

Appeal of the Chief Building Official's Decision for a Signage Master Plan Application for 3 wall signs on a portion of the premises at 2075 Bayview Avenue

Date: January 15, 2024
To: Sign Variance Committee
From: Manager, Citywide Priorities, Toronto Building
Wards: 15 - Don Valley West

SUMMARY

This report addresses an appeal of the decision of the Chief Building Official and Executive Director, Toronto Building ("CBO") concerning an application for a Signage Master Plan regulating a portion of the premises municipally known as 2075 Bayview Avenue ("2075-Bayview") consisting of the majority of the northern elevation of a the building known as "S-Wing" (the "Specific Location") concerning three variances sought for three first party illuminated wall signs displaying static copy (the "Proposed Signage Master Plan"). Two of the wall signs in the Proposed Signage Master Plan ("Proposed Sign 1" and "Proposed Sign 2") would have been located on the fifth storey, and the other ("Proposed Sign 3") would have been located on the sixth storey of the northerly elevation of the S-Wing building at 2075-Bayview. Sunnybrook Health Sciences Centre as represented by Permit World (the "Applicant") applied for the Proposed Signage Master Plan, as described in Attachment 1. The Applicant indicated the three signs contained in the Proposed Signage Master Plan were intended offer identification and wayfinding to guests and patients on the hospital campus.

Notice of the application for the Proposed Signage Master Plan was provided to the public, and the CBO conducted a written hearing in accordance with the requirements of the Sign By-law. Various parties participated in the hearing and filed materials in relation thereto.

Upon receipt of the materials provided, the CBO made the decision to deny the application for the Proposed Signage Master Plan; at this same time, the CBO also made the decision to approve a substantively different Signage Master Plan, which while addressing the same location, and similar signs, contained specific conditions regarding illumination (the "CBO-Designed Signage Master Plan"). Specially the CBO-Designed Signage Master Plan, imposed conditions on the signs, that if illuminated, the sign shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m., and that illumination shall not exceed 150 nits during the period between sunset and sunrise for the signs.

The CBO determined that the Proposed Signage Master Plan, would not meet all nine criteria, however, the CBO, determined based on the materials presented by the Applicant and others, that a Signage Master Plan which contained conditions on the illumination of the signs in the Specific Location, would be able to meet the nine criteria as these conditions would be sufficient to mitigate the potential for adverse impacts on surrounding properties, and other criteria.

After the issuance of the CBO's decision denying the variances requested for the Proposed Signage Master Plan, and granting the variances, subject to conditions, required for the CBO-Designed Signage Master Plan, one of the parties to the hearing, Eda Di Pierdomenico (the "Appellant") filed an appeal of the CBO's decision.

As a result of the Appellant filing an appeal of the CBO's decision, Sign Variance Committee ("SVC") is now conducting an *appeal de novo*, meaning that the SVC are required to conduct an evaluation to determine whether the Applicant has demonstrated that the Proposed Signage Master Plan meets all nine criteria, on the basis of the information presented to the Sign Variance Committee. The SVC may make a decision to refuse, or grant the variances requested by the Applicant for the Proposed Signage Master Plan, or to make a decision to grant different variances, or impose conditions which the Applicant did not include in the Proposed Signage Master Plan.

It is the CBO's opinion that it has not been established that the Proposed Signage Master Plan would meet all nine established criteria as contained at §694-30A of the Sign By-law, but that the CBO-Designed Signage Master Plan as set out in Attachment 2 would meet all of the required criteria.

RECOMMENDATIONS

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

1. The Sign Variance Committee refuse the three requested variances to 694-21F (4)(a) required for the implementation of the Proposed Signage Master Plan consisting of three (3) wall signs located above the first storey of the northern elevation of the S-Wing of the Premises municipally known as 2075 Bayview Avenue, as described further in Attachment 1 of this report.
2. The Sign Variance Committee approve the three variances to 694-21F (4)(a), each subject to subject to two conditions required for the implementation of the CBO-Designed Signage Master Plan consisting of three (3) wall signs located above the first storey of the northern elevation of the S-Wing of the Premises municipally known as 2075 Bayview Avenue, as described further in Attachment 2 of this report.

FINANCIAL IMPACT

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

DECISION HISTORY

FP-21-29563 (File #21-191681)

On July 29, 2021, a Signage Master Plan application consisting of six illuminated wall signs, displaying static copy, located on the north elevation of the M-Wing (one new sign and five existing signs) was submitted to the City of Toronto. One objection email was received from community members with concerns regarding light pollution.

On September 15, 2021, the CBO issued a decision to refuse the Signage Master Plan applied for; and to issue a decision to grant variances each subject to one condition to regulate the hours of illumination, to allow for a Signage Master Plan, designed by the CBO.

FP-23-32236 (File #23-140513)

On May 2, 2023, a Signage Master Plan application was submitted, consisting of three ground signs, all illuminated, double-sided, located at west frontage along Bayview Ave. Sign 1 & 3 display static copy. Sign 2 displays static copy and 36% of the sign display electronic static copy. One objection email was received from community member with concerns regarding light pollution.

On June 20, 2023, the CBO issued a decision to refuse the Signage Master Plan applied for; and to issue a decision granting variance each subject to two conditions to regulate the hours of illumination, to allow for a Signage Master Plan, designed by the CBO.

FP-23-32353 (File #23-149432)

On June 27, 2017, a Signage Master Plan application was submitted for three wall signs on above the first storey on the northerly elevation of the S-Wing. Two objection letters from community members were received by email with concerns regarding light pollution.

On July 17, 2023, the CBO issued a decision to refuse the Signage Master Plan applied for; and to issue a decision granting three variances each subject to two conditions to regulate the hours of illumination, to allow for a Signage Master Plan, designed by the CBO (CBO-Designed Signage Master Plan). The Decision Notice can be found at Attachment 6 of this report. The Appellant appealed that decision on August 14, 2023.

ISSUE BACKGROUND

Required Variances:

Table 1: Summary of Requested Variances for the Proposed Signage Master Plan

SECTION	REQUIREMENT	PROPOSAL
694-21 F (4)(a)	A wall sign in an Institutional Sign District shall only be erected on the first storey.	Proposed Sign 1 would be erected above the first storey, specifically on the fifth storey
694-21 F (4)(a)	A wall sign in an Institutional Sign District shall only be erected on the first storey.	Proposed Sign 2 would be erected above the first storey, specifically on the fifth storey
694-21 F (4)(a)	A wall sign in an Institutional Sign District shall only be erected on the first storey.	Proposed Sign 3 would be erected above the first storey, specifically on the sixth storey

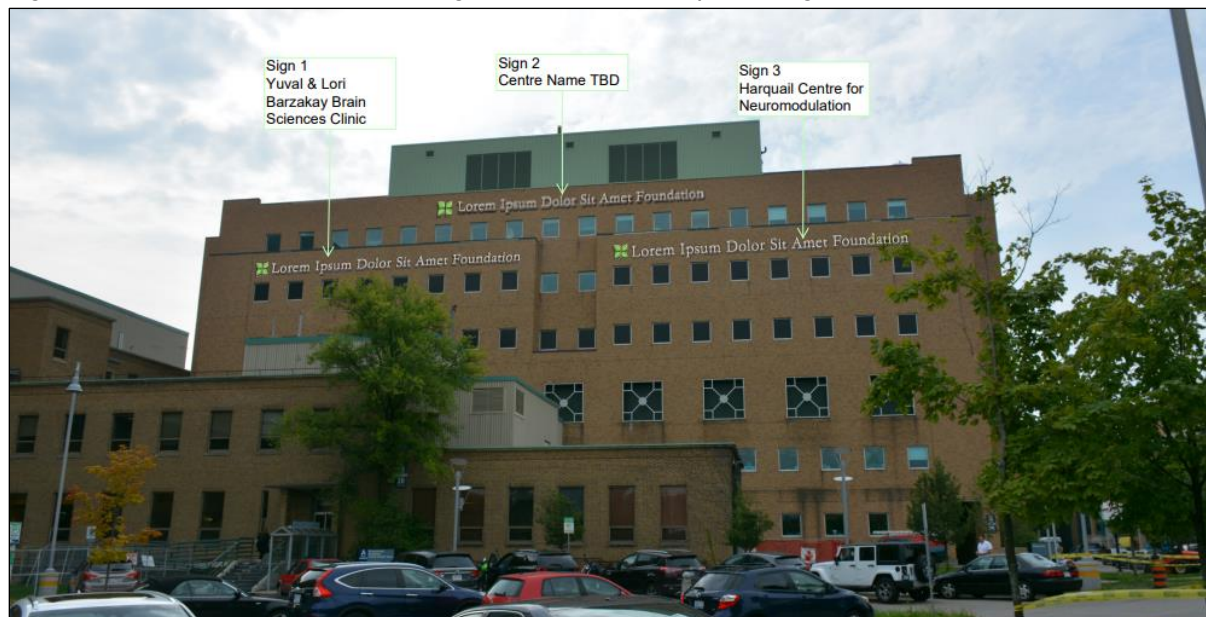
Table 2: Summary of Requested Variances for the CBO-Designed Signage Master Plan

SECTION Or Condition	REQUIREMENT/Details	PROPOSAL
694-21 F (4)(a)	A wall sign in an Institutional Sign District shall only be erected on the first storey.	All three of the Proposed Signs would be subject to the same variances as in the Proposed Signage Master Plan, but would be subject to the following two conditions
Condition 1	If illuminated, the sign shall not be illuminated between the hours of 11:00 p.m. and 7 a.m.	
Condition 2	If illuminated, the illumination shall not exceed 150 nits during the period between sunset and sunrise.	

Sign Attributes

The Proposed Signage Master Plan contains 3 wall signs. All the of the Proposed Signs are first party signs and will display static copy. The CBO-Designed Signage Master Plan contains three similar first party wall signs. Both the CBO-Designed Signage Master Plan and the Proposed Signage Master Plan would be one of three separate Signage Master Plans addressing differing portions 2075-Bayview, and would include the northern elevation of the S-wing building located at 2075-Bayview, with the exception of the first storey.

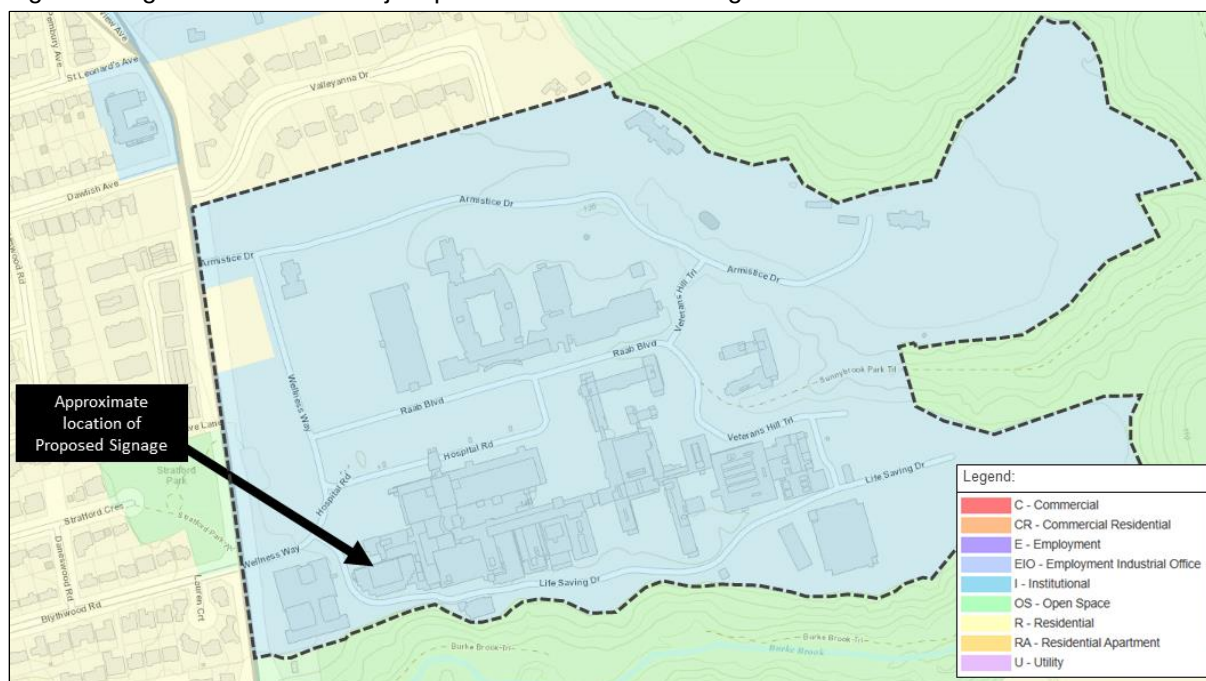
Figure 1: North elevation of the S-Wing and location of Proposed Signs



Site Context and Sign District Designation

2075-Bayview is designated as an Institutional (I) Sign District, located in Ward 15. In 2021, a Signage Master Plan was approved for six similar signs on the North façade of the M-Wing, located northeast of the S-Wing building on this campus.

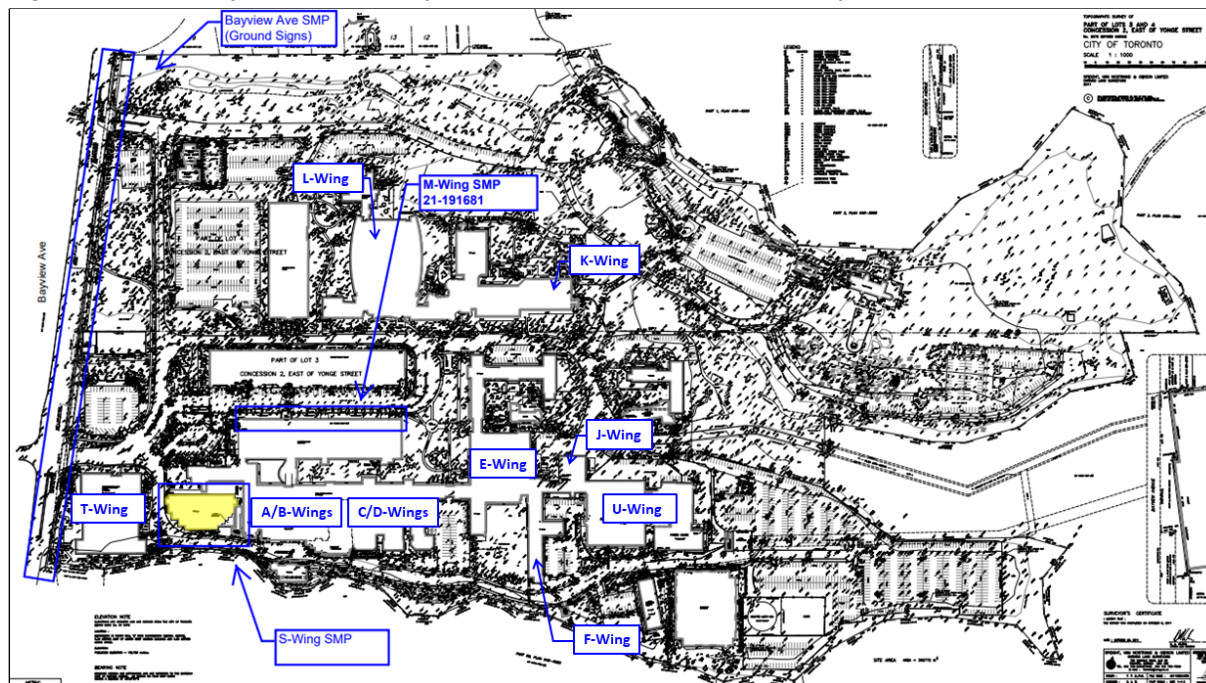
Figure 2: Sign District of the subject premises and surrounding area



Sunnybrook Health Sciences Centre spans over 38 hectares of land, the area surrounding the Proposed Signage Master Plan is primarily the Sunnybrook campus itself. This includes the Odette Cancer Centre to the west, parking to the north, and the

M-Wing, A-Wing, and B-Wing to the east. The south side is open space, which will not have visibility of the signs in the Proposed Signage Master Plan.

Figure 3: Overall layout of the Sunnybrook Health Science Centre campus.



Premises Surrounding Sunnybrook Hospital Campus:

North: Residential and Open Space Sign Districts – single family dwellings and parkland

South: Open Space Sign District - parkland

East: Open Space Sign District - parkland

West: Residential and Open Space Sign Districts – single family dwellings and parkland

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.

The SVC may decide to refuse, or grant the variances requested by the Applicant for the Proposed Signage Master Plan, or to make a decision to grant different variances, or impose conditions which the Applicant did not include in the Proposed Signage Master Plan. One such alternative Signage Master Plan, is the CBO-Designed Signage Master Plan, the SVC may grant the variances subject to the conditions as per Attachment 2 or make a different decision.

Applying the Established Criteria:

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

2075-Bayview has been confirmed as being designated as an Institutional (I) Sign District, and that I Sign District permit first party signs. The CBO has also confirmed that as per information contained in the Applicant's submission, the proposed signs belong to the first party sign class, since they advertise, promote, or direct attention to businesses, goods, services, matters, or activities that are available at, or related to, the Premises where the signs are located. The CBO has confirmed the CBO-Designed Signage Master Plan contain similar signs as described in the Proposed Signage Master Plan.

Therefore, the CBO is of the opinion that this criterion has been established for both the CBO-Designed Signage Master Plan and the Proposed Signage Master Plan.

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

The CBO reviewed information contained in the Applicant's submission and confirmed that all the signs in the Proposed Signage Master Plan belong to the first party sign class. Similarly, the CBO has confirmed the CBO-Designed Signage Master Plan contains only signs which belong to the first party sign class

Therefore, the CBO is of the opinion that this criterion has been established for both the CBO-Designed Signage Master Plan and the Proposed Signage Master Plan.

Section/Criteria Description: 694-30A(3): The Proposed Signs are compatible with the development of the premises and surrounding area

The Proposed Signage Master Plan for the Specific Location at 2075-Bayview in the Applicant's submissions intended to introduce additional "building names" on the northern elevation of S-Wing. The three wall signs will be located above the first storey on the S-Wing of Sunnybrook Hospital. The Proposed Signage Master Plan, and the CBO-Designed Signage Master Plan both seek approval of variances to allow for signage beyond what is permitted by the Sign By-law in the I-Institutional Sign District as per section 694-21 F.

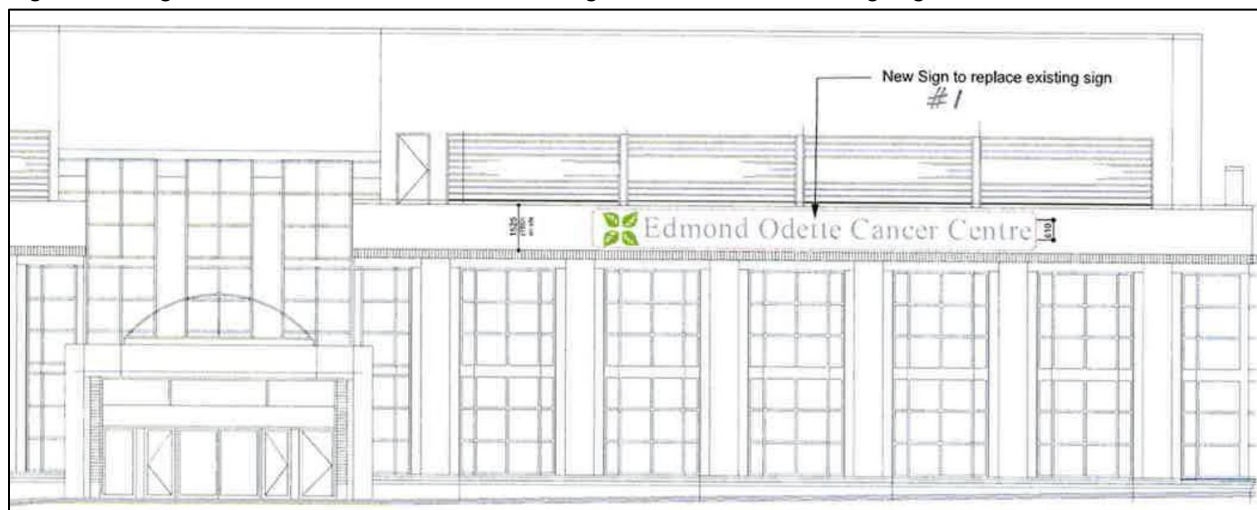
According to the Applicant's submission documents, the Proposed Signage Master Plan has been designed to enhance the wayfinding experience for visitors and patients,

which the Applicant submits is a critical aspect given the size and complexity of the Sunnybrook campus. As 2075-Bayview is extremely vast with various buildings, it is important to provide direction for the public to the services that they may require. Members of the Public, including the Appellant have submitted that they do not agree that the Signs in the Proposed Signage Master Plan, are required for this purpose, or are required.

The CBO has confirmed that the signs in the Proposed Signage Master Plan are consistent with the size, location, and design of other approved signage elsewhere at 2075-Bayview, demonstrating their compatibility with the development. With multiple buildings, parking areas, and entrances, it is essential for visitors to easily identify the correct building, and the Proposed Signs would enhance wayfinding, a critical aspect for a property of this size.

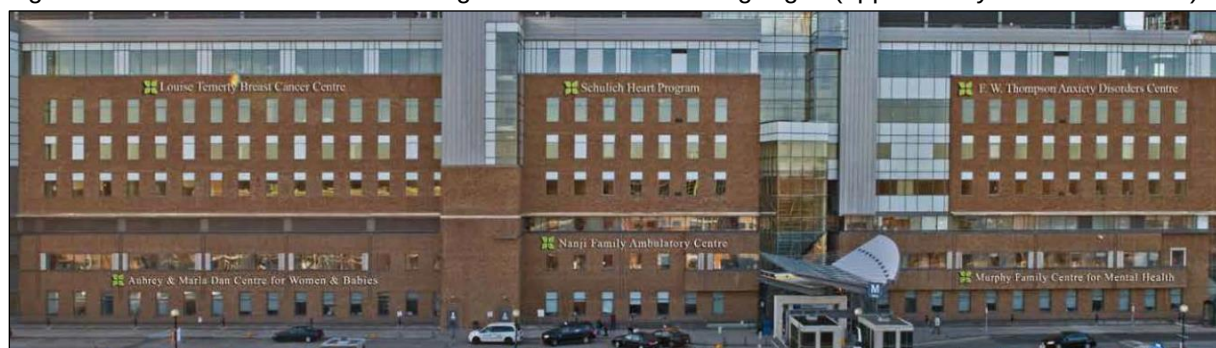
The Applicant submits that significant consideration has been expended with respect to decisions regarding the location of the new signage, taking into account the design of the building, to keep the signs visually pleasing and to avoid sign clutter.

Figure 4: Diagram of north elevation of the T-Wing and location of Existing Sign



As can be seen in the above diagram, the Edmond Odette Cancer Centre sign, located on the North façade of the building to the west of the S-Wing, serves as a precedent. Furthermore, in 2021, a Signage Master Plan was approved for six similar signs on the North façade of the M-Wing, located northeast of the S-Wing building on this campus.

Figure 5: North elevation of the M-Wing and location of Existing Signs (approved by SMP 21-191681)



Given that the Sunnybrook Health Sciences Centre spans over 38 hectares of land, the "surrounding area" primarily refers to the campus itself. This includes the Odette Cancer Centre to the west, parking to the north, and the M-Wing, A-Wing, and B-Wing to the east. The south side is open space, which will not have visibility of the proposed signs.

Members of the Public, including the Appellant have submitted that the Proposed Signs in the Proposed Signage Master Plan would be visible from the residential properties to the west of the Subject Premises, and elsewhere. The CBO agrees that the impact of illumination has not been adequately addressed, and that illumination of the signs in the Proposed Signage Master Plan raises some concern around the compatibility of the Proposed Signs and the development of the surrounding area.

However, the CBO believes that the concerns about compatibility would be addressed by imposing the two conditions concerning sign illumination as outlined above and contained in the CBO-Designed Signage Master Plan contained in Attachment 2, and under the CBO-Designed Signage Master Plan, these signs would be compatible with the surrounding area.

Based on the Applicant's submissions, submissions from other parties to the hearing, and the staff investigation into the premises and surrounding area, it is the opinion of the CBO that it has not been established that Proposed Signs as contained in the Proposed Signage Master Plan are compatible with the development of the premises and surrounding area. However, the CBO believes that by imposing conditions on the Proposed Signs in the CBO-Designed Signage Master Plan, this concern is addressed.

Therefore, the CBO is of the opinion that this criterion has been established for the CBO-Designed Signage Master Plan but that this criterion has not been established for the Proposed Signage Master Plan.

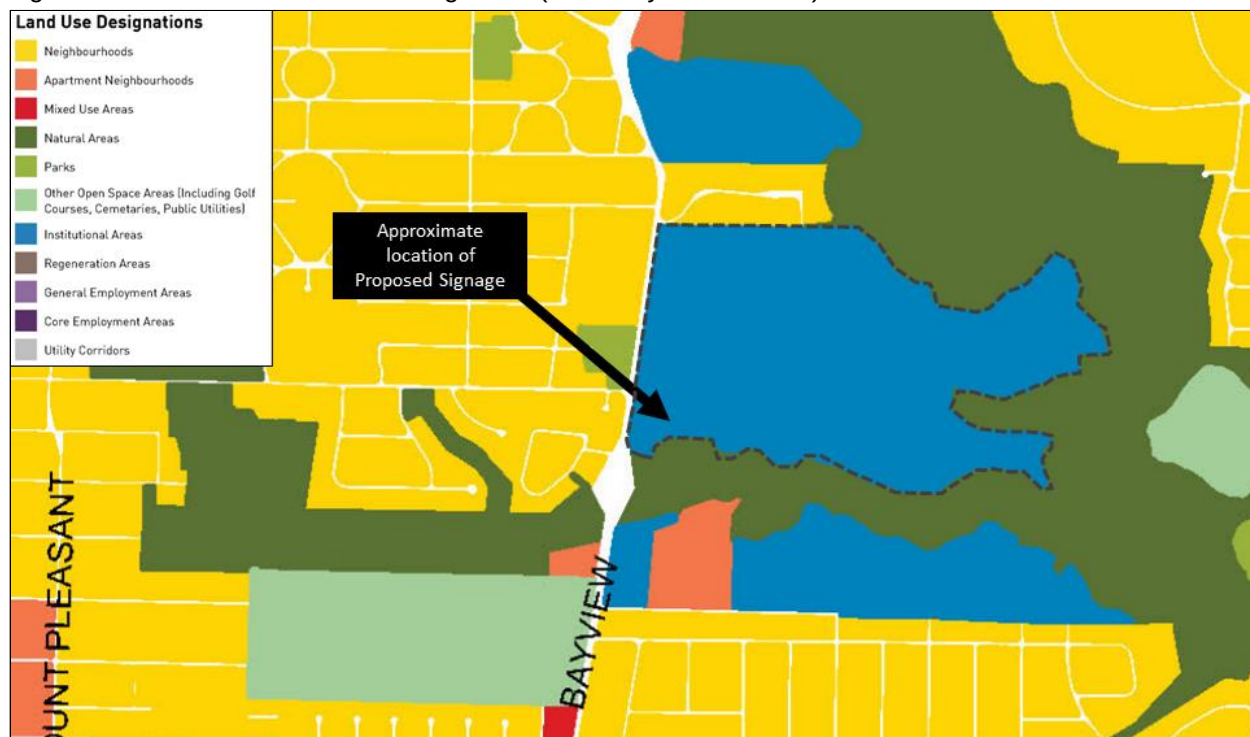
Section/Criteria Description: §694-30A(4) - The Proposed Signs support the Official Plan objectives for the property and surrounding area

2075-Bayview is designated as Institutional Areas. Institutional Areas are lands within the city designated for major health, post-secondary education and governmental institutional campuses. The property is occupied by Sunnybrook Health Sciences Centre. The current use of 2075-Bayview aligns with the goals outlined in the Official Plan.

The Proposed Signage Master Plan for 2075-Bayview aligns with several policies outlined in Section 4.8 of Toronto's Official Plan for Institutional Areas.

The Sunnybrook Health Sciences Centre is a major health institution that serves a significant role as an employer and service provider in the city. The Proposed Signage Master Plan supports the institution's growth and its ability to serve an increasing city and regional population by enhancing wayfinding and improving the overall functionality of the hospital.

Figure 6: Official Plan Land Use Designation (2075 Bayview Avenue)



Staff investigation also determined that the Proposed Signage Master Plan aligns with several parts of Policy 5 for Institutional Areas in the Official Plan. The signs will help identify the network of pedestrian routes to be maintained, extended, and improved (Policy 5d). They are designed to be compatible with adjacent communities (Policy 5b) and contribute to creating visual and physical connections that integrate the campus with adjacent areas of the premises and the city (Policy 5c).

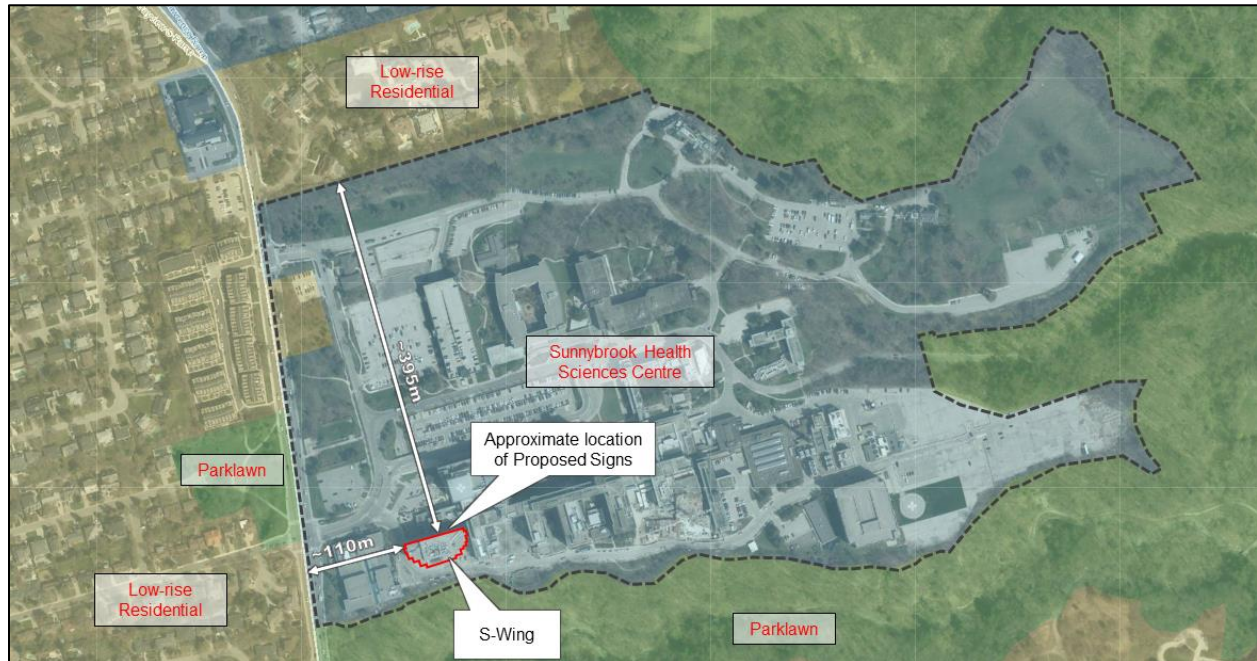
Based on the above, the CBO is of the opinion that this criterion has been established for both the CBO-Designed Signage Master Plan and the Proposed Signage Master Plan.

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

The Proposed Signage Master Plan is primarily intended for building identification and wayfinding for those already on campus. The Applicant submits that 2075-Bayview is extremely vast with various buildings, it is important to provide direction for the public to the services that they may require.

The Applicant submitted that when attending these types of institutions, the public is generally in distress, and a clear identification of campus buildings through the proposed signage will help alleviate some of this stress, allowing visitors to remain focused on the purpose of their visit. The Applicant submits that the Proposed Signs in the Proposed Signage Master Plan would assist in this regard.

Figure 7: Distance from the Proposed Signs to Surrounding Properties



The north elevation of the S-Wing building will have some visibility off-site, mostly to vehicular traffic travelling south on Bayview Avenue. The nearest residential area, situated west of the Subject Premises, is approximately 110 metres away from the S-Wing building, where the Proposed Signs would be placed. The Proposed Signs are positioned high above ground level, and it has not been established that light trespass will not affect these properties. It cannot be established that Proposed Signs would not be visible to any residences in the surrounding area, and the Proposed Signage Master Plan has not been established as suitably mitigating any potential light intrusion concerns.

Figure 8: Existing and Proposed Signage on campus looking from Bayview Ave to the Subject Premises



Other parties to the hearing raised concerns that illumination would adversely affect adjacent premises. The CBO in reviewing all submissions determined that if the Signage Master Plan, contained signs which were subject to conditions that they would not be illuminated between the hours of 11:00 p.m. and 7:00 a.m., and that illumination

shall not exceed 150 nits during the period between sunset and sunrise, this would mitigate any potential adverse impacts as to eliminate the possibility of adverse affects on adjacent premises.

Therefore, the CBO is of the opinion that this criterion has been established for the CBO-Designed Signage Master Plan but that this criterion has not been established for the Proposed Signage Master Plan.

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

The Proposed Signage Master Plan for the Specific Location at 2075-Bayview includes three wall signs above the first storey on the North elevation of the S-Wing, has also been reviewed in the context of public safety, including traffic and pedestrian safety.

The Applicant's Submission states that the Proposed Signs are designed to be easily visible and comprehensible, assisting visitors and patients in identifying the correct building. This is particularly important in a healthcare setting, where clear and effective wayfinding can help to enhance the overall patient and user experience. By improving wayfinding within the Sunnybrook campus, the Applicant states that the Proposed Signage Master Plan contributes to public safety by ensuring efficient and effective navigation.

The signs in the Proposed Signage Master Plan will meet all clearances and setbacks as required in the Sign By-law. They will not flash or display any form of intermittent illumination and in the CBO's opinion will likely not be confused with traffic signals. Proper building identification and wayfinding signage, such as the signs in the proposed Signage Master Plan, can help to increase public safety as it helps motorists and pedestrians easily find their way to their destination.

The Chief Building Official agrees with the Applicant's submission materials that the signs in the Proposed Signage Master Plan on the North elevation of the S-Wing of Sunnybrook Hospital have been designed to not adversely affect public safety, including traffic and pedestrian safety. The CBO-Designed Signage Master Plan does not differ in this regard from the Proposed Signage Master Plan.

Therefore, the CBO has determined that this criterion has been established for both the CBO-Designed Signage Master Plan and the Proposed Signage Master Plan.

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

The Applicant's materials provide sufficient information to confirm that the Proposed Signage Master Plan, does not contain any signs that are prohibited by §694-15B of the Sign By-law. Similarly the CBO-Designed Signage Master Plan which have been confirmed by the CBO to not contain any signs that are prohibited by §694-15B of the Sign By-law. Therefore, the CBO has determined that this criterion has been

established for both the CBO-Designed Signage Master Plan and the Proposed Signage Master Plan.

Section/Criteria Description: 694-30A(8) - The Proposed Signs do not alter the character of the premises or surrounding area

Numerous wall signs are present across different buildings on 2075-Bayview, serving the purpose of identification and wayfinding for the Sunnybrook campus. Some of these Signs were approved by decisions of the CBO in response to previous Signage Master Plans applications. In 2021, a Signage Master Plan granted the requested variances for six similar signs on the North façade of the M-Wing, located northeast of the S-Wing building on this campus.

The Applicant's submission states that the signs in the Proposed Signage Master Plan mirror those approved for the north elevation of the M-Wing, creating a cohesive look across multiple buildings on the campus. The signs are conservative in design, placed on the building to create a consistent, symmetrical, and complimentary look on this façade. All three proposed signs share a uniform height and design, reflecting the careful planning and attention to detail that has gone into this proposal and future signage locations on this façade.

The surrounding area is primarily the Sunnybrook Campus. The Proposed Signs for both the Proposed Signage Master Plan and the CBO-Designed Signage Master Plan reflect design choices which the Applicant submits are intended for the signs in question to blend with the existing site conditions, ensuring they do not alter the character of the surrounding area. The buildings to both the west and east of this building feature signage of the same design on their facades, further contributing to the visual harmony of the campus.

The Chief Building Official agrees with the Applicant's submission materials that the signs in the Proposed Signage Master Plan on the North elevation of the S-Wing of Sunnybrook Hospital have been designed to ensure compatibility with the character of the premises and surrounding area. The CBO-Designed Signage Master Plan does not differ in this regard from the Proposed Signage Master Plan.

Therefore, the CBO has determined that this criterion has been established for both the CBO-Designed Signage Master Plan and the Proposed Signage Master Plan.

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

The Proposed Signage Master Plan for the Specified Location at 2075-Bayview, which includes three wall signs above the first storey on the North elevation of the S-Wing, seeks approval for additional signage beyond what is permitted as of right in the I-Institutional Sign District as per section 694-21 F.

The Applicants submit that the Proposed Signs are designed to provide identification and wayfinding for guests and patients on the hospital campus. Given the vastness of

the property with its various buildings, it is crucial to provide clear direction for the public to access the vital services they require. This is particularly important in a healthcare setting, where individuals are often in distress. Proper signage helps direct them to the right area without adding unnecessary pressure or stress, thereby serving the public interest.

The Applicant's submission states that the hospital has considered the location of the new signage, taking into account the design of the building and existing signs on the Sunnybrook Campus. The aim is to keep the signs visually pleasing and to avoid sign clutter, thereby maintaining the aesthetic appeal of the campus. This aligns with the public interest in preserving the visual quality of the City's built environment. The CBO agrees with the Applicant's submissions in these regards.

Other parties to the hearing submitted concerns with the potential impact of the signs' illumination. The CBO agrees that the Applicant did not adequately address the issue of illumination and did not eliminate the possibility that such illuminated signs as contained in the Proposed Signage Master Plan, were not contrary to the public interest of having signage suitable for the surrounding area.

The CBO determined through the CBO's own review and determination of the issue, that a Signage Master Plan that contains signs which may be non-illuminated, and if illuminated, would be required to not be illuminated between the hours of 11:00 p.m. and 7:00 a.m., and illumination shall not exceed 150 nits during the period between sunset and sunrise. It the CBO's opinion that these conditions are imposed, they should be sufficient to mitigate any potential impacts that the Proposed Signs would have that could be considered contrary to the public interest.

Therefore, the CBO is of the opinion that this criterion has been established for the CBO-Designed Signage Master Plan but that this criterion has not been established for the Proposed Signage Master Plan.

CONCLUSION

The CBO has determined that the Applicant's submission, submissions received from other parties to the hearing, followed by a review of the application, and an analysis of the Premises and surrounding area, provided sufficient information to establish that the Proposed Signage Master Plan did not meet all nine of the criteria set out in §694-30A of the Sign By-law. However, the CBO has determined, based on this same material and review, that a different Signage Master Plan, consisting of the similar Proposed Signs, in the same locations, but subject to specific conditions concerning illumination, would meet all nine of the criteria set out in §694-30A of the Sign By-law.

The CBO is of the opinion that the materials presented are insufficient to establish that all nine criteria have been met with respect to the Proposed Signage Master Plan, and the requested variances should not be granted. The CBO is of the opinion that the CBO-Designed Signage Master Plan does meet all nine criteria, and that the SVC

should grant the variances subject to the specified conditions as contained in Attachment 2.

CONTACT

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SIGNATURE

Ted Van Vliet
Manager, Citywide Priorities, Toronto Building

ATTACHMENTS

- Attachment 1 – Description of Proposed Signage Master Plan
- Attachment 2 – Description of CBO Designed Signage Master Plan (Signs with Conditions)
- Attachment 3 – Appellant's Submission Package
- Attachment 4 – Applicant's Submission Package
- Attachment 5 – Submissions from other Parties to the Hearing
- Attachment 6 – Decision of CBO to refuse the Proposed Signage Master Plan, and to Approve CBO Designed Signage Master Plan