

## **Attachment 1: Proposed Area-Specific Amendment – 496 Evans Avenue**

### **BY-LAW No. XXXX-2025**

#### **To amend Schedule B, Signage Master Plans and Area-Specific Amendments, to Chapter 694, Signs, General, to implement an area-specific amendment with respect to the premises municipally known as 496 Evans Avenue**

The Council of the City of Toronto HEREBY ENACTS as follows:

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

XX. 496 Evans Avenue – Notwithstanding §§694-9B, 694-24A & 694-25B, but subject to all other provisions of this chapter, the premises municipally known as 496 Evans Avenue may contain, in addition to those first party signs permitted in E-Employment sign district provided for in § 694-21I, only the following third party sign:

1. One electronic ground sign provided:

a) The sign shall contain no more than two sign faces;

b) If there are two sign faces, the two sign faces shall be separated by an interior angle not greater than 35 degrees;

c) Each sign face shall be rectangular;

d) The centre line of any sign face shall not exceed 14.70 metres;

e) The bisecting line of any sign face shall not exceed 4.30 metres;

f) The sign face area of any one sign face shall not exceed 63.20 square metres;

g) Any sign face shall display electronic static copy only;

h) The height shall not exceed 15.30 metres;

i) The sign shall be set back not less than 1.50 metres from the northerly property line;

j) The sign shall be set back not less than 1.50 metres from the easterly property line;

k) The sign shall not be erected within 30.0 metres of the intersection of a major street with any other street;

l) The sign shall not be erected within 60.0 metres of any premises located, in whole or in part, in an R, RA, CR, I or OS sign district;

- m) Where a sign is located within 250 metres of an RA or I sign district, the sign cannot face any premise in the RA or I sign district;
- n) Light created through the illumination of the sign or the display of sign copy by the sign shall not project onto any portion of a building in an R sign district containing residential tenancies or occupancies located within 250 metres of the premises;
- o) The sign shall not be erected within 150.00 metres of any other lawful third party sign whether erected or not;
- p) The sign shall be entirely located within the area indicated by the shaded area bounded by heavy lines on the diagram indicated at §XX.2 as Detail Map 1 – 496 Evans Avenue;
- q) There shall be no more than one first party ground sign and one third party ground sign erected or displayed within the area delineated with heavy lines on the diagram indicated at §XX.2 as Detail Map 1 – 496 Evans Avenue;
- r) The sign permit issued for the erection and display of the sign shall expire ten years from the date of issuance, and is null and void on its expiry date; and,
- s) For greater clarity, any and all other permits issued by the Chief Building Official for the sign shall expire in accordance with §§ 694-9 & 694-10; and prior to the expiry of the sign permit issued for the erection and display of the sign issued in accordance with §XX.1(s), an application may be submitted to the Chief Building Official to renew the sign permit for a further period of five years, provided no modifications or restorations are proposed to the sign.

## 2. Detail Map 1 – 496 Evans Avenue

