

Application for Three Variances, Each Subject to Conditions, Respecting One Third Party Electronic Ground Sign - 271 Progress Avenue

Date: May 19, 2022

To: Sign Variance Committee

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

Wards: Scarborough Centre (Ward 21)

SUMMARY

OUTFRONT Media Canada (the "Applicant") has been authorized by the owner of the property municipally known as 271 Progress Avenue Scarborough (the "Subject Premises") to apply for three variances, subject to four conditions, required to allow for a permit to be issued to construct a third party electronic ground sign, with two sign faces, each displaying electronic static copy ("The Proposed Sign").

The Proposed Sign will replace an existing third party ground sign with one sign face displaying electronic static sign copy ("The Existing Sign"), in the same location on the Subject Premises. The Existing Sign has one rectangular sign face, measuring 8.69 metres horizontally by 2.30 metres vertically, and faces in a north-westerly direction along Midland Avenue. The Proposed Sign will replace the Existing Sign and will contain two sign faces in a 'v-shaped' configuration, directed in a south-easterly and north-westerly direction along Midland Avenue.

The Subject Premises is designated as an Employment ("E") Sign District, which allows third party electronic ground signs. The Proposed Sign will have a maximum height of 9.98 metres from the grade, and will contain two rectangular sign faces measuring 8.69 metres horizontally by 2.30 metres vertically, with a sign face area of 19.99 square metres on each side. The Proposed Sign is described further in Attachment 1.

The Proposed Sign requires three variances to Chapter 694, each subject to four conditions, to allow the Chief Building Official ("CBO") to issue the sign permit. The requirements in Chapter 694 which have been requested to be varied, and the proposed requirements are summarized below:

- 1) **§ 694-25.C(2)(f)** – An Employment "E" Sign District may contain a third party electronic ground sign, provided where it is located within 250 metres of an R, RA, CR, I or OS Sign District, the sign cannot face any premises in the R, RA, CR, I or

OS Sign District, be varied to allow the Proposed Sign to face an Open Space (OS) sign district approximately 212 metres from its location, subject to Conditions 1, 2, 3 and 4 below;

2) **§ 694-25.C(2)(k)** - An Employment "E" Sign District may contain a third party electronic ground sign, provided where the sign has two faces, the sign faces shall be back-to-back, be varied to allow the Proposed Sign to have a 'v-shaped' configuration, subject to Conditions 1, 2, 3 and 4 below; and,

3) **§ 694-25.C(2)(h)** - An Employment "E" Sign District may contain a third party electronic ground sign, provided there shall be no more than one ground sign or electronic ground sign erected on the premises, be varied to allow the Proposed Sign to be erected on a premises containing one first party ground sign, subject to Conditions 1, 2, 3 and 4 below.

If granted, each of the three requested variances would be subject to the following conditions:

- 1) The Proposed Sign shall operate with the south-westerly facing sign face at a maximum level of illumination of 150 NITS during the period between sunset and sunrise.
- 2) The Proposed Sign shall have the two digital sign faces synched to have their content transitioned simultaneously.
- 3) The interior angle of the sign faces not exceed 45 degrees.
- 4) Any and all existing third party signs located at 271 Progress Avenue shall be removed and all associated permits revoked prior to the construction the Proposed Sign.

Following a review of the Applicant's submissions and additional information provided by the Sign By-law Unit staff, the CBO has determined that there is a sufficient basis to conclude that the nine required criteria in §694-30A of the Sign By-law have been established with respect to the four variances, subject to the noted conditions as described further in Appendix 1 to this report.

RECOMMENDATIONS

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

1. The Sign Variance Committee grant the requested variances to sections 694-25.C(2)(k), 694-25.C(2)(f) and 694-25.C(2)(h), subject to four conditions, as required to allow for the issuance of a permit respecting the erection and display of the Proposed Sign, as further described in Attachment 1 to this report.

FINANCIAL IMPACT

There are no current or known future year financial impacts arising from the recommendations contained in this report.

DECISION HISTORY

There have been no previous decisions by the Sign Variance Committee or Council directly related to this application.

ISSUE BACKGROUND

Required Variances

Table 1: Summary of Requested Variances

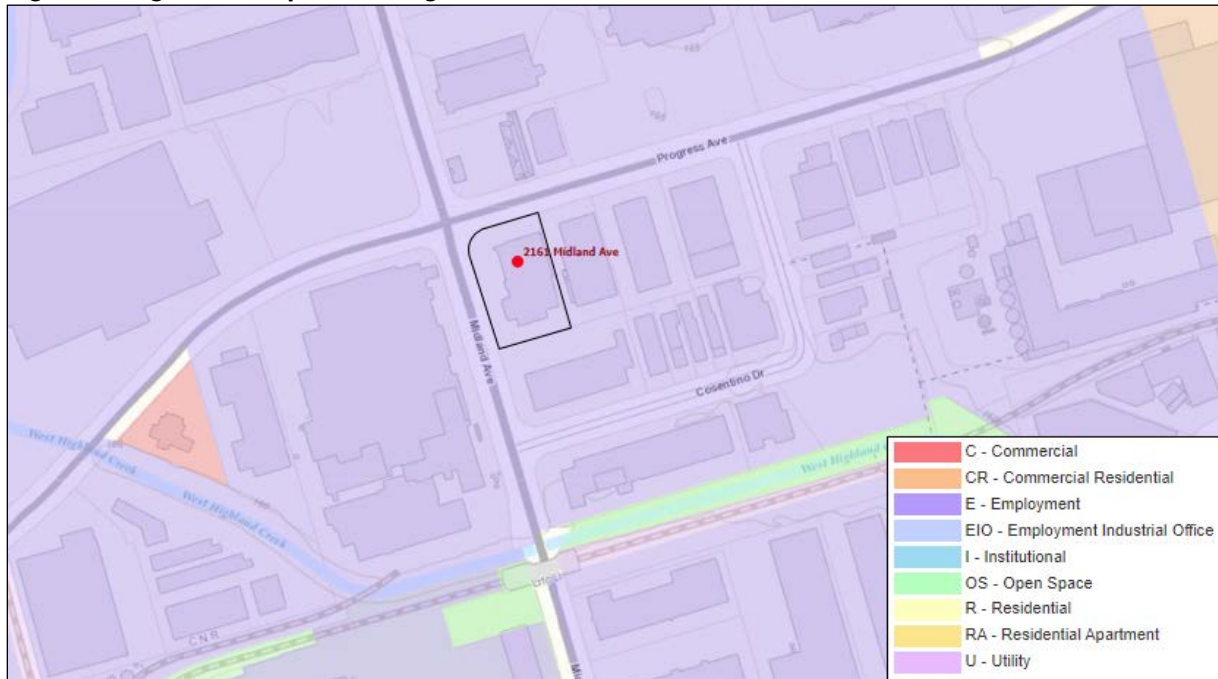
Section	Requirement	Requested Variance
694- 25C (2)(f)	An Employment "E" Sign District may contain a third party electronic ground sign, provided where a sign is located within 250 metres of an R, RA, CR, I, or OS sign district, the sign cannot face any premise in the R, RA, CR, I or OS sign district	The Proposed Sign to be able to face into an Open Space (OS) Sign District approximately 212 metres away.
694- 25C (2)(f)	An Employment "E" Sign District may contain a third party electronic ground sign, provided where the sign has two faces, the sign faces shall be back-to-back.	The Proposed Sign to be able to have a 'V-shaped' configuration.
694- 25.C(2)(h)	An Employment "E" Sign District may contain a third party electronic ground sign, provided there shall be no more than one ground sign or electronic ground sign erected on the premises.	The Proposed Sign to be able to be erected on a premises containing one first party ground sign.

Sign Attributes and Site Context

The Subject Premises is designated as being an Employment (E) Sign District, located in the southeast corner of Midland Avenue and Progress Avenue intersection in Ward 21- Scarborough Centre, see SignView Map in Figure 1.

There is a low-rise commercial building located at 271 Progress Avenue, as per GIS map in Figure 1. The Subject Premises is occupied by Amre Supply which operates as a warehouse store for property management supplies.

Figure 1: SignView Map - 271 Progress Avenue



The Subject Premises currently has a first party ground sign, containing two sign faces and displaying static copy, located on the Progress Avenue frontage and facing an easterly-westerly direction, and one third-party electronic ground sign with one sign face, facing in a northwesterly direction. The Proposed Sign will replace the Existing Sign and will contain two sign faces in a 'v-shaped' configuration, directed in a south-easterly and north-westerly direction along Midland Avenue, as described further in Attachment 1 (See Figure 2).

Surrounding premises:

North: Employment (E) Sign District, a coffee shop and a retail plaza with restaurants and medical services

South: Employment (E) Sign District, a warehouse

East: Employment (E) Sign District, a trading store

West: Employment (E) Sign District, a packaging manufacturer plant

COMMENTS

Applicant Information

Outfront Media has stated that they have been authorized by the owner of the property municipally known as 271 Progress Avenue, to apply for three variances, subject to four

conditions, required to allow for a permit to be issued for the Proposed Sign, as further described in Attachment 1.

Application Background

The Proposed Sign will be located along the north frontage of Midland Avenue, facing in a north-westerly and a south-easterly direction. The requested variances are subject to two conditions which would require: 1) that the digital display facing the OS Sign District to the south of the Proposed Sign to operate at a reduced level of illumination of 150 NITS during the period between sunset and sunrise; 2) that both sign faces have the content displayed on each sign face transitioned simultaneously; and The interior angle of the sign faces not exceed 45 degrees.

The Proposed Sign will have a maximum height of 9.98 metres from the grade, and will contain two rectangular sign faces measuring 8.69 metres horizontally by 2.30 metres vertically, with a sign face area of 19.99 square metres on each side, in a “v-shaped” configuration. The Proposed Sign will replace an existing third party ground sign, with one sign face displaying electronic static copy located in the premises. The Proposed Sign is described further in Attachment 1.

Community Consultation

The CBO has adopted a practice of engaging in enhanced consultation process concerning variance applications for electronic signs. Notice required by the City's Sign By-law was provided to premises within a 250 metre radius of the location of the Proposed Sign, advising of the proposal.

The CBO also informed the public of an additional virtual Community Consultation. The virtual Community Consultation meeting was scheduled to be held on the evening of May 16, 2022.

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

The Sign By-law contains criteria to be used in evaluating variance application for Proposed Signs. Specifically, §694-30A states that an application for variance may only be granted where it is established that the Proposed Sign meet each of the nine established criteria.

The Sign Variance Committee is required to conduct an evaluation and determine that party seeking the proposed variances meets all nine of the mandatory criteria, on the basis of the information presented by the parties before the SVC. The CBO has determined that, in the CBO's opinion the information submitted by the Applicant and Sign By-law Unit staff, provides a sufficient basis to conclude that the nine required criteria established in §694-30A of the Sign By-law have been met.

Applying the Established Criteria

Section 694-30A(1): The Proposed Sign belongs to a sign class permitted in the Sign District where the premises is located

Based on the review of Sign Unit staff, the Subject Premises can be confirmed as being designated as an E Sign District, which permits signs belonging to the third party sign class.

The CBO has confirmed that as per the information contained in the Applicant's submission, the Proposed Sign is a third party sign, as it will advertise, promote, or direct attention to businesses, goods, services, matters, or activities that would not be available at, or related to, the premises where the sign would be located. Therefore, the CBO is of the opinion that this criteria has been established.

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

Based on the review of the Sign Unit staff, 271 Progress Avenue can be confirmed as being designated as an E Sign District. The Applicant's submission contains sufficient information (in the description and diagrams provided) to confirm the Proposed Sign is a third party sign, and belongs to the electronic ground sign type. Electronic ground signs are permitted in E Sign Districts according to 694-25(C)(2).

Therefore, the CBO is of the opinion that this criteria has been established.

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

The Property at 271 Progress Avenue is located in an E Sign District, which permits electronic ground signs at a size and height consistent with the Proposed Sign. The Subject Premises is occupied by a warehouse store for property management supplies and it is surrounded by other E Sign Districts to the north, east, south and west. These areas of the City contain largely commercial and employment uses. Based on Sign By-law Unit investigation, many of the buildings in the general vicinity are consistent with the Subject Premises: low-rise buildings with uses such as light industrial and commercial.

The Proposed Sign will face an OS Sign District located approximately 212 metres to the southeast, on the north side of the rail corridor, which contains a ravine below road level. Although the Sign By-law does not allow for electronic ground signs when located within 250 metres of OS Sign District to face any premises on this district, the applicant provided sufficient information to demonstrate that the Proposed Sign will not negatively impact the open space area as the OS Sign District is surrounded by a dense tree line which will provide a barrier from any light that is emitted from the sign.

The Proposed Sign will also have several buildings between itself and much of the OS Sign District further reducing the relationship between the Proposed Sign and the OS Sign District.

There are no other sensitive land uses, such as residential or institutional uses, within 250 metres from the Proposed Sign.

Regarding the potential for clutter due to the first party ground sign displaying static sign copy on the Subject Premises: staff have verified that the Proposed Sign and the existing first party ground sign are located more than 40 metres apart from each other along different street frontages. The first party ground sign is oriented in an easterly-westerly direction along Progress Avenue, while the Proposed Sign would be oriented in a northwesterly-southeasterly direction along Midland Avenue.

Due to the distance between these two signs, the fact that they are oriented in different directions, and the fact that they are on different property frontages, staff are of the opinion that there is little relationship between these two signs and that the Proposed Sign will not significantly contribute to sign clutter in the area. (See Figure 2)

Figure 2: Rendering of Proposed Sign Looking North along Midland Avenue towards Progress Avenue



Also, the property on the north side of Progress Avenue along Midland contains two ground signs along different frontages, in addition to a number of wall signs in close proximity to the intersection.

There are currently no third party signs within a 150 metre radius of the Proposed Sign which is consistent with the requirements of the Sign By-law. The Proposed Sign will be replacing a single-sided third party electronic ground sign located in the premises. As a

result, the Proposed Sign will not be introducing any sign type that is not currently found on the premises or surrounding area.

For these reasons, the CBO is of the opinion that this criteria has been established and that the Proposed Sign is compatible with the development of the premises and surrounding area.

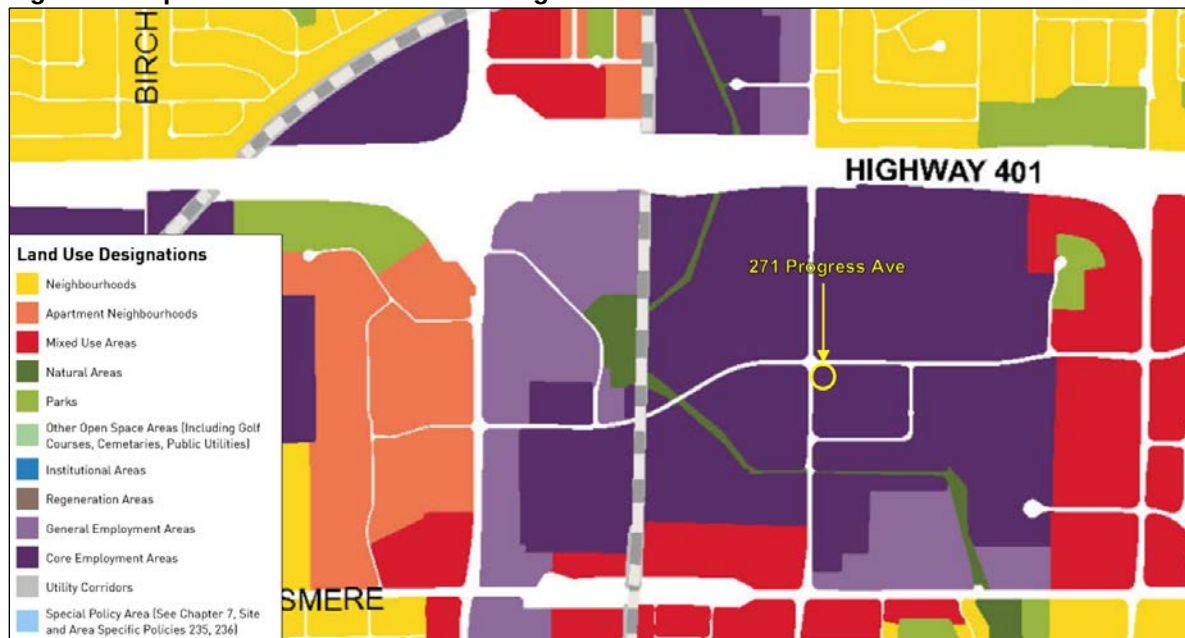
Section 694-30A(4): The Proposed Sign supports Official Plan objectives for the subject premises and surrounding area

The Premises is designated as a Core Employment Area in the Official Plan. Employment Areas are places of business and economic activity, and include a wide array of uses such as manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets, restaurants and small-scale stores and services that serve these businesses and workers. The Proposed Sign can assist businesses in advertising products and services to commuters and visitors to this area.

The CBO agrees that this provides some support for Policy Statement 2) in Chapter 4.6 of the Official Plan which states that:

Core Employment Areas are places for business and economic activities. Uses permitted in Core Employment Areas are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.

Figure 3: Map 19 Land Use Plan – 271 Progress Avenue



The Zoning By-law is the primary way in which the City implement's its Official Plan. Based on staff investigation, the Subject Premises is designated as an Employment Industrial Zone Category. The permitted uses in an E zone include a wide variety of industrial and commercial uses, consistent with what is generally found in Employment Sign Districts.

The Zoning By-law also governs the built form of the city in a way that is consistent with the Official Plan objectives for properties throughout the city. Based on the requirements of Zoning By-law 569-2013, the Proposed Sign meets the setbacks required by the Zoning By-law.

The Applicant's Submission, in addition to staff investigation provide sufficient information to confirm that the Proposed supports the Official Plan objectives for 271 Progress Avenue and the surrounding area. As such, the CBO is of the opinion that this criteria has been established.

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

The property at 271 Progress Avenue contains a one-storey building with a warehouse store for property management supplies. To the west and east of the Proposed Sign are predominantly one storey buildings with commercial and/or industrial uses.

Figure 4: Aerial View - Adjacent Properties Uses



The land uses and built form of the adjacent premises are similar to that of the Premises and do not contain any sensitive land uses, such as Residential, Open-Space or Institutional uses. Staff have confirmed that the Subject Property is surrounded by E

Sign Districts to the immediate north, east, south and west (see Figure 1). As such, the Proposed Sign should have no adverse impacts on these properties.

The Proposed Sign will face an OS Sign District located approximately 212 metres to the southeast, adjacent to the rail corridor, which contains a ravine below road level. Although the Sign By-law requires electronic ground signs located within 250 metres of an OS Sign District to not be facing the OS Sign District, the applicant has provided an illumination study demonstrating that the Proposed Sign, if operating within the illumination level of 300 NITS permitted by the Sign By-law, will not negatively impact the OS Sign District. According to the Applicant's Submission, the light levels being emitted from the Proposed Sign, when operating at 300 NITS, would not exceed that of a full moon.

In order to further reduce any light emissions into the OS Sign District, the Applicant has requested that the south-westerly facing sign face on the Proposed Sign be approved with a condition that the maximum brightness not exceed 150 NITS between sunrise and sunset, 50% of the maximum brightness permitted by the Sign By-law.

The Proposed Sign will comply in all other respects with the illumination requirements of the Sign By-law.

As part of their submission, the Applicant also included a communication from the Toronto Region Conservation Authority ("TRCA") indicating that although the Subject Premises was previously within the limits of the TRCA regulated area, it has since been removed. As a result, TRCA has no objection to the Proposed Sign.

As a result, it is in the opinion of staff that the Proposed Sign will have no adverse effects on the adjacent premises. The Applicant's Submission and staff investigation provided sufficient information to confirm that the Proposed Sign will not adversely affect the adjacent premises, therefore the CBO is of the opinion that this criteria has been established.

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

The City's Sign By-law regulations are designed to ensure that there are no adverse impacts on public safety for signs which meet the requirements. These regulations are designed to work in conjunction with other regulations which would also apply to signs. The current criteria is intended to ensure that variances are not granted where they would result in signs that would have adverse impacts on public safety.

Staff have reviewed the Proposed Sign, and the potential impacts of the requested variances, and have determined that requested variances subject to the proposed conditions, do not raise a reasonable basis for any concern around public safety arising from the Proposed Sign.

The Sign By-law has requirements for signs not to be within a "Visibility Zone" – defined as the area within three metres of the outermost points of a vehicular ingress or egress

of a property where it intersects with a street. The Proposed Sign is proposed to be entirely outside this prohibited zone for signs.

The Proposed Sign has a minimum clearance of 7.60 metres from grade to the bottom of the sign faces. This clearance ensures that pedestrians and vehicles can pass safely underneath the Proposed Sign without issues. It will also prevent the sign faces to interfere or obstruct the visibility of vehicular traffic along Midland Avenue or Progress Avenue. The Proposed Sign clearance exceeds the minimum clearance requirement of 4.25 meters set out in the Ontario Building Code.

The existing sign structure is located in one of the parking spots and the applicant informed that bollards have been placed around the base as a safety precaution for vehicles utilizing the adjacent parking spaces.

Although there are concerns about driver's distraction, the City has existing regulations to adequately address the potential for adverse safety (set back from intersections, distance from street lines, and pedestrian triangles) impacts for all signs, including signs displaying electronic static copy. The Proposed Sign meets the setback requirements outlined in Chapter 694 of the Toronto Municipal Code. The sign is located more than 30 metres away from the closest traffic controlled intersection and it does not obstruct any sight triangles for vehicular traffic.

The new sign face is proposed to be erected forming a 'V-shape' configuration, contrary to the back-to-back requirement for electronic ground signs displaying two sign faces in the Sign By-law. The existing sign face is angled out towards Midland Avenue while the second sign face will be perpendicular to Midland Avenue. The Applicant's Submission materials, in conjunction with the condition that the interior angle of the two sign faces will not exceed 45 degrees, should ensure that drivers will not be able to see the two sign faces simultaneously.

With electronic signs that change from one message to the next, shorter message durations may result in drivers being more likely to observe a change in the message being displayed, which may result in a higher likelihood that a driver would glance at it for a longer duration. The Proposed Sign would comply with the Sign By-law provisions for a message duration of 10 seconds between changes in copy, this regulation is intended to perform many functions, including reducing the potential for driver distraction, to a reasonable level.

In order to further reduce any potential safety concerns, the Applicant has also proposed the condition that the two digital sign faces be synchronized to have their content displayed and transitioned at the same time.

It is the opinion of staff that, based on the review of the available information with respect to the Proposed Sign, that the requested variance to display the sign faces forming a 'v-shaped' configuration, does not raise a reasonable basis for any concern around public safety arising from the Proposed Sign. As such, the CBO is of the opinion that this criteria has been established.

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

According to staff review, the Applicant's documents and drawings contains sufficient information to confirm that Proposed Sign meets the description of any of the signs which are not specifically prohibited by §694-15B.

As such, the CBO is of the opinion that this criteria has been established.

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

As mentioned earlier, the Premises is an E Sign District, which permits electronic ground signs at a size and height consistent with the Proposed Sign. The Premises is also surrounded by other E Sign Districts to the north, east, west and south. The Premises currently contains double-sided first party ground face and a single-sided third party electronic ground sign, which will be replaced with the Proposed Sign.

As a result, the Proposed Sign will not be introducing a sign type that is not currently found on the premises or surrounding area and will not alter the character of the premises and surrounding area.

In addition, the Proposed Sign is generally in keeping with the regulatory provisions respecting third party electronic ground signs in E Sign Districts. It is the expectation that such signs are consistent with the character of the surrounding area. The Proposed Sign is also at a scale and nature that is consistent with the surrounding built form.

The Applicant's submission materials provide sufficient information to confirm that the Proposed Sign will not alter the character of the premises or surrounding area, therefore the CBO is of the opinion that this criteria has been established.

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

The Proposed Sign will comply with the provisions set out in the Sign By-law for third party electronic ground signs in an Employment Sign Districts in terms of: height, size, setbacks from the property and from an intersection, as well as the requirement for use of renewable energy, message duration and transition (i.e. no distracting visual effects such as scrolling, flashing, blinking or full-motion video), and with the illumination and time-of-day regulations.

Granting a variance to the Section 694-25C (2)(f), permits the Proposed Sign to be located and facing a OS Sign District which is within 250.0 metres.

Staff believe that The Proposed Sign would not contrary to the public interest as the Proposed Sign should not negatively impact the OS Sign District as it is surrounded by a dense tree line which will provide a barrier from any light that is emitted from the sign. As a condition of approval, the Proposed Sign will also operate the south-westerly sign face (facing the OS Sign District) at a reduced level of illumination of 150 NITS between

sunset and sunrise further reducing any impacts that the Proposed Sign may have on the OS Sign District.

With respect to the requested variance to the Section 694-25C (2)(k), the Proposed Sign would be allowed to be erected with a 'V-shape' configuration, as opposed to the back-to-back configuration required by the Sign By-law for electronic ground signs displaying two sign faces. As a condition of approval, the Proposed Sign will have the two digital sign faces synchronized to have their content transitioned simultaneously, and will have a maximum interior angle between the two signs faces of 45 degrees.

Based on the Sign By-law Unit staff review, it is in the opinion of staff that the configuration of the Proposed Sign will not have any negative impact on the adjacent premises nor adversely affect public safety, as drivers will not be able to see the two sign faces simultaneously. Additionally, the Proposed Sign meets the setback requirements in the Sign By-law, it does not obstruct any sight triangles for vehicular traffic, it is not located within any visibility zone and it is more than 30 metres away from the closest traffic controlled intersection.

Regarding the requested variance to the Section 694-25.C(2)(h), the Proposed Sign would be permitted to be erected on premises containing one first party ground sign, as opposed to the Sign By-law requirement allowing only one ground sign or electronic ground sign to be erected on the premises.

Due to the distance between these two signs, the fact that they are oriented in different directions, and the fact that they are on different property frontages, staff are of the opinion that there is little relationship between these two signs and that the Proposed Sign will not significantly contribute to sign clutter in the area. The Proposed Sign will also not be introducing any sign type that is not currently found on the premises or surrounding area.

Therefore, it is the CBO's opinion that the Applicant's materials and the Sign By-law Unit staff's research provided sufficient information to confirm that the Proposed Sign will not be contrary to the public interest, and that this criteria has been established.

CONCLUSION

The Applicant's materials and the Sign By-law Unit staff's research and investigation have provided sufficient information for the CBO to establish that all nine criteria required to grant an approval for the three requested variances have been met. As such, the CBO is supportive of the Sign Variance Committee granting the requested variances, subject to the specified conditions.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1 – Description of the Proposed Sign, Requested Variances and Conditions

Attachment 2 – Applicant's Submission

Attachment 1: Description of the Proposed Sign, Requested Variances and Conditions

Proposed Sign Description:

One third party electronic ground sign described as follows:

- a) Contains two sign faces oriented as follows:
 - i) one facing in an approximate North-Westerly direction; and,
 - ii) one facing in an approximate South-Easterly direction;
- b) Contains two sign faces in a "v-shaped" configuration;
- c) Each sign face shall comply with the following:
 - i) Have a maximum bisecting line no greater than 2.30 meters;
 - ii) Have a maximum center line of no greater than 8.69 meters;
 - iii) Have a maximum sign face area of no greater than 19.99 square meters;
 - iv) Display electronic static copy, only; and,
- d) Having a maximum height of 9.98 meters.

Requested Variances:

- 1) **§ 694-25.C(2)(f)** – An Employment "E" Sign District may contain a third party electronic ground sign, provided where it is located within 250 metres of an R, RA, CR, I or OS Sign District, the sign cannot face any premises in the R, RA, CR, I or OS Sign District, be varied to allow the Proposed Sign to face an Open Space (OS) sign district approximately 212 metres from its location, subject to Conditions 1, 2, 3 and 4 below;
- 2) **§ 694-25.C(2)(k)** - An Employment "E" Sign District may contain a third party electronic ground sign, provided where the sign has two faces, the sign faces shall be back-to-back, be varied to allow the Proposed Sign to have a 'v-shaped' configuration, subject to Conditions 1, 2, 3 and 4 below; and,
- 3) **§ 694-25.C(2)(h)** - An Employment "E" Sign District may contain a third party electronic ground sign, provided there shall be no more than one ground sign or electronic ground sign erected on the premises, be varied to allow the Proposed Sign to be erected on a premises containing one first party ground sign, subject to Conditions 1, 2, 3 and 4 below.

If granted, the three requested variances would be subject to the following conditions:

- 1) The Proposed Sign shall operate with the south-westerly facing sign face at a level of illumination of 150 NITS during the period between sunset and sunrise.

- 2) The Proposed Sign shall have the two digital sign faces synched to have their content transitioned simultaneously.
- 3) The interior angle of the sign faces not exceed 45 degrees.
- 4) Any and all existing third party signs located at 271 Progress Avenue shall be removed and all associated permits revoked prior to the construction the Proposed Sign.

Attachment 2 – Applicant's Submission