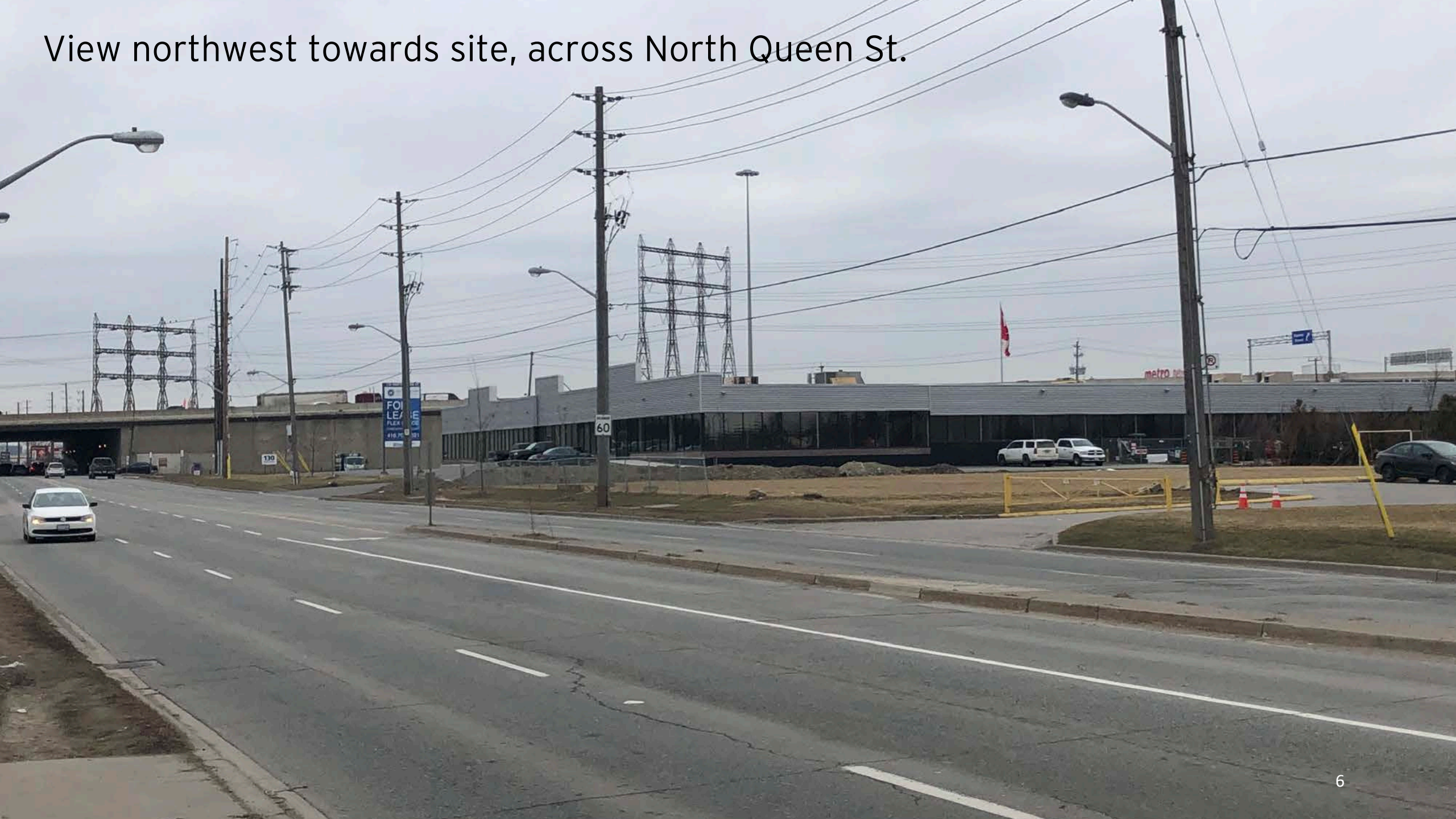


694-30A(3) – Compatibility with surrounding area

Proposed sign is a predictable structure and use for this utility and predominantly industrial-commercial area:

- Utility corridor (highway and rail)
- Wide, high-volume, well-lighted highway
- Non-sensitive land uses (industry-commercial)
- Is a logical use within this utility-industrial-commercial area
- Incidental to predominant uses

View northwest towards site, across North Queen St.



694-30A(4) – Supports Official Plan

Consistent with and supports planning function or site, larger area:

- Site is designated “Utility Corridors”
- Areas for “transmission of energy, communications and the movement of people and goods”
- Site surrounded by industrial-commercial uses designated “Core Employment Areas”
- Sensitive land uses (e.g. residential) are prohibited within, and adjacent to, these areas to protect planned function
- Proposed sign will not detract from planned function of utility corridor or employment areas

**TORONTO OFFICIAL PLAN
MAP 15
LAND USE PLAN**

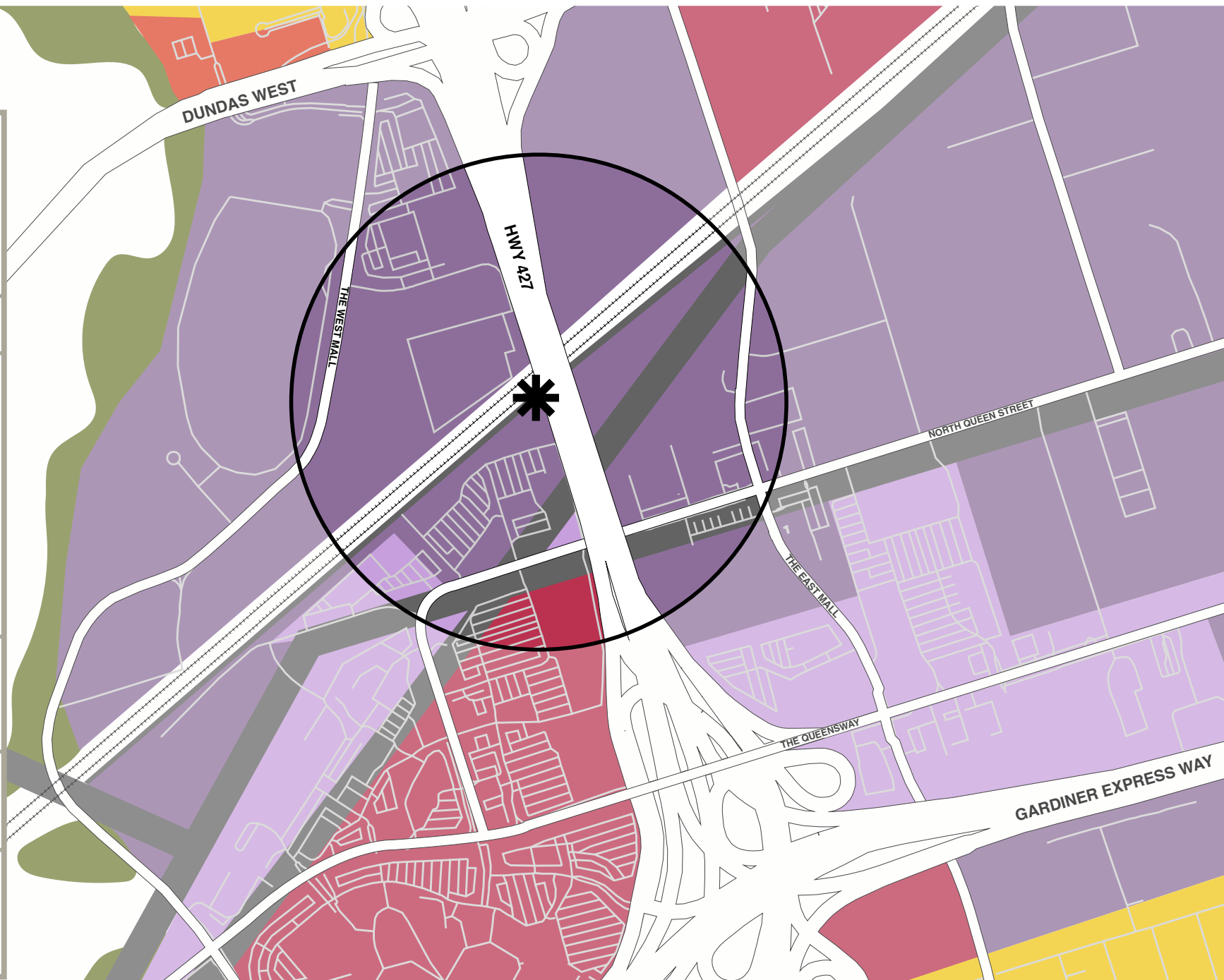
LEGEND

Landuse Designations

-  **Neighbourhoods**
-  **Apartment Neighbourhoods**
-  **Mixed use Areas**
-  **Natural Areas**
-  **General Employment Areas**
-  **Core Employment Areas**
-  **Utility Corridors**

-  **Streets and Highways**
-  **Railway Lines**
-  **Hydro Corridors**

-  **Site Location**
-  **500m Radius**



694-30A(5) – Not adversely affect adjacent properties

No adverse impact on surroundings, based on site visits and assessment of broader urban context:

- Immediate uses and buildings are non-sensitive (i.e. industry) and have no direct views (i.e. no windows)
- Immediately west of site is rail line and immediately east is hwy. 427
- Immediately north of site is Tayco Furniture manufacturing facility and immediately south is large format retail (e.g. Pet Smart, etc.)
- Predominant use and character of area is well-established, within which the proposed sign will not be out of character

Tayco Furniture manufacturing facility immediately northwest of site



Large-format retail south of site



694-30A(8) – Not alter character of site or surroundings

No alteration of site or surrounding character:

- Proposed sign is consistent with predominant character of highway-industrial-commercial area
- Signs, like utility poles and wires, and light standards, are incidental to the surrounding area
- Proposed sign is a logical, predictable use for immediate site and larger surroundings

694-30A(9) – Not contrary to the public interest

The proposed sign is in the public interest:

- Consistent with Official Plan, which articulates public interest in planning/development
- Located on publicly-operated lands, and adjacent to public lands (400-series highway)
- Application on behalf of public authority, to generate public benefits
- Compatible with surroundings and no adverse impacts

In Summary,

The proposed sign:

- Is compatible with the surrounding area
- Supports the Official Plan
- Will not adversely affect adjacent properties
- Will not alter the character of the site or surrounding area
- Is not contrary to the public interest

Thank you.