

ATTACHMENTS

Attachment 1 – Description of the Signs and Required Variances

Attachment 2 – Appellant's Submission Package

Attachment 3 – Sign Variance Application Decision Notice (22-151137)

ATTACHMENT 1: DESCRIPTION OF THE SIGNS AND REQUIRED VARIANCES

Proposed Signs Description:

1. Proposed Sign North:

An illuminated first party wall sign described further as follows:

- Erected and displayed on the northerly elevation of the building located on the premises municipally known as 130 King Street West;
- Erected and displayed on the 4th storey of the northerly elevation of the above specified building;
- Erected and displayed with a maximum height of 17.25 metres
- Displaying static copy;
- Containing one sign face, which shall:
 - Be rectangular in shape;
 - Have a bisecting line that shall not exceed 1.11 meters;
 - Have a centre line that shall not exceed 6.88 meters; and,
 - Have a sign face area that shall not exceed 7.64 square metres.

2. Proposed Sign West:

An illuminated first party wall sign described further as follows:

- Erected and displayed on the northerly elevation of the building located on the premises municipally known as 130 King Street West;
- Erected and displayed on the 4th storey of the northerly elevation of the above specified building;
- Erected and displayed with a maximum height of 17.25 metres
- Displaying static copy;
- Containing one sign face, which shall:
 - Be rectangular in shape;
 - Have a bisecting line that shall not exceed 1.11 meters;
 - Have a centre line that shall not exceed 6.88 meters; and,
 - Have a sign face area that shall not exceed 7.64 square metres.

Required Variances:

1) The Requirement of subsection 694-21D(5)(a) that: A wall sign, other than a sign displaying a logo or corporate symbol permitted by Subsection D(4), provided that, the sign shall not be erected above the second storey, be varied to allow that Proposed Sign North to be erected at the fourth storey of the building located on the premises municipally known as 130 King Street West.

2) The Requirement of subsection 694-21D(5)(a) that: A wall sign, other than a sign displaying a logo or corporate symbol permitted by Subsection D(4), provided that, the sign shall not be erected above the second storey, be varied to allow that Proposed Sign West to be erected at at the fourth storey of the building located on the premises municipally known as 130 King Street West.

Attachment 2: Appellant's Submission Package



Application Sign Variance

Folder No.	Date (yyyy-mm-dd)

Project Information

Street No.	Street Name	Lot No.	Plan No.
130	King Street West		
Describe the variance(s) being applied for: SEE ATTACHED DOCUMENT			
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 LETTER			

Property Owner Information

First Name		Last Name	
Colin		Noris	
Company Name (if applicable)			Telephone No.
Brookfield Properties Canada Management LP			(416) 369-2300
Street No.	Street Name	Suite/Unit No.	Mobile No.
181	Bay Street	700	
City/Town	Province	Postal Code	Fax No.
TORONTO	ON	M5J2T3	
E-mail Address			
RYAN@PRIORITYPERMITS.COM			

Attachment Required

• 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

Application
Sign Variance

Applicant Information and Declaration

First Name I, RYAN		Last Name MATTHEWS	
Company Name PRIORITY PERMITS LTD			Telephone No. (289) 389-8951
Street No. of 331	Street Name PARKDALE AVE N	Suite/Unit No.	Mobile No.
City/Town HAMILTON	Province ON	Postal Code L8H 5Y1	Fax No.
E-mail Address ryan@prioritypermits.com			
Do hereby declare the following:			
• That I am ☐ the Property Owner as stated above ☒ the owner's authorized agent. ☐ an officer/employee of _____, which is an authorized agent of the owner. ☐ an officer/employee of _____, 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		RYAN MATTHEWS Print Name	2022-05-24 Date (yyyy-mm-dd)

Continue on next page

Data Sheet
Sign Variance

Folder no.	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 No.	Street Name	Lot No.	Plan No.
130	King Street West		

Site and Building Data

Lot Area	Lot Frontage	Lot Depth
5940 m2	54m +/-	110m +/-
No. of Building(s) on the lot	Date of Construction of Building(s) if known (yyyy-mm-dd)	
2		
Building Height(s)	No. of Storeys	Building(s) Gross Floor Area
19m +/-	4	unknown
Building Uses(s)		
OFFICES/ COMMERCIAL		

Site Context

Please describe the land uses, buildings and sign districts surrounding the proposal (use additional pages if necessary)	
North	COMMERCIAL RESIDENTIAL DISTRICT - OFFICE BUILDING
South	COMMERCIAL RESIDENTIAL DISTRICT
East	OPEN SPACE DISTRICT/COMMERCIAL RESIDENTIAL
West	COMMERCIAL RESIDENTIAL DISTRICT

Proposal

Please describe in detail what is being proposed (use additional pages if necessary)
PLEASE SEE ATTACHED LETTER

Rationale

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):

- 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
- 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

Please describe in detail how the proposal satisfies each of the criteria listed above
(use additional pages if necessary)

[SEE ATTACHED LETTER OF RATIONALE](#)

Sign Data Sheet

Date (yyyy-mm-dd)	Folder No.
2022-05-24	

Sign Information

Sign No.*	Sign Type	Method of Copy Display	Sign Face Dimensions (maximum)			Sign Depth (metres)	Sign Height (metres)	Illumination (Yes/No)	Professional Design Required (Yes/No)
			Length (metres)	Width (metres)	Area (m ²)				
1	Wall Sign	Static Copy	6.88	1.11	7.64	0.13	16.13	Yes	No
2	Wall Sign	Static Copy	6.88	1.11	7.64	0.13	16.13	Yes	No

* Please ensure that the sign numbers listed in this sheet are indicated on all sign plans

14-0037 2020-06

Please Use Additional Pages as required

Brookfield Properties

April 14, 2021

I, Colin Norris, the authorized representative for Brookfield Properties Canada Management LP for the property located at

130 King Street, West Toronto, ON M5X 1A9,

hereby authorize my agent, Priorityt Permits Ltd. to act on my behalf in regard to obtaining necessary municipal approvals from the City's archives for locations #1 and #2 shown on the attached Pattison Sign Group proposed sign package KM1-62812 dated 03-08-2021.

If you have any questions or require additional information, do not hesitate to contact the undersigned.

Regards,

Brookfield Properties Canada Management LP

Colin Norris

Per:

Colin Norris

Vice President, Real Estate Management

Attachment

.cc Amelia Nasrallah, Vice President, Legal

Brookfield Place
181 Bay Street, Suite 700, Toronto, Ontario M5J 2T3
T +1 416 369 2300 brookfieldproperties.com



Application
Sign Variance Appeal

Folder No.	Date (yyyy-mm-dd) 2022-08-03
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Decision Under Appeal

Variance Decision No. 22-151137			
Street No. 130	Street Name KING ST W	Lot No.	Plan No.

Appellant Information

First Name RYAN		Last Name MATTHEWS	
Company Name(if applicable) PRIORITY PERMITS LTD		Telephone No. (289) 389-8951	
Street No. 331	Street Name PARKDALE AVE N	Suite/Unit No.	Mobile No.
City/Town HAMILTON	Province ONTARIO	Postal Code L8H 5Y1	Fax No.
E-mail Address RYAN@PRIORITYPERMITS.COM			
Describe the variance that was applied for: Proposal to erect and display two illuminated wall signs, displaying static copy, on the fourth storey of the north and west elevations of the building located at this property. Both signs measure 1.11m vertically by 6.88m horizontally, having a clearance of 16.13m from the grade.			
Please provide the reasons/justifications for the appeal (attach any supporting documentation or additional pages as required). This building is the National Bank Head Office in Toronto, with National Bank occupying the majority tenancy of the building. There are other similar signage (BMO) in the same development as this building/surrounding area. These two signs (for National Bank) are proposed to be erected in the Financial District. The proposed signage is esthetically pleasing and blends seamlessly with current conditions, complimenting the building's design and architecture.			

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



Application
Sign Variance Appeal

Appellant Information and Declaration

First Name I, RYAN		Last Name MATTHEWS	
Company Name(if applicable) PRIORITY PERMITS LTD.			Telephone No. (289) 389-8951
Street No. of, 331	Street Name PARKDALE AVE N	Suite/Unit No.	Mobile No.
City/Town HAMILTON	Province ONTARIO	Postal Code L8H 5Y1	Fax No.
E-mail Address RYAN@PRIORITYPERMITS.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		RYAN MATTHEWS Print Name	2022-08-03 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

2 of 2

National Bank
130 King Street West
Complete Set of Permit Drawings



KM1-62812D	
SITE PLAN	
Installation: ☐ Interior: ☒ Exterior: ☐	
# Description:	
1 ILLUMINATED CHANNEL LETTERS	SEE DRAWING PAGE 2
2 ILLUMINATED CHANNEL LETTERS	SEE DRAWING PAGE 2

Date: _____
Customer Approval: _____

☒	☐
☐	☐

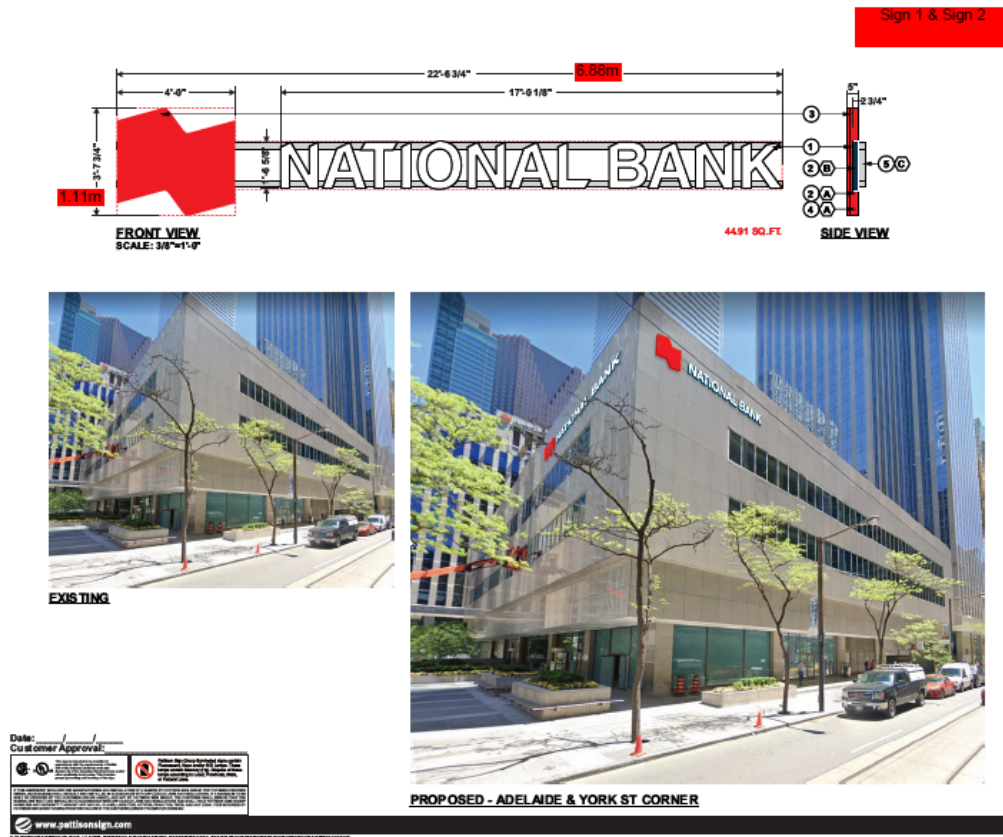
By signing this form, the customer agrees to the terms and conditions of the permit application. The customer is responsible for obtaining all necessary permits and approvals from the relevant authorities. The customer is also responsible for ensuring that the signs are installed in accordance with the approved plans and specifications.

www.pattisigns.com

Pattison Sign Group

Tel: (416) 735-5506 | Fax: (416) 735-4734 | Toll Free: 1-800-561-9798

Client:	NATIONAL BANK #5825-1
Site:	130 KING ST WEST TORONTO, ON
Consultant:	G. F. FRONETTE
Draftsman:	K. THIBODEAU
Date:	25.10.2022
Page:	1/3
Scale:	N.T.S.



KM1-62812D	
ILLUMINATED LOGO AND CHANNEL LETTERS	
Installation:	Interior: ☐ Exterior: ☒
# Descriptions:	
1	1/4" THK. WHITE ACRYLIC LETTERS
2	ALUMINUM RETURNS AND BACKING
3	3/16" RED #2738 ACRYL STEEL FACE
4	1" TRIM
5	ALUMINUM TUBINGS
6	ILLUMINATED BY LEDS

Notes:	
1	QUANTITY: 2X

Colors:	
A	PAINTED RED TO MATCH #3630-33
B	PAINTED BLUE TO MATCH #10-11987
C	PAINTED TO MATCH THE WALL

Pattison Sign Group

Tel: (905) 735-0300 | Fax: (905) 735-4734 | Toll Free: 1-800-561-9798

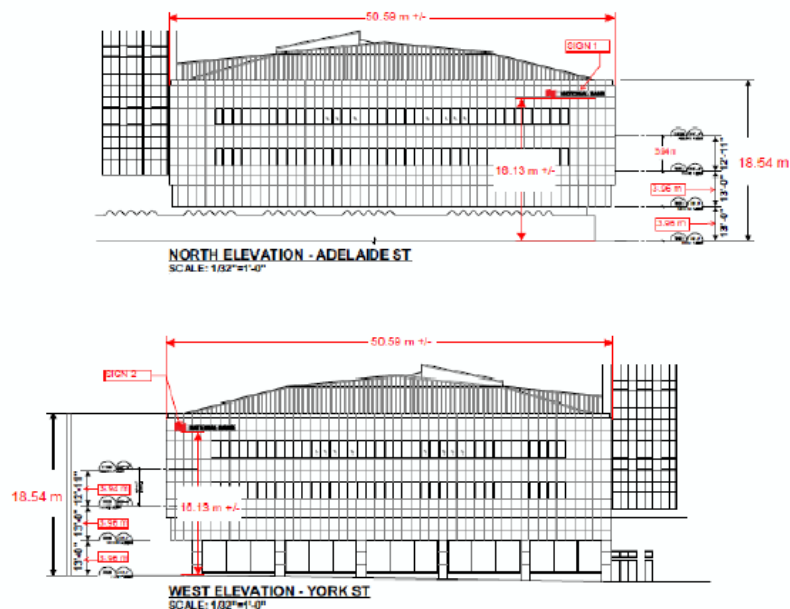
Client: NATIONAL BANK #5825-1

Site: 130 KING ST WEST, TORONTO, ON

Consultant: G. FRETTE

Draftsman: K. THIBODEAU Date: 05.16.2022

Page: 2/3 Scale: N.T.S.



KM1-62812D	
ELEVATION	
Installation:	Interior: ☐ Exterior: ☒
# Descriptions:	

Notes:	
1	QUANTITY: 2X

Colors:	
A	PAINTED RED TO MATCH #3630-33
B	PAINTED BLUE TO MATCH #10-11987
C	PAINTED TO MATCH THE WALL

Pattison Sign Group

Tel: (905) 735-0300 | Fax: (905) 735-4734 | Toll Free: 1-800-561-9798

Client: NATIONAL BANK #5825-1

Site: 130 KING ST WEST, TORONTO, ON

Consultant: G. FRETTE

Draftsman: K. THIBODEAU Date: 05.16.2022

Page: 3/3 Scale: 1/32"=1'-0"



**NATIONAL
BANK**

Letter of Rationale

**Re: 130 King St W
Toronto, ON
M5X 2A2**

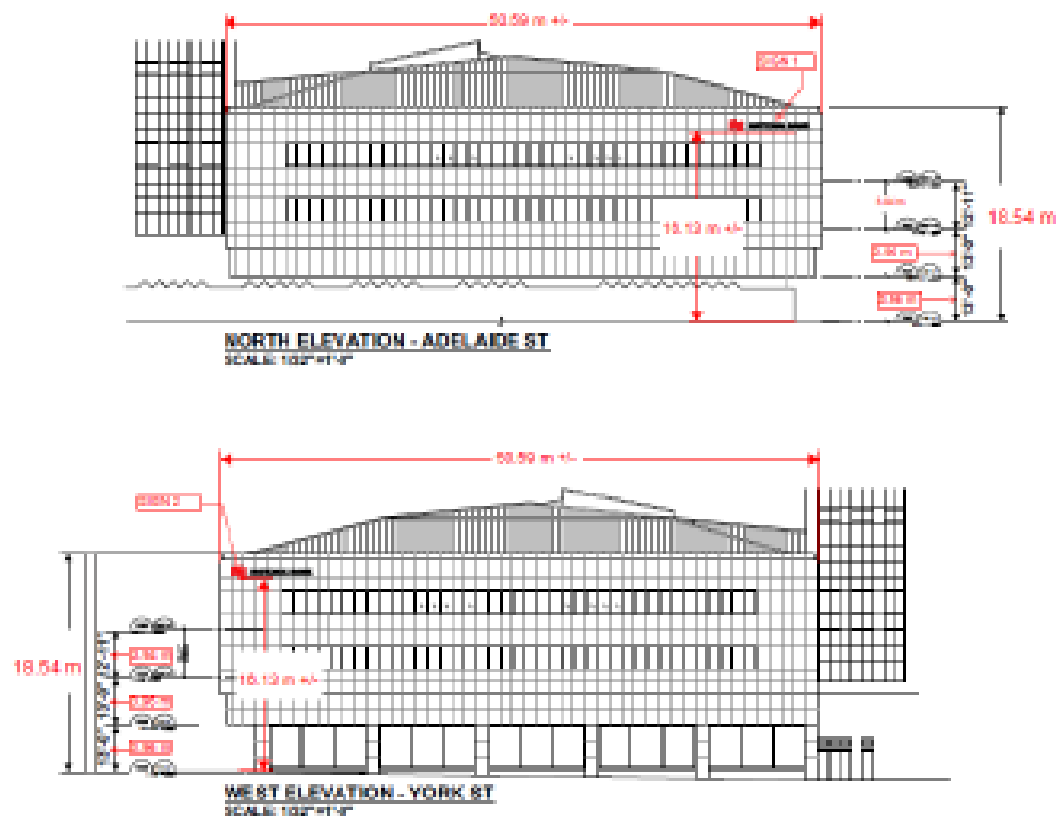
**Author: Serens Crawford
Date: May 24, 2022**

City of Toronto
Sign Bylaw Unit
City Hall, Ground Floor
Toronto, ON M5H 2N2

Attn: Sign Variance Committee (re: National Bank, 130 King St W)

Zone: CR-Commercial Residential

Overview: National Bank is proposing 2 upper level illuminated fascia signs measuring 1.11 m vertically by 6.88 m horizontally having a clearance of 16.13m from grade



Bylaw Section Requiring Variance: A CR-Commercial Residential sign district may contain a wall sign, other than a sign displaying a logo or corporate symbol permitted by Subsection 694-21 D (4), provided the sign shall not be erected above the second storey. [Wall Sign (694-21 D(5)(a))]

Both proposed signs are located at the fourth storey of the building.

To meet the criteria required for a Sign Variance, the proposed sign(s) shall:

1. **Belong to a sign class permitted in the Sign District where the Premises is located.**
The proposed sign is a first party 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.**
There will be no third-party advertising.
3. **Be compatible with the development of the Premises and surrounding area.**
From an esthetic point of view, the proposed signs complement the building design and architecture. The proposed signs are made up of the logo for National Bank along with white channel letters. The signs stand out so the building can be easily identified without compromising the look and feel of the building and surrounding area.

The first story is comprised of other businesses which have installed signs to identify their business. Lowering the sign to the first storey would contribute to sign clutter and create confusion.

Most of the surrounding buildings are high rise buildings which would not be subject to the same bylaw regulation. An example of a nearby building which contains similar signs can be seen below in Fig 1.

(Fig.1)

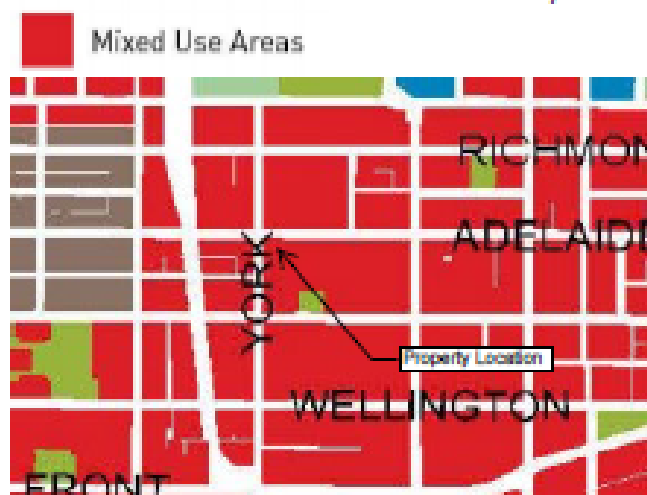


4. Support the Official Plan objectives for the Premises and surrounding area.

The Toronto Official Plan for this site is Mixed Use which promotes a multitude of planning objectives by combining a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. Mixed Use Areas create a balance of high quality commercial, residential and institutional and open space uses that reduces automobile dependency and meets the needs of the local community.

Office and retail uses will continue to be paramount in the Financial District. The building at 130 King St W is comprised of office and retail uses – which highlights the necessity for proper identification for National Bank.

This location does not appear to be within a Secondary Plan or Heritage Area.



5. Not adversely affect adjacent premises.

The adjacent premises are zoned CR-Commercial Residential and are comprised of mainly offices. The signs are all static copy and use low impact LEDs to illuminate the signs which follow all regulations pertaining to illumination as regulated in the sign bylaw and will not have a negative impact on the surrounding premises.

6. Not adversely affect public safety, including traffic and pedestrian safety.

The proposed sign locations will not adversely affect pedestrian safety as the clearance beneath the sign is more than sufficient. The sign is designed with low impact LED's so the sign will be visible to vehicular traffic but NOT distracting. The clearance of the sign will make the location visible from a distance, allowing drivers and pedestrians to locate the premises to help ensure a safe arrival to the premises.

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 proposed signs are in keeping with the general style of surrounding signs on the building and surrounding buildings. Although these signs would be an addition to the façade, they

complement the building and do not clash with what is currently in place. The proposal is esthetically pleasing and blends seamlessly with current conditions.

9. Not be, in the opinion of the decision maker, contrary to public interest.

For every variance application, a Notice of the application and details of the proposal must be posted on site for 30 days. Notice is also circulated to any property within 60 to 250 metres of the Premises. Any comments with concerns received, will be addressed immediately.

Conclusion:

For the reasons above, we ask that you consider approving our request for a Sign Variance, for the bylaws pertaining to 694-21 D(5)(a).

Thank you in advance for your consideration,

Serena Crawford

Department Management/Permit Submissions

Office: 289-389-8951

Email: serena@prioritypermits.com

Eastern Office: 331 Parkdale Ave N, Hamilton ON, L8H 3Y1

www.prioritypermits.com



ATTACHMENT 3: Sign Variance Application Decision Notice (22-151137)

DECISION NOTICE FIRST PARTY SIGN VARIANCE

Location: 130 King Street West (22- 151137)

Any person who receives notice of the Chief Building Official's decision may appeal the decision to the Sign Variance committee, by filing the notice of appeal and paying the non-refundable fee (\$816.38) within 20 days of service of the notice of decision. Please contact the Sign By-Law Unit for more information.

For more
information:



Phone:
416-392-8000



Website:
www.toronto.ca/signs



Email:
signbylawunit@toronto.ca

Please reference the address and file number, so we can better assist you.

WHAT IT'S ABOUT – THE PROPOSAL:



Proposal to erect and display two illuminated wall signs, displaying static copy, on the fourth storey of the north and west elevations of the building located at this property. Both signs measure 1.11m vertically by 6.88m horizontally, having a clearance of 16.13m from the grade.

NATIONAL BANK

DECISION: **REFUSED**

It is the Chief Building Official's decision to refuse the proposal for the following reasons:

- ✓ Belongs to a sign class permitted in the sign district where the premises is located;
- ✓ Is not a third party sign;
- X Is not compatible with the development of the premises and surrounding area;
- ✓ Supports the Official Plan objectives for the subject premises and surrounding area;
- ✓ Will not adversely affect public safety, including traffic and pedestrian safety;
- ✓ Is not a sign expressly prohibited by §694-15B of chapter 694;
- X Does alter the character of the premises or surrounding area; and
- X Is, in the opinion of the Chief Building Official, contrary to the public interest.



Decision date: July 20, 2022

Last day to appeal: August 14, 2022



Please see reverse for more information.



toronto at your service

PLEASE TURN THE PAGE FOR IMPORTANT INFORMATION



Mailed on: July 20, 2022

PLEASE SEE BELOW FOR MORE INFORMATION

THE CHIEF BUILDING OFFICIAL AND SIGN VARIANCE APPLICATIONS:

The role of the Chief Building Official is to make a fair and impartial decision regarding Sign Variance Applications for proposals which deviate from the prescribed regulations of the Sign By-law (Chapter 694, Signs, General), of the City of Toronto Municipal Code. The Chief Building Official considers the submission material provided by the applicant and interested parties, in favour or against the proposal. The Chief Building Official then makes a decision on the application, weighing the submissions filed with respect to the application. The Chief Building Official may grant a variance where it has been established that the proposed sign:

- Belongs to a sign class permitted in the sign district where the premises is located;
- Is not a third party sign;
- Is compatible with the development of the premises and surrounding area;
- Supports the Official Plan objectives for the subject premises and surrounding area;
- Will not adversely affect adjacent premises;
- Will not adversely affect public safety, including traffic and pedestrian safety;
- Is not a sign expressly prohibited by §694-15B of Chapter 694;
- Does not alter the character of the premises or surrounding area; and
- Is, in the opinion of the Chief Building Official, not contrary to the public interest.

DATE DECISION MAILED ON: July 20, 2022

LAST DAY TO APPEAL THE DECISION OF THE CHIEF BUILDING OFFICIAL TO THE SIGN VARIANCE COMMITTEE: August 14, 2022

APPEALING THE CHIEF BUILDING OFFICIAL'S DECISION:

Any person who receives notice of the Chief Building Official's decision may appeal the decision of the Chief Building Official to the Sign Variance Committee, by filing the notice of appeal in the form and manner approved by the Chief Building Official and paying the non-refundable fee prescribed in Chapter 441, Fees and Charges, within 20 days of service of the notice of decision.

Please note that a decision of the Sign Variance Committee, in the case of a decision to refuse to grant a variance, is final and binding on the date the decision was issued; and in the case of a decision to grant a variance or to grant a variance with conditions, the decision is final and binding 21 days after the date the decision was issued unless an application to consider is filed by the ward councillor in accordance with Subsection 694-30S of the City of Toronto Municipal Code.

Appeal forms and other information are available at the address described below.

Sign By-Law Unit: Toronto City Hall, Ground Floor, East Tower
100 Queen Street West, Toronto, ON, M5H 2N2