

Application for Two Variances, Subject to Three Conditions, Respecting One Third Party Electronic Ground Sign - 100 Eglinton Square

Date: April 22, 2025

To: Sign Variance Committee

From: Project Director, Business Transformation and Citywide Priorities, Toronto Building

Wards: Scarborough Southwest (Ward 20)

SUMMARY

PATTISON Outdoor Advertising Limited Partnership (the "Applicant") has applied for two variances, each subject to three conditions, required to allow the Chief Building Official ("CBO") to issue a sign permit to erect and display a double-faced third party electronic ground sign, displaying electronic static copy (the "Proposed Sign"), on the premises municipally known as 100 Eglinton Square, in Scarborough (the "Subject Premises").

The Subject Premises is designated as a Commercial Residential ("CR") Sign District, which allows third party signs however, does not expressly permit signs of the electronic ground sign type. The Proposed Sign would have a maximum height of 8.0 metres from the grade, and would contain two rectangular sign faces, each measuring 5.91 metres by 3.03 metres, with a sign face area not exceeding 17.91 square metres. It would be placed on the north frontage of the Subject Premises, to be viewed by vehicular traffic travelling west-bound and east-bound along Eglinton Avenue East. The Proposed Sign is described further in Attachment 1.

Following a review of the Applicant's submissions and additional information provided by staff, the CBO has determined that there is not sufficient information to conclude that the eight required criteria in §694-30A of the Sign By-law have been established with respect to the two variances, each subject to all of the noted conditions, as described further in Attachment 1 of this report.

RECOMMENDATIONS

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

1. The Sign Variance Committee refuse the requested variances to sections 694-15.A and 694-24.A(5), each subject to three 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

PH11.6 - Improvements to the Sign By-law Amendment and Sign Variance Process

At the meeting of April 18, 2024, City Council adopted amendments to Toronto Municipal Code Chapter 694, Signs, General, to modify the provisions concerning the processing of applications for amendments to, and variances from, the provisions of the Sign By-law, revise the criteria required to grant a variance from the provisions of Chapter 694, and delegate authority to the Chief Building Official and Executive Director, Toronto Building to implement amendments to sign district designations contained in Schedule A, Maps, and related matters.

(<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH11.6>)

ISSUE BACKGROUND

Required Variances

Table 1: Summary of Requested Variance

Section	Requirement	Proposal
694- 15.A	Anything not expressly permitted by Chapter 694 is prohibited.	Third party electronic ground signs are not expressly permitted in CR Sign Districts.

Section	Requirement	Proposal
694-24.A(5)	A third party sign shall not be erected or displayed or caused to be erected or displayed in whole or in part within 400 metres of any limit of Eglinton Avenue East from the easterly limit of Brentcliffe Road to the westerly limit of Victoria Park Avenue.	The Proposed Sign would be erected 380 metres of the limits of Eglinton Avenue East, from the easterly limit of Brentcliffe Road to the westerly limit of Victoria Park Avenue.

If granted, the variance would be subject to all of the following conditions:

Condition 1: The variance shall be null and void and have no effect with respect to any application for a permit or renewal of a permit for the Proposed Sign submitted on or after seven years from the date of May 2, 2025; and on or prior to seven years from the date of May 2, 2025 the Proposed Sign shall be removed and all associated permits revoked.

Condition 2: The Proposed Sign shall operate with a reduced brightness of 150 NITS between sunset and sunrise.

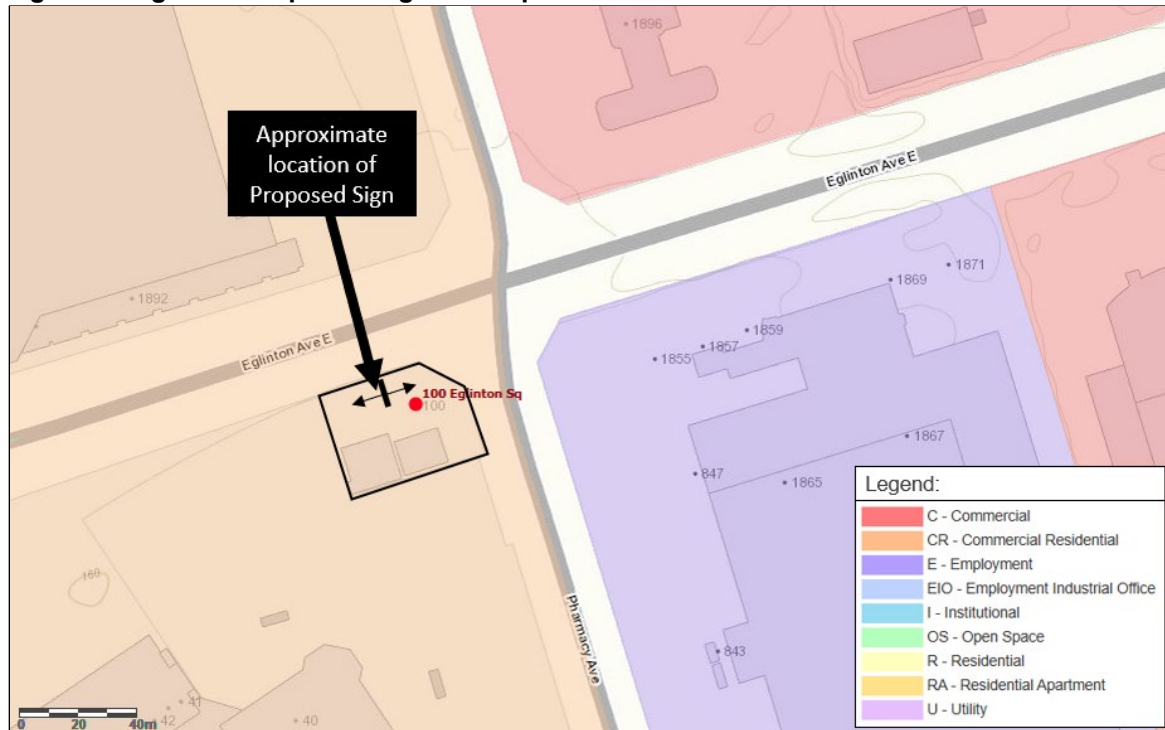
Condition 3: Light shielding technology shall be installed on the Proposed Sign.

Sign Attributes and Site Context

The Proposed Sign is an electronic ground sign with two sign faces displaying electronic static copy. The Proposed Sign would be located at the property municipally known as 100 Eglinton Square, on the north frontage perpendicular to Eglinton Avenue East. The sign faces would be oriented in a back-to-back configuration to be viewed by vehicular traffic travelling along Eglinton Avenue East in both directions.

Submissions indicate that the Subject Premises contains a fast-food restaurant and an optical retail store, with no residential uses. It is designated as being entirely in the Commercial Residential ("CR") Sign District, located to the south of Eglinton Avenue East and west of Pharmacy Avenue, in Ward 20 - Scarborough Southwest, see SignView Map in Figure 1.

Figure 1: SignView Map - 100 Eglinton Square



Surrounding premises:

North: Commercial Residential ("CR") Sign District, low-rise retail plaza.

East: Employment ("E") Sign District, high-rise residential (under construction).

South and West: Commercial Residential ("CR") Sign District, low-rise commercial (Eglinton Square Shopping Centre).

COMMENTS

Applicant Information

Pattinson has stated that they have been authorized by the owner of the property municipally known as 100 Eglinton Square to apply for two variances, each subject to three conditions, required to allow for a permit to be issued for one third party electronic ground sign with two sign faces, displaying electronic static copy, as further described in Attachment 1.

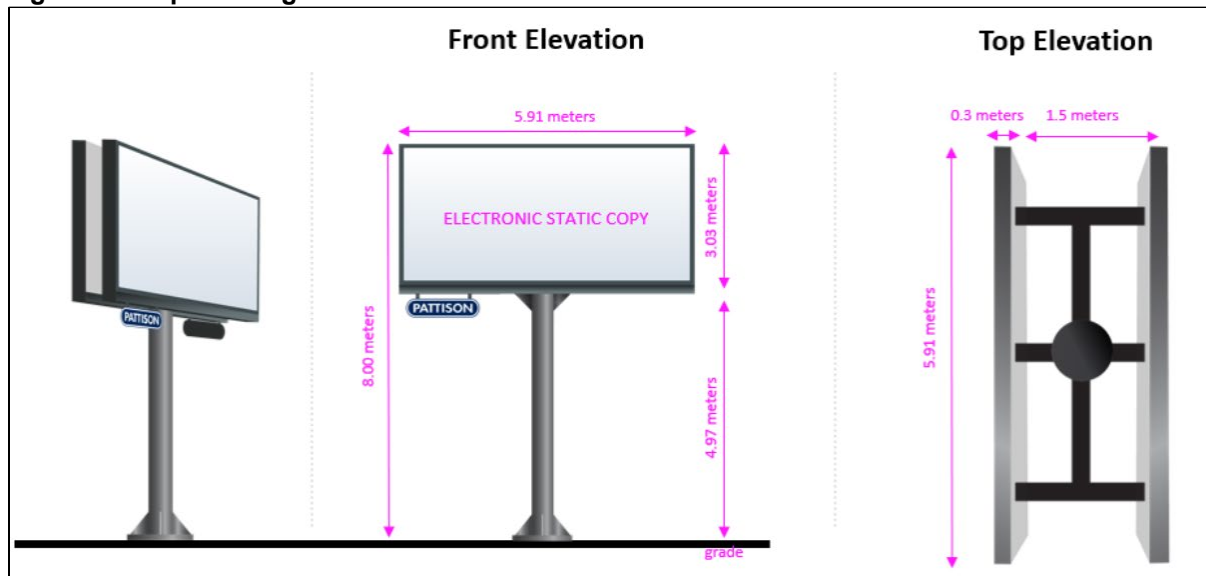
Application Background

The Proposed Sign would be placed perpendicularly to Eglinton Avenue East, on the north frontage of the Subject Premises facing east and west, to be viewed by commuters travelling along Eglinton Avenue East in both directions.

The Proposed Sign would contain two rectangular sign faces in a back-to-back configuration, displaying electronic static copy. Each face would feature a maximum

centre line of 5.91 metres (horizontal measurement of the sign face); a maximum bisecting line of 3.03 metres (vertical measurement of the sign face), sign face area not exceeding 17.91 square metres, and height not exceeding 8.00 metres. The Proposed Sign is described further in Attachment 1.

Figure 2: Proposed Sign Details



The Subject Premises is designated as a CR Sign District, where signs belonging to third party sign class are permitted, however only if they fall under one of the following sign types, as defined: wall sign and topiary wall sign. These permitted third party signs are limited to one sign face, with maximum sign face area of 3.0 square meters and a maximum height of 3.0 meters. CR Sign Districts further restrict these third party signs from facing a street and from being positioned less than 30 metres of an intersection.

While the provisions for CR Sign Districts allow for third party wall signs, the Applicant is proposing an electronic ground sign, which is not a sign type explicitly permitted. As a result, there are no specific performance standards for third party electronic ground signs in CR Sign Districts in the Sign By-law. A variance to Chapter 694 is necessary to allow the Proposed Sign to be displayed in a CR Sign District.

Community Consultation

In compliance with the Sign By-law requirements, notice of the application was provided to all property owners within a 250-meter radius of the Subject Premises. Additionally, the Applicant was instructed to post a notice of the application in a publicly visible location on the premises where the sign is proposed to be erected, for a minimum of 30 days prior to the City's consideration of the application, as stipulated in the Sign By-law.

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 eight established criteria.

The Sign Variance Committee is required to conduct an evaluation and determine that party seeking the proposed variances meets all eight 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 staff does not provide a sufficient basis to conclude that the eight 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 staff review, the Subject Premises can be confirmed as being designated as a CR Sign District, and that CR Sign Districts permit third party sign class. Staff have also confirmed that, as per information contained in the Applicant's submission, the Proposed Sign belongs to the third party sign class because it would 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 criterion has been established.

Section 694-30A(2): The Proposed Sign is compatible with the development of the premises and surrounding area

As mentioned previously, the Subject Premises is designated as a CR Sign District, where signs belonging to third party sign class are permitted, however third party signs of the electronic ground sign type, such as the Proposed Sign, are not expressly permitted.

Since the Sign By-law was amended removing the sign type from the criteria for granting a Sign Variance, Applicants must provide additional evidence and analysis to demonstrate the compatibility of the proposal with the existing and planned development of the area. The Applicant indicated that, although designated as a CR Sign District, the existing uses on the Subject Premises and the surrounding properties exhibit characteristics consistent with E Sign Districts, where third party electronic ground signs, such as the Proposed Sign are permitted. As a result, the Applicant is proposing that the attributes of the Proposed Sign follow the performance standards for third party electronic ground signs in E Sign Districts.

The Applicant contends that the Official Plan classifies Employment areas as places of business and economic growth located along major roads, including uses like parks, small-scale restaurants, services, aligning with the commercial uses identified in the area. They state that Mixed Use Areas, typically designated as CR Sign Districts under the Sign By-law, should ideally include multiple uses per property, such as residential,

office, retail, entertainment, and recreational opportunities, and as the CR Sign Districts in this case lack residential uses, they would not meet the Official Plan's objectives for Mixed Use Areas.

Figure 3: Aerial View - Adjacent Properties Uses



Staff believe that although the area may currently resemble an E Sign District, the CR Sign District designation aligns with the Mixed Use Areas land use in the Official Plan. This indicates that development of the area envisioned by City Council may ultimately differ from its current state. According to the Applicant's submissions and confirmed by staff research, there are various developments in the area, including four mixed use development projects within 250 metres of the Proposed Sign, one being on the Subject Premises itself. These future developments are expected to introduce residential uses, in keeping the Official Plan's objectives and lands' designations.

The Applicant asserts that the early stage of these nearby developments demonstrates that this area is years away from having residents move in and live anywhere in proximity to the Proposed Sign. They propose to limit the lifespan of the Proposed Sign to seven years as a condition of the variance being granted. According to the Applicant, this condition would ensure that the Proposed Sign, compatible with the area at present, remains compatible in the future by being removed before the area transitions to mixed uses and concentrated residential units. Additionally, they contend that the lowest height of the first residential storey among the three developments is 8.48 metres, while the height of the Proposed Sign is 8.0 metres. This height, combined with the proposed EQ Vision technology preventing light from spilling upwards, would minimize adverse impacts on residential uses in these mixed-use towers, should they be implemented before the Proposed Sign's removal.

Figure 4: Proposed Mixed-Use Towers within 250m of the Proposed Sign (from Submissions)



Staff believe that the development plans being pursued for the area are compatible with the guidelines established in the Official Plan, and the lifespan condition requested by the Applicant is an acknowledgement that the Proposed Sign will not be compatible with the area's development.

The Applicant is also seeking a variance to permit the erection of the Proposed Sign in an area subject to a site-specific restriction prohibiting third party signs. Submissions indicate that the Proposed Sign meets 95% of the required setback distance and that mature trees help obstruct its visibility. The Applicant contends that the conditions of reducing the brightness would further mitigate any impacts. Staff concur that the Proposed Sign would have minimal impact on this protected portion of Eglinton Avenue East.

However, staff is also of the opinion that the CR Sign District designation and the regulations for third party signs at the Subject Premises are appropriate. While the proposed conditions could address concerns regarding impacts, Applicant's submissions do not demonstrate how allowing the erection of a sign type not permitted in the CR Sign District would be compatible with the city's guidelines for the area's development, the undergoing projects, and the overall objectives of the Sign By-law.

As a result, the CBO is of the opinion that this criterion has not been established.

Section 694-30A(3): The Proposed Sign supports Official Plan objectives for the subject premises and surrounding area

The Subject Premises and immediately surrounding properties are designated as a Mixed Use Area in the Official Plan. Mixed Use Areas are intended to promote a balanced and dynamic community by accommodating diverse needs through a combination of commercial, residential, institutional, and open space uses, similar to the uses currently identified on the surrounding properties.

The Subject Premises is also within the Golden Mile Secondary Plan Study Area which, as per the corresponding Official Plan Amendment 499 (OPA 499), describes the area as anticipating significant commercial and residential development over the next 20 to 30 years. Submissions indicate that, despite the fact that development plans are actively being pursued in the study area, it is reasonably expected to take a few decades to fully transform the Golden Mile area to achieve the OPA vision.

Figure 5: Map 19 Land Use Plan – 100 Eglinton Square



According to the Applicant's submissions, the Subject Premises and surrounding properties resemble an E Sign District at present, and if the Proposed Sign is measured against the requirements for a third party electronic ground sign in that Sign District, it would highly compatible, and as a result support the Official Plan objectives. They content that the conditions of approval will ensure that the Proposed Sign is removed ahead of the pending development of residential uses, maintaining compatibility moving forward.

Although the area may currently resemble Employment Areas, as indicated before, future development will differ significantly from the current state. Staff research confirms various mixed-use projects, consistent with the Official Plan's objectives for Mixed Use Areas.

Third party electronic signs are generally inconsistent with the Official Plan objectives for Mixed Use Areas, given the sensitive uses typically expected and encouraged for those lands. These future developments are expected to introduce residential uses, which are deemed sensitive and could be impacted by the Proposed Sign.

The Applicant proposes a seven-year lifespan for the Proposed Sign, suggesting that it will remain compatible until the area transitions to mixed uses. They claim the Proposed Sign's height and EQ Vision technology would prevent adverse impacts on future residential uses. However, Staff believe that the Applicant's proposed condition indicates that the Proposed Sign would not align with the Official Plan objectives for the area, as it would be required to be removed to avoid any potential hindrance of these goals.

After reviewing the Applicant's submission materials, CBO is of the opinion that the Proposed Sign would not support the Official Plan objectives for the subject premises and surrounding area. As a result, this criterion has not been established.

Section 694-30A(4): The Proposed Sign does not adversely affect adjacent premises

The Subject Premises is located in a CR Sign District, and surrounded by CR sign districts to the north, south and west, and E sign districts to the east. Within 250 metres of the Proposed Sign there are premises in the OS Sign district to the 230 metres west, in the RA Sign District 220 metres to the north and R Sign District 245 metres to the south.

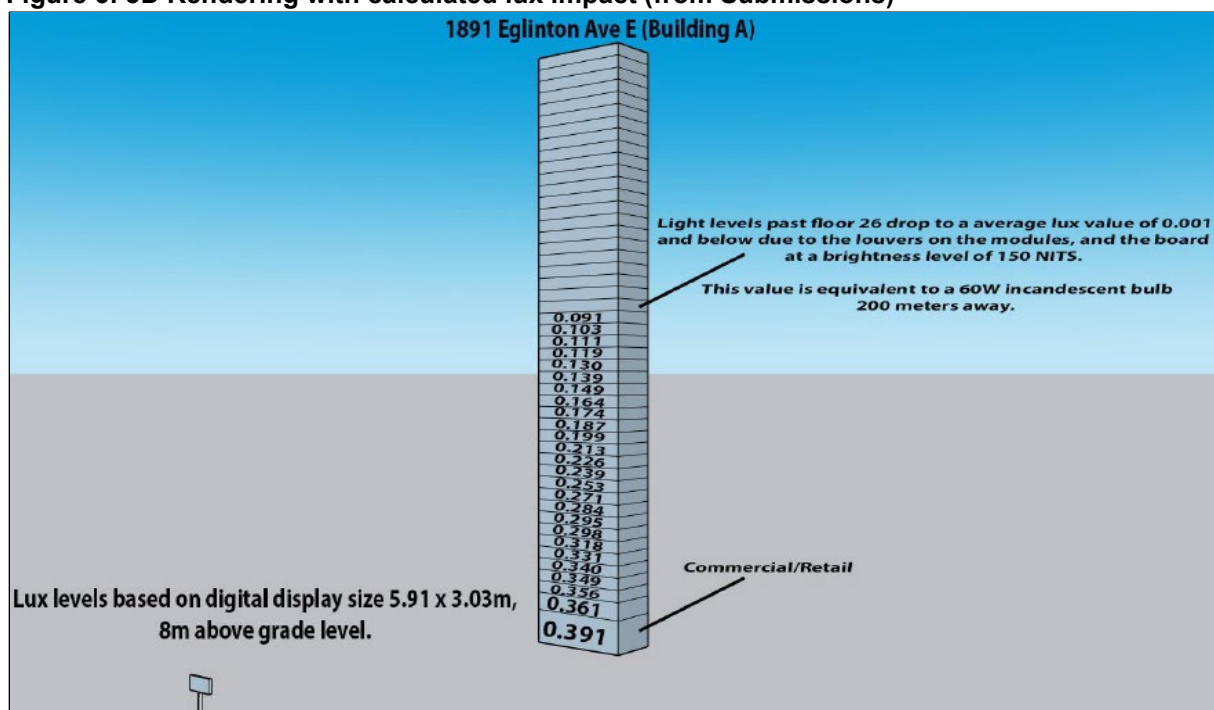
The Applicant asserts that the OS Sign District (Victoria Park - Eglinton Parkette) has not been used for pedestrian or community uses since 2007, and that there are a number of mature trees along the southern portion of Eglinton Ave East which would obstruct light spill or visibility of the Proposed Sign from this sign district. They also contend that, as the Proposed Sign will be oriented perpendicular to the RA and R Sign Districts, these two properties will have extremely limited or no visibility of the sign copy. To further ensure that any potential impacts of the Proposed Sign are mitigated they propose to limit the brightness of the Proposed Sign to 150 NITS between sunset to sunrise, as a condition of approval. Staff agree that the impacts of the Proposed Sign on the R, RA and OS sign districts, subject to the proposed conditions, should be minimal.

The Applicant's submissions indicate that E Sign Districts are permitted to include third party electronic ground signs, and the Proposed Sign would have little to no effect on the nearby properties to the east. Directly north of the Subject Premises is a CR Sign District featuring the Golden Mile Shopping Plaza with retail and service-oriented businesses, and to the west is also a CR Sign District, adjacent to the Eglinton Square

Shopping Centre parking lot. Applicant contends that none of these areas contain sensitive land uses that could be impacted by the Proposed Sign.

While staff agree that these properties currently do not contain sensitive land uses, applications for mixed-use buildings containing residential units have been identified in the surrounding properties to the east, northeast, west, and on the Subject Premises itself. The Applicant asserts that impacts on adjacent lands could be mitigated with conditions to: (A) limit the lifespan of the Proposed Sign to seven years from the date of sign permit issuance, ensuring the Proposed Sign will be removed before the transition to mixed uses and concentrated residential units; and (B) install EQ Vision technology, which combined with the height of the Proposed Sign being lower than the first residential storey, would prevent light spill upwards, thereby minimizing visibility from these mixed-use towers.

Figure 6: 3D Rendering with calculated lux impact (from Submissions)



Staff believe that while these conditions could reduce illumination impacts, the design of the buildings is still incomplete, providing no assurance that the Proposed Sign would indeed be lower than the residential units. Even if the impacts may be manageable, there are insufficient information to support the installation of an electronic ground sign in an area evolving into a mixed-use community, in such proximity to residential uses.

As a result, staff believe that the Applicant's materials and staff investigation have not provided sufficient information to confirm that the Proposed Sign will not adversely affect the adjacent premises, particularly given the future development of the Subject Premises and surrounding area. As such, the CBO is of the opinion that this criterion has not been established.

Section 694-30A(5): The Proposed Sign does not adversely affect public safety, including traffic and pedestrian safety

Toronto's Sign By-law regulations are designed to ensure that there are no adverse impacts on public safety for signs which meet its requirements. This current criterion is intended to ensure that variances are not granted where they would result in signs that would have adverse impacts on public safety.

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 would be situated entirely outside this prohibited zone for signs.

While the Proposed Sign is located in proximity to sidewalks and roadways, it is the CBO's opinion that it would not be situated in proximity to sidewalks, roadways, or driveways in a manner that could create impact on pedestrian or traffic safety.

The Proposed Sign will also be professionally designed and installed in accordance with Ontario Building Code requirements. As such, staff do not believe that any issues related to public safety are foreseeable with the construction of the Proposed Sign.

Although there are concerns about driver distraction, the City has existing regulations to adequately address the potential for adverse safety impacts for all signs, including signs displaying electronic static copy (e.g. set back from intersections, distance from street lines, and pedestrian triangles). The Proposed Sign would be placed 26 meters from the intersection of Eglinton Avenue East and Pharmacy Avenue, which is controlled by traffic lights. The Sign By-law typically requires a setback of 30 meters.

Figure 7: The Proposed Sign in relation to the Nearest Intersection (from Submissions)



Submissions indicate that while the setback from the intersection is 26 meters, this measurement is to the property boundary and not the intersection itself. The Proposed Sign is set back 33 meters from the closest traffic light, 35 meters from the nearest stop line, and 37 meters from the traveled portion of the road. Additionally, the proposed condition to limit the brightness of the Proposed Sign to 150 nits between sunset and

sunrise will further ensure that the sign does not impact drivers or pedestrians at this intersection and blends well into the streetscape. The Transportation Services Division was consulted and confirmed that they have no concerns regarding traffic safety arising from the Proposed Sign.

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.

Therefore, based on the review of the available information in addition to staff's investigation, the requested variance along with the conditions do 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 criterion has been established.

Section 694-30A(6): The Proposed Sign is not a sign prohibited by §694-15B

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

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

Section 694-30A(7): The Proposed Sign does not alter the character of the premises or surrounding area

The Subject Premises is designated as a CR Sign District and is mostly surrounded by other CR Sign Districts. The Applicant contends that, although there are some sensitive land uses at the outer limit of the 250-meter separation distance from the Proposed Sign, the sign face orientation, the condition of approval limiting brightness during the evenings, and the presence of natural and built-form obstructions will ensure that these sensitive land uses are not adversely impacted.

The Applicant further asserts that the character of the area is established by the presence of four third party signs within approximately one kilometer of the Proposed Sign, which also reach the audience of vehicular traffic along Eglinton Avenue East. Consequently, the Proposed Sign will not introduce a sign class that is not currently found in the surrounding area and will not alter the area's character in this regard. They also claim that the Proposed Sign will be of a size and scale similar to other first party ground signs on adjacent properties. Staff believe that the comparison with first party signs, while providing some reference regarding the size of existing structures, does not establish compatibility with the area's character, as first party ground signs displaying static copy are permitted in CR Sign Districts, whereas the Proposed Sign is not.

Figure 8: Existing Third Party Signs (from Submissions)



The Applicant argues that, although CR Zoning allows for residential uses, there are currently no residential buildings on these lands, which are exclusively used for commercial and employment purposes. They state that the Proposed Sign is compatible with these uses and will contribute to economic growth by creating opportunities for local and national businesses to connect with a larger audience.

They indicate that, although development applications are in place to construct commercial and residential towers near the Proposed Sign, commercial activity is expected and desired on the lower levels. As a result, they have set the height of the Proposed Sign at 8.0 meters, which is below the height of the lowest proposed residential units in the area. They have also proposed, as a condition of the variance being granted, to install EQ Vision technology to reduce light spill upwards, improving the compatibility of the Proposed Sign's digital displays in areas where residential high-rise buildings are present or may be contemplated in the future.

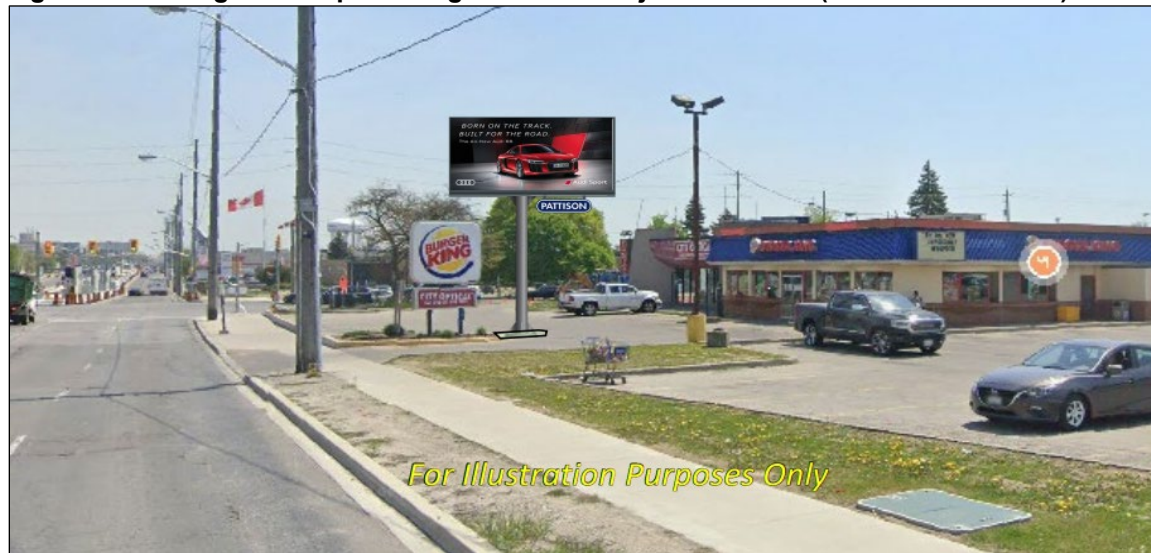
Despite these measures, staff maintain that the land designations of the Subject Premises and surrounding areas, as well as the identified developments, are mixed-use, which could, and very likely would, contain residential or other sensitive land uses. Staff believe that while the Proposed Sign may not conflict with existing uses in the area, it would not be in keeping with the commercial residential designations established in the Sign and Zoning By-laws, or Mixed Use in the Official Plan.

A variance is also sought to allow the Proposed Sign to be erected in an area with a restriction on third party signs. The Applicant argues that the area's character is already defined by eight existing third party billboard signs and asserts that there are sufficient mitigating factors in place to ensure little impact of the Proposed Sign on this restricted zone. They content that the reduced brightness condition would further mitigate any impacts on the area. Staff agree that the Submissions sufficiently demonstrate that Proposed Sign would have little relationship with this protected portion of Eglinton Avenue East.

The Proposed Sign would also be additional ground sign on the Subject Premises, which already has a first party ground sign. Where the Sign By-law allows for signs to be erected on the same frontage, it mandates a minimum separation of 100 meters between signs. The Proposed Sign located immediately to the south of the existing first

party ground sign would fall short of this requirement (see Figure 9). Staff believe that the number of signs on the same frontage, and the proximity between the Proposed Sign and the existing first party ground sign raises concerns of clutter and consequently alter the character of the area.

Figure 9: Existing and Proposed Signs on the Subject Premises (from Submissions)



As such, it is the CBO's opinion that this criterion has not been established.

Section: 694-30A(8): The Proposed Sign is not contrary to the public interest

The Applicant is proposing an electronic ground sign, a type not explicitly permitted in a CR Sign District. A variance to Chapter 694 is required for the Proposed Sign to be allowed to exist in this district.

Following the amendment to the Sign By-law, which removed sign type as a criterion for granting a Sign Variance, Applicants are now required to provide additional evidence and analysis to show that their proposal is compatible with the existing and planned development in the area. The Applicant contends that, despite the CR Sign District designation, the current uses on the Subject Premises and surrounding properties resemble those of E Sign Districts, where third party electronic ground signs are allowed. Therefore, submissions suggest that the Proposed Sign, adhering to the performance standards set out for signs in E Sign Districts, would be highly compatible.

Staff maintain that the CR Sign District designation is appropriate and the restriction on such signs is justified. The Applicant's submissions and Staff's investigation reveal that, although the area may currently resemble an employment district, several developments, including four mixed-use projects within 250 meters of the Proposed Sign, one on the Subject Premises itself, are underway. These developments are expected to introduce various uses, including residential, aligning with the Official Plan's objectives. Residential uses are sensitive and generally incompatible with third party electronic ground signs, like the Proposed Sign.

To address concerns of negative impacts, the Applicant proposes, as conditions of variance being granted, to limit the lifespan of the Proposed Sign to seven years, to reduce the maximum permitted brightness to 150 nits and to implement light shielding technology.

Despite the Applicant's proposed conditions, it is clear that the area's character is evolving as planned, and the Proposed Sign would not align with these changes. The condition to remove the Proposed Sign in seven years does not aid in establishing compatibility; rather, it underscores the incompatibility, even if it addresses concerns about impacts on future developments. Staff believe that the Proposed Sign does not align with the City's broader objectives for the development of the area.

As such, it is the CBO's opinion that the Proposed Sign will be contrary to the public interest, and that this criterion has not been established.

CONCLUSION

The Applicant's submitted materials, even with additional information obtained by investigation by staff, have not provided sufficient information for the CBO to determine that the Proposed Sign, even subject to three conditions, has met all required criteria for approval of the requested variances. As such, the CBO is not supportive of the Sign Variance Committee granting the requested variances.

CONTACT

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SIGNATURE

Ted Van Vliet
Project Director, Business Transformation and Citywide Priorities, Toronto Building

ATTACHMENTS

Attachment 1 – Description of Signs, Requested Variances and Required Conditions
Attachment 2 – Applicant's Submission Package